Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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October 19, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

HEARING ON THE SIXTH REVISION OF THE HOUSING ELEMENT 2021-2029
PROJECT NUMBER 2020-000606
PLAN AMENDMENT NO. RPPL2020004333
ADVANCE PLANNING CASE NO. RPPL2020001008
ENVIRONMENTAL ASSESSMENT NO. RPPL2020001009
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

SUBJECT

The recommended actions are to certify the Final Program Environmental Impact Report (PEIR) and approve the Sixth Revision to the Housing Element 2021-2029 (Housing Element) and associated amendments to the General Plan Land Use Element (Land Use Legend) and Title 22 of the Los Angeles County Code (Ordinance), collectively known as the Project.

The County is required to periodically prepare an update to the Housing Element to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA).

The Project serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (County). The primary focus of the Project is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. A project summary is included as Attachment 1. The proposed Housing Element, including the appendices, is included as Attachment 2, 3 and 4. The proposed Land Use Legend is included as Attachment 5, the proposed Ordinance is included as Attachment 6, and the Final PEIR is included as Attachment 7.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Certify that the Final PEIR (Environmental Assessment No. RPPL2020001009) (Attachment 7) for the Project has been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgement and analysis of the County; find that the Board of Supervisors (Board) has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopt the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference.

2. Indicate its intent to approve the Project (Plan Amendment No. RPPL2020004333 and Advance Planning Case No. RPPL2020001008), as recommended by the Regional Planning Commission (RPC), and with modifications as proposed by the Department of Regional Planning staff (Staff);

3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will certify the Final PEIR and make other environmental findings that ensures the County is in compliance with the State Housing Element Law, Government Code sections 65580 – 65589.11.

On September 1, 2021, the RPC held a public hearing and voted unanimously to recommend approval of the Project as presented, and instructed staff to include any revisions required by the State Department of Housing and Community Development in compliance with the State Housing Element Law. On September 1, the Airport Land Use Commission (ALUC) held a public hearing and found that the Project is consistent with the County Airport Land Use Plan, General William J. Fox Airfield Land Use Compatibility Plan, and the Brackett Field Airport Land Use Compatibility Plan. A summary of RPC and ALUC proceedings is included as Attachment 8. The RPC's resolution and the ALUC's findings and order are included as Attachments 9 and 10, respectively.

Key Components
The major components of the Housing Element include: Goals and Policies; Housing Needs Assessment; Housing Constraints; Implementation Programs; Resources; and Assessment of Fair Housing.

Housing Goals and Policies

The proposed goals and policies aim to diversify housing supply to accommodate all socioeconomic segments of the population, and ensure the preservation and maintenance of existing housing to meet the overall goal of creating safe, discrimination-free, healthy living environments.

Housing Needs Assessment

The housing needs assessment identifies the existing housing inventory and market trends that can be used to inform housing policies for the unincorporated areas. The analysis of existing conditions includes a review of the population and housing characteristics.

Housing Constraints

The housing constraints section describes how the County addresses governmental and non-governmental constraints to housing.

Governmental Constraints: Governmental constraints to housing include the County's land use controls, development and impact fees, and the duration to secure entitlements and permits for housing development.

Non-Governmental Constraints: Non-governmental constraints include environmental, hazard, and resources constraints, such as fire hazards and areas with biological resources; and market constraints, including the cost of land that may render some areas not feasible for housing development.

Implementation Programs

The Housing Element contains over 50 implementation programs. In addition to land use plans, ordinances, and studies, there are financial assistance programs, rent stabilization and tenant protections, services for people experiencing homelessness, and many other initiatives.

Resources/RHNA

The resources section of the Housing Element demonstrates the County's capacity to accommodate the RHNA. The RHNA is the number of units that a local jurisdiction is required to plan for during the eight-year housing element cycle, broken down by income category, to ensure that the housing needs of all economic groups are met. The RHNA for the unincorporated areas for the upcoming housing element cycle is as follows: 25,648 units for extremely low/very low-income households; 13,691 units for low-income households; 14,180 units for moderate income households; and 36,533 units for above moderate income households for a total of 90,052 units.

The Housing Element plans for the RHNA through the following: accessory dwelling unit construction; entitled but not constructed projects; development activities in specific plan areas; planned County projects in cities; and an inventory of existing sites with the appropriate zoning and land use. As there is not sufficient capacity to accommodate the RHNA, the section also includes sites to be rezoned. The rezoning of sites will be done through comprehensive planning initiatives to occur through 2024.

Fair Housing Analysis

In 2017, Assembly Bill 686 (AB 686) created an obligation in housing elements to affirmatively further fair housing (AFFH). AB 686 defines "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Housing Element addresses how the County will affirmatively further fair housing.

Additional Changes to Support RHNA Strategy

In addition, to ensure that the sites selected for the County's RHNA are at adequate densities, the Project also includes a proposed Plan Amendment to the Land Use Legend, Table 6.2: Land Use Designations, in the General Plan Land Use Element (Attachment 5) to 1) establish a minimum

allowable density for the H30, H50, CG, and MU land use designations; and 2) establish the allowable residential density for commercial land use designations in certain community-based plans, where such land use designations do not specify the allowable density for residential and mixed-use development.

Finally, the Project also includes an associated amendment to Title 22 of the Los Angeles County Code (Attachment 6) to add development standards for residential floor area in mixed use projects in the Mixed-Use Development Zone. The amendment ensures that sites selected for the County's RHNA comply with the State Housing Element Law.

Implementation of Strategic Plan Goals

The Project supports the County's Strategic Plan Goal I: Make Investments That Transform Lives; Objective I.1.5: Increase Affordable Housing Throughout L.A. County by preserving the County's supply of existing affordable housing.

FISCAL IMPACT/FINANCING

Adoption of the Project will not result in any significant new costs to the Department of Regional Planning (DRP) or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The State of California requires every local jurisdiction to periodically prepare and update their housing elements. The housing element is one of the seven mandatory elements of the general plan. State law requires the elements of the General Plan to be consistent. The proposed Housing Element is consistent with all the other elements of the General Plan, in that it does not require any significant changes to the other elements of the General Plan, or recommend policies or programs that would create housing at the expense of goals and policies within the General Plan.

Prior to adoption, the State Department of Housing and Community Development (HCD) is required to review and respond to the County's Draft Housing Element within 60 days. Upon adoption by the Board, the Housing Element must be resubmitted to HCD for certification. Generally, the statutory deadline to submit adopted housing elements to HCD for all local jurisdictions in the Southern California Association of Governments region is October 15, 2021, with a grace period that extends to February 12, 2022. DRP submitted a preliminary draft of the Housing Element to HCD on June 7, 2021 for the State's 60-day initial review. On August 6, 2021, HCD provided the County with a comment letter, which is included as Attachment 11, outlining additional changes and other information that are necessary to bring the County's Housing Element into compliance with the State Housing Element Law.

In addition to the public hearing conducted by the RPC on September 1, 2021, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice (Attachment 12) has been given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code. Additionally, more than 1,200 members of the public have been notified via email. The email notification list is included as Attachment 13.

ENVIRONMENTAL DOCUMENTATION

The Final PEIR for the Project has been prepared in compliance with CEQA and is attached/on file with the Clerk of the Board. A notice announcing the availability (Notice of Availability) of the Draft PEIR was published in the following local newspapers; The Acton-Agua Dulce News, The Antelope Valley Press, The Gardena Valley News, La Opinion, The Los Angeles Sentinel, The Malibu Times, The Pasadena Star News, The San Gabriel Valley Daily Tribune, The Argonaut, The Signal, The Whittier Daily News, The Daily Breeze, and The Acorn pursuant to the California Public Resources Code section 21092 and posted pursuant to section 21092.3. Comments were received from various entities. Responses to those comments are included in the Final PEIR. Responses to all comments received from public agencies were sent pursuant to section 21092.5 of the California Public Resources Code. In addition, all tribal cultural resources consultation requirements of CEQA have been met and documented.

The Final PEIR includes the Draft PEIR, responses to public comments and related sections. Except for significant and unavoidable impacts to air quality, cultural resources, noise and vibration, and transportation and traffic, all identified potentially significant environmental effects of the project can be avoided or reduced to a level of less than significant through the implementation of the mitigation measures identified in the Final PEIR. As stated in the Final PEIR and attached Findings of Fact and Statement of Overriding Considerations, the project will result in significant and unavoidable impacts to air quality, cultural resources, noise and vibration, and transportation and traffic but such impacts have been reduced to the extent feasible, and the benefits of the proposed project, which include facilitating the development of a wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, outweigh these unavoidable adverse impacts.

A mitigation monitoring and reporting program is included in the Final PEIR, and is adequately designed to ensure compliance with the mitigation measures during Project implementation.

The location of the documents and other materials constituting the record of the proceedings upon which your Board decision is based in this matter is the DRP web site, https://planning.lacounty.gov/housing/rpc.

The Project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Wildlife.

Upon your Board's certification of the Final PEIR, the department will file a Notice of Determination in accordance with section 21152 of the California Public Resources Code and pay the required fees to the County Clerk.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project will not significantly impact County services.

CONCLUSION

Should you have any questions, please contact Tina Fung in the Housing Policy Section at tfung@planning.lacounty.gov or (213) 974-6417.

Respectfully submitted,

Amy J. Bodek, AICP

Director

AJB:CC:TF:el

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Development Authority

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Housing Element Update: An amendment to the County of Los Angeles General Plan (General Plan) to update the Housing Element for the 2021-2029 planning period, amendments to the General Plan Land Use Element, and amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code.
REQUEST:	Approval and adoption of the Housing Element Update/Project; certification of the Project Final Program Environmental Impact Report; adoption of the Project Mitigation Monitoring and Reporting Program; and adoption of the Project Environmental Findings of Fact and Statement of Overriding Considerations.
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Ayala Scott at (213) 974-6417
RPC HEARING DATE(S):	September 1, 2021
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Housing Element Update and associated environmental documents.
MEMBERS VOTING AYE:	Commissioners Shell, Duarte-White, Louie, Moon, and Modugno,
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The Project amends the General Plan to update the Housing Element for the 2021-2029 planning period, as required by the State Housing Element Law. The Project amends the General Plan Land Use Element to (1) add a minimum allowable residential

density to certain land use designations, and (2) to establish that the allowable residential density specified by the General Commercial (CG) land use designation in the General Plan will also apply to the commercial land use designations in certain community-based plans, where such land use designations do not currently specify the allowable residential density.

The Project amends Title 22 (Planning and Zoning) of the County Code to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD).

MAJOR POINTS FOR:

The Project serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County. The primary focus of the Project is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs.

The Project ensures the County's compliance with State Housing Element Law because of the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate the County's fair share of the regional housing need, also known as the Regional Housing Needs Allocation.

The Project contains implementation programs to remove barriers to housing production, affirmatively further fair housing, and combat displacement.

MAJOR POINTS AGAINST:

The Project should further demonstrate sufficient realistic capacity to accommodate the housing need for the unincorporated areas. The rezoning program should include more sites in more areas, including sites that currently only allow single-family homes.

The Project proposes densities that could result in negative community impacts, such as on neighborhood character, parking, and infrastructure.

The Project should include additional measures to guarantee that new housing will be affordable and that existing residents will not be displaced by new

development.

COUNTY OF LOS ANGELES
HOUSING ELEMENT (2021-2029)

County of Los Angeles, Board of Supervisors

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County of Los Angeles Contributing Agencies

Beaches and Harbors
Chief Executive Office
Department of Consumer and Business Affairs
Department of Health Services
Department of Mental Health
Department of Public Health
Department of Parks and Recreation
Los Angeles County Development Authority
Los Angeles Homeless Services Authority
Public Works
Treasurer and Tax Collector
Workforce Development, Aging and Community Services

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I. INTRODUCTION

USER GUIDE

Purpose

The Housing Element is one of the required elements of the General Plan. This Sixth Revision to the County of Los Angeles Housing Element complies with the California Government Code, beginning at Section 65583. This Housing Element Update covers the planning period of October 15, 2021 through October 15, 2029.

The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated Los Angeles County. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents, including those with special needs. The Housing Element has been updated to also include a focus on equitable development to counter historical residential segregation and environmental injustice in many of the County's underserved neighborhoods and communities.

The Housing Element includes the following actions:

- Determines the existing and projected housing needs.
- Establishes goals, policies, and implementation programs that guide decision-making on housing needs.
- Sets forth implementing actions that encourage the private sector to build and improve housing; ensure that government policies do not serve as unnecessary constraints to housing production, preservation, and improvement; and ensure that government policies counter the historical patterns of segregation and environmental injustice for communities of color.

General Plan Consistency

The State law requires the elements of the General Plan to be consistent. Section 65583(c)(7) of the Government Code requires that a local jurisdiction's housing element describe "the means by which consistency will be achieved with other general plan elements and community goals." The County has established procedures to ensure internal consistency between the Housing Element and other General Plan elements. Developed concurrently with the Sixth Revision Housing Element is an update to the Safety Element in compliance with State law. As other individual elements are updated, the County has a process in place to review the other General Plan elements (including the Housing Element) for internal consistency.

Housing Element policies presented herein are shaped by other existing General Plan policies, with particular focus on hazard avoidance (i.e., fire hazard areas, Hillside Management Areas, flood zones, seismic zones, etc.); resource protection (i.e., Significant Ecological Areas and major recreational areas); avoidance of irritating noise sources; and the cost of providing and maintaining additional infrastructure, such as for water and sewers, to undeveloped areas. Likewise, the County has developed

policies that support planned housing units near transit and near employment centers. Therefore, several elements of the County's General Plan may influence housing development strategies because they govern environmental or man-made factors that impact the County's ability to safely and appropriately accommodate housing, or because they provide opportunities to develop housing with readily available access to transit or employment centers. It is with an eye toward these other contributing factors that the County has determined where and how it can accommodate its planned allocation of housing units.

Document Organization

The Housing Element is comprised of the following sections:

Introduction: This section includes a user's guide to the Housing Element and highlights major housing characteristics and trends, major housing constraints, and an executive summary of the Sites Inventory for future residential development.

Housing Strategy: This section contains the seven key strategies that serve as the organizing framework for the Housing Element Goals and Policies and Implementation Programs chapters.

Background: This section contains the Housing Needs Assessment, Constraints Analysis, and Resources Analysis chapters, including a discussion of environmental, safety, infrastructure, and market constraints. The analyses in this section provide the basis for the Housing Element goals, policies, and implementation programs.

Appendices: The appendices contain the Sites Inventory, the Sites for Rezoning, Review of Past Accomplishments, Public Participation Efforts, Affirmatively Furthering Fair Housing Analyses, and the List of Affordable Housing Providers (Qualified Entities).

EXECUTIVE SUMMARY

Strategies to Accommodate the RHNA

The County of Los Angeles is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated Los Angeles County to accommodate its share of the regional housing need--also known as the Regional Housing Needs Allocation (RHNA). Unincorporated Los Angeles County has been assigned a RHNA of 90,052 units for the 2021-2029 Housing Element planning period, which is subdivided by level of affordability as follows:

RHNA 2021-2029	Affordability				Total
	Very Low (<50% AMI*)	Lower (50 - 80% AMI*)	Moderate (80 - 120% AMI*)	Above Moderate (>120% AMI*)	
	25,648	13,691	14,180	36,533	90,052

*AMI = Area Median Income

The County's Housing Element is organized around seven key strategies, within which the County has developed goals and policies. The goals and policies directly relate to the programs developed to address the County's housing needs. The seven key strategies include housing availability and housing affordability; stabilizing housing supply against demand; facilitating construction and maintenance of quality housing to ensure livability of neighborhoods; ensuring housing equity; ensuring sustainability in housing production; and ensuring compliance with local, state, and federal requirements through program implementation and monitoring.

The Sites Inventory (Appendix A) is comprised of vacant and underutilized sites within unincorporated Los Angeles County that are zoned at appropriate densities and development standards to facilitate housing development. The Sites Inventory was developed specifically for the County of Los Angeles, and has built-in features that filter sites based on specific criteria, including access to transit, protection from environmental hazards, and other criteria unique to unincorporated Los Angeles County. Other strategies used within the Sites Inventory analysis to accommodate the County's assigned RHNA of 90,052 units include projected growth of ADUs, specific plan capacity, selected entitled projects, and capacity or planned development on County-owned sites within cities. This accounts for approximately 39% of the RHNA. The remaining 61% of the RHNA is accommodated by sites to be rezoned to accommodate higher density housing development (Appendix B).

Programs

The Housing Element includes proposed and ongoing programs that reduce regulatory barriers and provide incentives for private development. Programs are categorized into: Short-Term; Long-Term; and Ongoing programs.

Housing Constraints

Governmental Barriers to Housing Development

In recent years, the County has made significant progress in improving its development review process and procedures, as well as modifying development standards to facilitate residential development. While the land use controls are not considered unreasonable or substantial constraints on development, there remain additional opportunities to remove barriers from the Zoning Code to accommodate the changing housing needs for unincorporated Los Angeles County. Another barrier is the entitlement process itself, which the County has helped to streamline through ordinance amendments, organizational change, technology, and increased efficiencies in case processing. A significant governmental barrier to the production of housing development, however, still remains and is not within the control of the County--compliance with the California Environmental Quality Act (CEQA) can result in lengthy delays to housing production, and the process can also be used by housing opponents to slow or stop residential projects. While CEQA reform is not within the purview of the County, it has proposed several procedural modifications to the review process for environmental documentation that will streamline the process.

Environmental, Hazard, and Resource Constraints

Unincorporated Los Angeles County encompasses 2,618.13 square miles; of that area, 86.31%, or 2,259.80 square miles are excluded from the Sites Inventory and the Rezoning Program due to environmental, hazard, or resource constraints. These physically hazardous areas include Very High Fire Hazard Severity Zones, and the environmentally sensitive areas include areas containing Western Joshua Trees and other endangered, listed, candidate species or species of concern, and/or areas lacking in basic infrastructure, particularly access to water supplies. Additional areas within unincorporated Los Angeles County are designated within the Coastal Zone, or are designated as national recreation areas or national forests. These designations further constrain the ability to develop housing. Efforts to manage environmentally sensitive habitats and protect lives and property from physical hazards have made development infeasible in many but not all of these areas. For certain areas, the County has previously planned for housing in unincorporated Los Angeles County through County-approved specific plans and area plans and analyzed the potential environmental impacts of such planned housing under the California Environmental Quality Act. The County continues to encourage housing in these designated areas.

Land and Construction Costs

High land costs are one of the major contributing factors to housing prices and rents throughout greater Los Angeles County. The urban areas of unincorporated Los Angeles County are substantially built out, with little or no vacant land available for development. The shortage of developable land further drives up the demand and cost of housing construction. As part of the Sixth Revision of Housing Element, the County has identified underutilized sites for rezoning, which helps mitigate the cost of housing development with the increased economies of scale.

Limited Public Resources for Housing

The Los Angeles County Community Development Authority (LACDA) sponsors the development of affordable and special needs housing in unincorporated Los Angeles County and 48 cities that participate in the Urban County Program. State and federal funding for LACDA has fluctuated in recent years, but generally in a declining trend. The County has developed local sources of funding including a local ballot tax measure known as Measure H and an annual allocation of $100 million, which is used

in conjunction with SB 2 funds (Permanent Local Housing Allocation). However, even with the infusion of local funds, the demand for these financial resources is greater than the available supply, and unincorporated Los Angeles County must compete with the other cities for these funds.

Mortgage Financing

Interest rates on a 30-year mortgage have been low over the past decade, generally below three percent in the past five years. The 2020 median home price for a single-family home in Los Angeles County is $643,000, having nearly doubled since the Housing Element was last updated in 2014 when Los Angeles County was emerging from a recession. Even with historically low mortgage rates, the approval rates for mortgages among very low income households remain significantly lower than the rates for other income groups, as shown in Table III-34.

Demographic and Housing Statistics for the Unincorporated Los Angeles County

The following is a summary of demographic information and housing statistics. For more detailed information, please refer to the Housing Needs Assessment in Section III.

Demographics

Population: As of 2020, the population was 1,034,689, which accounted for 11 percent of the total population of Los Angeles County.

Race and Ethnicity: According to HUD CHAS data, about 50 percent of the households identify as Hispanic. Approximately 23.7 percent identify as White (non-Hispanic), 11.2 percent identify as Black (non-Hispanic), and 15.1 percent identify as Asian or another ethnicity (non-Hispanic).

Seniors: According to the 2014-2018 ACS, seniors account for 13 percent of the population. Approximately 24 percent of households are headed by seniors. Of the senior-headed households, approximately 78 percent are homeowners and 22 percent are renters.

Persons with Disabilities: Nearly 20 percent of the total population experience a disability. According to the 2014-2018 ACS, 32 percent of persons with a disability are employed compared to 71 percent of persons with no disability.

Homelessness: In 2020, there were an estimated 6,088 people experiencing homelessness in unincorporated Los Angeles County.

Commuting Patterns: Approximately 76 percent of commuters in Los Angeles County, including the unincorporated Los Angeles County, drive 30 minutes or more to get to work. Over 30 percent drive more than an hour.

Housing Characteristics

Housing Supply: Between, 2000 and 2020, the total number of single-family residential units increased 5.1 percent and multifamily residential units increased 11.7 percent.

Housing Stock: A majority of the housing stock is comprised of single-family homes. Multifamily housing accounts for approximately 21 percent of housing units.

Age of Housing: The largest share of housing units were built between 1950 and 1959. Nearly 90 percent of the housing stock was built before 1990, over 30 years of age.

Household Size: Approximately 20 percent of households have five or more people as of 2018.

Overcrowding: "Overcrowded" is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding is more common among renter-occupied units, at 19.3 percent with over 1 person per room, as compared with owner-occupied units, at 6.8 percent with over 1 person per room.

Housing Cost: The median home price in unincorporated Los Angeles County was $625,000 in 2018

Rental Cost: About 55 percent of all renter-households paid more than 30 percent of their income on rent.

Homeownership Rate: Nearly 61 percent of unincorporated Los Angeles County households own their homes.

II. HOUSING STRATEGY

GOALS AND POLICIES

Strategy 1: Ensure Housing Availability

The State recognizes that housing availability is an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to extremely low, very low, low, and moderate income households, and those with special needs. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.

Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.

Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives, Development Agreements, specific plans, and/or inclusionary housing requirements.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for extremely low, very low, low, and moderate income households and those with special needs.

Policy 1.5: Advocate for state legislation and state funding for programs that expand affordable housing opportunities.

Goal 2: Communities with equitable access to employment opportunities, community facilities and services, and amenities.

Policy 2.1: Support the development of housing for extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks.

Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.

Strategy 2: Ensure Housing Affordability

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance affordability.

Goal 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.

Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance.

Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.

Policy 3.4: Require future Development Agreements and project-based specific plans to include an affordable housing implementation plan that exceeds the requirements in the County's Inclusionary Housing Ordinance.

Goal 4: A comprehensive system of services and housing that prevents and ends homelessness.

Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including extremely low, very low, and low income households, people transitioning out of incarceration, and transition age youth.

Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.

Policy 4.3: Assist people living in interim housing to stabilize their lives and transition into permanent affordable housing.

Goal 5: Opportunities for extremely low, very low, low, and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households can afford housing that meets their needs.

Strategy 3: Stabilize Housing Supply

The conservation of existing housing maintains a healthy and diverse housing supply.

Goal 6: Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.

Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.

Policy 6.2: Ensure no net loss of affordable housing when new development occurs.

Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.

Policy 6.4: Ensure that rents remain stable in both market-rate and income-restricted affordable housing.

Goal 7: Protection against residential displacement.

Policy 7.1: Prioritize funding for affordable housing in areas at higher risk of displacement.

Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.

Policy 7.3: Support permanent affordability policies and programs, including community land trusts, to ensure housing affordability in perpetuity.

Policy 7.4: Implement tenant protections and monitor for efficacy.

Policy 7.5: Facilitate the replacement of units damaged or destroyed in a disaster, and the health and safety of residents displaced by the disaster.

Strategy 4: Facilitate Construction and Maintenance of Quality Housing to Enhance Livability of Neighborhoods

The preservation and maintenance of existing housing, infrastructure, and facilities will serve to meet the overall goal of creating safe and healthy living environments.

Goal 8: Neighborhoods and housing environments that are livable, healthy, and safe for all residents.

Policy 8.1: Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.

Goal 9: An adequate supply of housing preserved and maintained in sound condition.

Policy 9.1: Inspect multifamily rental housing and interim housing on a regular basis to ensure that landlords and operators are maintaining properties.

Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve, or modernize their homes and to remove health and safety hazards.

Strategy 5: Affirmatively Further Fair Housing and Ensure Equity

The opportunity to obtain adequate housing without discrimination is not only an integral part of creating and maintaining a diverse housing supply, but also an important strategy for equitable development.

Goal 10: Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.

Policy 10.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically and economically diverse locations throughout unincorporated Los Angeles County, and when possible, locate near support services and facilities.

Policy 10.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, gender identity, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

Policy 10.3: Promote equal opportunity in housing and community development programs countywide.

Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.

Policy 10.5: Ensure consistency with the Anti-Racism, Diversity, and Inclusion Initiative (ARDI) through equitable and sustainable land use policy.

Strategy 6: Ensure Sustainability in Housing Production

To meet state, regional, and local sustainability goals, the County must minimize the negative impacts of housing production on the environment. The Housing Element, however, encourages planned housing in areas covered by a County-approved area plan or specific plan that has been analyzed by the County under the California Environmental Quality Act and that plans for housing, affordable housing, natural resource protection, open space preservation, adequate water supplies, necessary infrastructure, wildfire protection, energy conservation, and other sustainable development features.

Goal 11: Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

Policy 11.1: Ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy.

Policy 11:2: Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices.

Policy 11.3: Support policies and programs that aim to reduce resource consumption, such as solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit.

Policy 11.4: Prioritize and concentrate new housing developments in areas intended to reduce environmental impacts and with adequate existing and planned infrastructure, such as road networks and water supply, including any areas covered by a County-approved specific plan or area plan that plans for housing, affordable housing, natural resource protection, open space preservation, adequate water supplies, necessary infrastructure, wildfire protection, energy conservation, and other sustainable development features.

Strategy 7: Ensure Compliance through Program Implementation and Monitoring

Monitoring, enforcement, preservation, and innovation in housing should be established and maintained as an ongoing function of the County government.

Goal 12: Planning for and monitoring the long-term affordability of adequate housing.

Policy 12.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.

Policy 12.2: Enforce and enhance the housing affordability monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

Policy 12.3: Coordinate across County departments to track entitlements and ensure timely reporting of progress towards meeting affordable housing goals.

Policy 12.4: Collaborate across County departments and partner with community-based organizations in pursuing grant funding for affordable housing, planning, and associated infrastructure.

PROGRAMS AND OBJECTIVES

Table II-2 on the following pages lists a summary of housing programs organized by timeframe. These programs implement the County's housing goals. Specific program guidelines and eligibility requirements are available from the identified lead agencies.

The programs are designed to maintain and increase the supply of housing, especially affordable housing, preserve existing units, and provide equal access to housing opportunities. It is important to note that the majority of the programs are previously adopted, ongoing, regulatory, and funding-based.

Quantified Objectives

Table II-1 summarizes the County's quantified housing objectives for construction, preservation, and financial assistance over the 2021-2029 Housing Element planning period.

Table II-1: Quantified Objectives (number of units)

Program	Extremely Low (30% AMI* and below)	Very Low (50% AMI* and below)	Low (80% AMI* and below)	Moderate (120% AMI* and below)	Above Moderate	Total
RHNA	12,824	12,824	13,691	14,180	36,533	90,052
New Construction Objectives						
Projected ADUs	---	---	---	2,808	1,192	4,000
Entitled Projects	35	76	551	26	4,010	4,698
Specific Plans	---	156	185	553	5,087	5,981
County-Owned Sites in Cities	757	3,131	3,623	642	157	8,310
Sites Inventory	651	651	1,271	353	53	2,979
Rezoning	2,367	2,367	4,626	1,753	3,093	14,206
Program-Specific Objectives						
Affordable Rental Housing Construction	---	350	---	---	---	350
Ownership Housing Rehabilitation	---	---	400	---	1,100	1,500
Public Housing Modernization	---	1,945	---	---	---	1,945
Preservation of At-Risk Housing	---	253	3	---	---	496

*AMI = Area Median Income

Table II-2: Housing Element Program Matrix

Timeframe	Program	Responsible Agency	Completion Date	Policies
Short-Term (2021-2023)	Program 1: Marina del Rey Affordable Housing Policy	LACDA, BH, DRP	2022; Ongoing	3.1,; 6.2
	Program 2: Florence-Firestone Transit Oriented District Specific Plan	DRP	2022	1.1; 2.2; 3.1; 8.2
	Program 3: Climate Action Plan	DRP	2022	11.1; 11.2; 11.3
	Program 4: Safety Element Implementation: Reducing Wildfire Risk	DRP, Fire	2022; 2023	8.2; 11.4
	Program 5: Disaster Recovery Ordinance	DRP	2022	7.5
	Program 6: Priority of Water and Sewer for Affordable Housing	DRP	2022	8.2
	Program 7: East San Gabriel Valley Area Plan	DRP	2023	1.1; 2.2; 3.1; 8.2
	Program 8: Metro Area Plan	DRP	2023	1.1; 2.2; 3.1; 8.2
	Program 9: Inclusionary Housing Feasibility and Implementation	DRP	2023	3.1
	Program 10: Comprehensive Residential Design and Development Standards	DRP	2023	8.2
	Program 11: Residential Parking Program Analysis and Code Update	DRP	2023	1.2; 3.3
	Program 12: Multifamily Housing Rehabilitation	LACDA, DPH, PW	2023; 2029	6.3
	Program 13: Short-Term Rental Registration	TTC, CoCo	2023	6.4; 7.2
	Program 14: General Plan Maintenance Fee	DRP	2023	12.1
	Program 15: Equity Audit of Land Use Plans, Zoning Code, and Infrastructure Planning	DRP, CEO, PW	2022; 2023; Ongoing; 2029	8.2, 10.5
Medium-Term (2024-2027)	Program 16: Adequate Sites for RHNA	DRP	2024	1.1
	Program 17: Incentives for Lot Consolidation	DRP	2024	1.1, 1.4
	Program 18: Park Access for New Residential Development	DPR	2024	2.1; 8.2
	Program 19: Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing	DRP	2024; 2025	10.3; 10.4
	Program 20: Accessory Dwelling Unit Construction	DRP	2025; Ongoing	1.2; 3.1; 3.3
	Program 21: Adaptive Reuse Ordinance	DRP, LACDA, PW	2026	1.2; 1.4; 3.2
	Program 22: Lead-Based Paint Settlement Housing Remediation	DPH	2027	9.2
Long-Term (2028-2029)	Program 23: Missing Middle Program	DRP	2029	3.1
	Program 24: Housing Types Definitions Program	DRP	2029	1.2; 3.1
	Program 25: Alternative Housing Types and Building Methods Program	DRP	2029	1.2; 3.2; 3.3
	Program 26: Title 21 Update Program	DRP	2029	1.2; 3.3
	Program 27: State Housing Legislation Advocacy	DRP, CEO, CoCo	2029	1.5; 3.1
	Program 28: Housing for Acutely Low Income Households Program	DRP	2029	1.5; 3.1
	Program 29: Workforce Housing Opportunity Zones	DRP	2029	1.3; 3.1

Table II-2: Housing Element Program Matrix

Timeframe	Program	Responsible Agency	Completion Date	Policies
	Program 30: Countywide Affordable Rental Housing Development	LACDA	2029	1.3; 1.4; 3.1
	Program 31: Section 8 Rental Assistance	LACDA	2029	5.1
	Program 32: Family Self-Sufficiency Program	LACDA	2029	5.1
	Program 33: Preservation of At-Risk Housing	LACDA	2029	6.1
	Program 34: Pilot Community Land Trust Program	CEO, LACDA	2029	7.3; 11.1
	Program 35: Performance Tracking	DRP, PW	2029	12.3
	Program 36: Systematic Code Enforcement	DRP, PW, LACDA, DPH, DCBA	2029	9.1
	Program 37: Development of County-Owned Sites	LACDA, CEO	2029	1.1, 1.3, 1.4, 2.1
Ongoing	Program 38: Preservation Database	LACDA	Ongoing	6.1
	Program 39: Anti-Displacement Mapping Tool and Displacement Risk Study	LACDA	Ongoing	7.1; 7.2
	Program 40: Emergency Preservation and Tenant Assistance Fund	LACDA, CEO	Ongoing	5.1; 7.2
	Program 41: Rent Stabilization and Mobilehome Rent Stabilization Ordinances	DCBA	Ongoing	6.4; 7.4
	Program 42: Stay Housed L.A. County	DCBA	Ongoing	5.1; 7.4
	Program 43: Affirmatively Furthering Fair Housing Program	LACDA	Ongoing	10.2; 10.3
	Program 4: Best Practices for Accessible Housing	LACDA	Ongoing	10.4
	Program 45: Affordable Housing and Sustainable Communities	CEO	Ongoing	2.1; 2.2; 8.2; 11.1
	Program 46: Affordable Housing Program Budget	CEO	Ongoing	3.1; 4.1
	Program 47: Public Housing Modernization Program	LACDA	Ongoing	9.2
	Program 48: Rapid Re-Housing and Shallow Subsidy Programs	LAHSA, DHS	Ongoing	4.2; 4.3; 5.1
	Program 49: Safe Parking	LAHSA	Ongoing; 2029	4.2
	Program 50: Services for People Experiencing Homelessness and Homelessness Prevention	LAHSA, DHS, DMH, WDACS	Ongoing	4.1; 4.2
	Program 51: Supportive Housing Programs	LAHSA, LACDA, DHS, DMH	Ongoing	4.2; 5.1
	Program 52: Temporary Housing Programs	LAHSA, DHS, DMH	Ongoing	4.1; 4.2
	Program 53: Homebuyer Assistance	LACDA	Ongoing	5.1
	Program 54: Ownership Housing Rehabilitation Assistance	LACDA	Ongoing	9.2
	Program 55: Childhood Lead Poisoning Prevention Program	DPH	Ongoing	9.2
	Program 56: Historic Preservation Program	DRP	Ongoing	6.3
	Program 57: Annual Zoning Code Technical Update	DRP	Ongoing; 2023	1.2

BH: Beaches and Harbors
CEO: Chief Executive Office

Table II-2: Housing Element Program Matrix

Timeframe	Program	Responsible Agency	Completion Date	Policies

CoCo: County Counsel
DCBA: Department of Consumer and Business Affairs
DHS: Department of Health Services
DMH: Department of Mental Health
DPH: Department of Public Health
DPR: Department of Parks and Recreation
DRP: Department of Regional Planning
LACDA: Los Angeles County Development Authority
LAHSA: Los Angeles Homeless Services Authority
PW: Public Works
TTC: Treasurer and Tax Collector
WDACS: Workforce Development, Aging and Community Services

Short-Term Programs (2021-2023)

Program 1: Marina del Rey Affordable Housing Policy

The 2008 Marina del Rey Affordable Housing Policy will be revised and updated to help ensure compliance with the State Mello Act and to increase affordable housing stock in unincorporated Marina del Rey.

All projects in Marina del Rey undergoing demolition, conversion to a new use, or substantial rehabilitation will be required to replace all existing low and moderate income units. Additionally, newly constructed projects and projects undergoing substantial rehabilitation will be required to provide a set aside of 20 percent of the units for low income housing. The Los Angeles County Development Authority (LACDA) will make Mello Act determinations and work in collaboration with the Department of Regional Planning (DRP) and Department of Beaches and Harbors (DBH) to implement the policy.

Objectives	By December 2022, update the Marina del Rey Affordable Housing Policy. Conduct ongoing implementation of updated replacement and inclusionary housing requirements during the planning period.
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 6.2: Ensure no net loss of affordable housing when new development occurs.
Timeframe	December 2022 policy update, ongoing implementation
Lead Agencies	Los Angeles County Development Authority, Department of Beaches and Harbors, Department of Regional Planning
Funding Source	N/A

Program 2: Florence-Firestone Transit Oriented District Specific Plan

The intent of the Florence-Firestone Transit-Oriented District (TOD) Specific Plan is to create a land use and zoning policy tool focused on the Florence-Firestone community that would provide more opportunities for affordable housing, encourage transit-oriented development, promote active transportation, improve access to transit, reduce vehicle miles traveled by cars, and streamline the environmental review of future development projects. The Specific Plan will address land use, zoning, and mobility improvements that support housing density and employment in proximity to the three Metro stations in the community: Slauson, Florence, and Firestone Metro A Line (Blue) Stations. The Specific Plan will also incorporate the Housing Element program to rezone sites listed in Appendix B.

As discussed in Table E-17 (Appendix E), limited economic mobility opportunities and lack of public investment are fair housing issues in Florence-Firestone. To address these fair housing issues, the Specific Plan includes a study (completed in 2020) that analyzes the market potential for transit-oriented development in the Project Area. The study explored land uses most conducive to transit-oriented development, such as office, retail, light industrial, commercial and residential mixed use, and multifamily residential. The study will inform zoning map amendments, the land use policy map, development standards, design guidelines and an economic development strategy for the area. In addition, the Specific Plan will include a capital improvement plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan. The plan will also recommend physical elements such as enhanced crosswalks and landscaping to improve the overall public realm experience and encourage more active transit uses. A civic art program will additionally promote an overall sense of place and community identity. These strategies will promote a safer transit experience and encourage greater investment for projects to beautify the area.

Objectives	By February 2022, conduct public hearing before the Regional Planning Commission. By March 2022, conduct public hearing before the Board of Supervisors. By September 2022, adopt the Florence-Firestone Transit-Oriented District (TOD) Specific Plan.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA. Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	July 2022
Lead Agency	Department of Regional Planning
Funding Sources	Local Early Action Planning Grant, Caltrans Sustainable Communities Grant

Program 3: Climate Action Plan

The County's Climate Action Plan (CAP) is a component of the General Plan that outlines actions to reduce greenhouse gas emissions and adapt to a changing climate. Adopted in 2015 as an implementation program of the General Plan, the current CAP expired in 2020.

This program updates the CAP, which will tie together climate change initiatives and provide a blueprint for deep carbon emission reductions. Nearly 62% of the greenhouse gas emissions within unincorporated Los Angeles County comes from the transportation sector, with the vast majority of transportation emissions coming from passenger vehicles. Another 29% of greenhouse gas emissions is tied to energy use in buildings and facilities, including power plants, business, and homes. Reducing greenhouse gas emissions within unincorporated Los Angeles County will further pro-housing strategies, such as encouraging housing near transit through transit-oriented development programs. The CAP will include a streamlined procedure for environmental clearance for individual housing projects, thereby reducing the time and expense needed for individual environmental clearances. This program will essentially allow qualifying housing projects to rely on the CAP for their greenhouse gas emissions analysis under the California Environmental Quality Act.

Another major component of the CAP is furthering equity by identifying actions to reduce air pollution and improve community health, particularly focusing on areas disproportionately burdened by environmental pollution. Examples of CAP actions to be implemented by 2025 include: building shade structures at major transit stops, prioritizing communities with high heat vulnerability; and creating and implementing an Urban Forest Management Plan that prioritizes tree- and park-poor communities.

Objectives	By June 2022, release an updated draft CAP. By September 2022, conduct a hearing on the CAP before the Regional Planning Commission. By December 2022, adopt the Climate Action Plan.
Policies	Policy 11.1: Ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy. Policy 11:2: Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices. Policy 11.3: Support policies and programs that aim to reduce resource consumption, such as solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit.
Timeframe	December 2022
Lead Agency	Department of Regional Planning
Funding Source	Regional Early Action Planning Grant

Program 4: Safety Element Implementation: Reducing Wildfire Risk

The Community Planning Assistance for Wildfire Ordinance proposes amendments to Titles 21 and 22 with the goal of reducing damage from wildfires. The Ordinance will limit new development that increases occupancy in Very High Fire Hazard Severity Zones outside of already built-out communities, and address the provision of adequate defensible space, access, and post-wildfire reconstruction.

The Unified Land Management Plan will reduce wildfire risk and intensity in wildfire prone areas and balance the preservation of biologically diverse habitats. The Countywide Community Wildfire Protection Plan will empower residents in wildfire prone areas to better prepare and protect themselves against wildfire events.

Objectives	By the fourth quarter of 2021, conduct additional outreach about the Community Planning Assistance for Wildfire Ordinance. By the first quarter of 2022, conduct Regional Planning Commission public hearing for the Community Planning Assistance for Wildfire Ordinance. By the third quarter of 2022, adopt the Community Planning Assistance for Wildfire Ordinance to reduce damage from wildfires. By December 2023, complete the Unified Land Management Plan and Countywide Community Wildfire Protection Plan.
Policies	Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community. Policy 11.4: Prioritize and concentrate new housing developments in areas intended to reduce environmental impacts and with adequate existing and planned infrastructure, such as road networks and water supply, including any areas covered by a County-approved specific plan or area plan that plans for housing, affordable housing, natural resource protection, open space preservation, adequate water supplies, necessary infrastructure, wildfire protection, energy conservation and other sustainable development features.
Timeframe	Third quarter of 2022, December 2023
Lead Agencies	Department of Regional Planning, Fire Department
Funding Source	Community Planning Assistance for Wildfire Grant; Prop 84

Program 5: Disaster Recovery Ordinance

The proposed ordinance expands existing regulations for temporary housing for residents affected by a disaster. It establishes consistent procedures for the replacement of buildings and residential structures and the reestablishment of uses damaged or destroyed by a disaster. The ordinance will amend Title 22 (Planning and Zoning) to speed disaster recovery efforts in unincorporated Los Angeles County.

Objectives	By Fall 2021, hold a public hearing before the Regional Planning Commission. By Spring 2022, hold a public hearing before the Board of Supervisors. By Summer 2022, adopt the Disaster Recovery Ordinance.
Policies	Policy 7.5: Facilitate the replacement of units damaged or destroyed in a disaster, and the health and safety of residents displaced by the disaster.
Timeframe	Summer 2022
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

Program 6: Priority of Water and Sewer for Affordable Housing

State law requires that when allocating or planning to allocate available and future water or sewer services designated for residential use, public and private providers shall grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Objectives	Upon adoption and certification, provide copies of the Housing Element to all water and sewer districts that are required to provide service to developments within unincorporated Los Angeles County.
Policies	Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	December 2022
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 7: East San Gabriel Valley Area Plan

The East San Gabriel Valley Planning Area is one of the General Plan's 11 planning areas. There are 24 unincorporated communities in the area, including Avocado Heights, Rowland Heights, Hacienda Heights, Charter Oak, San Jose Hills, Valinda, West Puente Valley, East Irwindale, North Claremont, West Claremont, and Northeast La Verne. These unincorporated communities cover 51.29 square miles and include a population of 242,034. The East San Gabriel Valley Planning Area is comprised of two community plans, two community standards districts, and four equestrian districts. The East San Gabriel Valley Area Plan will act as an umbrella to ensure consistency, as well as identify any General Plan and zone changes that can increase housing opportunities and transit-oriented development. The Area Plan will also incorporate the proposed changes in the Housing Element rezoning program (on sites listed in Appendix B), and will include a Capital Improvement Plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan.

The Area Plan identifies opportunities for encouraging housing and economic development and improving mobility, which supports the General Plan Implementation Program LU-1 (Planning Areas Framework Program). The Area Plan includes the development of a Mobility Plan, which is a companion effort to articulate a regional mobility vision for the East San Gabriel Valley that promotes safe, healthy, efficient, sustainable, and equitable mobility options. This project will examine current conditions in the East San Gabriel Valley Planning Area, review the projects and plans in the area, identify gaps in the transportation network by each mode of travel, and make recommendations for closing the gaps to create a regional network.

The Area Plan will include land use policy map and zone changes to strategically create job opportunities near transit and promote jobs-housing balance. The Area Plan will also streamline and remove barriers to housing development and reduce greenhouse gas emissions.

Furthermore, the Area Plan will bring a cohesive and updated growth vision for the East San Gabriel Valley Planning Area, which advances the County's priorities to address racial inequity and better serve communities of color. The Land Use Element will address environmental justice issues in communities, such as Avocado Heights and South San Jose Hills, where industrial uses are adjacent to residential uses. The Land Use Element will include strategies for transitioning to cleaner industry and mitigating conflicts between industrial and residential land uses. The Land Use Element will also provide recommendations on transforming single-family zoning and consider the need to provide diverse housing types and affordability levels, as well as identify areas for additional density and zone changes. The Economic Development Element will be supported by a summary memo addressing job creation across the socioeconomic spectrum.

Implementation programs of the East San Gabriel Valley Area Plan will be prioritized in communities using mapping tools such as the Equity Indicators Tool, the County's displacement risk mapping tool (Program 39), and/or the County's Environmental Justice Screening Method (EJSM), which maps levels of cumulative health risk from sources of pollution.

Objectives	By the first quarter of 2022, conduct community outreach. By the second quarter of 2022, release draft plan. By the fourth quarter of 2022, begin public hearings. By the second quarter of 2023, adopt the East San Gabriel Valley Area Plan.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA. Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	Second quarter of 2023
Lead Agency	Department of Regional Planning
Funding Sources	Local Early Action Planning Grant, Regional Early Action Planning Grant, Caltrans transportation grant via Southern California Association of Governments

Program 8: Metro Area Plan

The Metro Area is one of the County's 11 planning areas. The Metro Area Plan will include updates to three community plans, four TOD specific plans and seven community standards districts, and will serve as the basis for a future Capital Improvement Plan. The Metro Planning Area unincorporated communities cover 21.34 square miles and include 313,764 people.

The Metro Area Plan will act as an umbrella to streamline multiple layers of regulation and ensure consistency within several transit-rich communities. The Metro Area Plan will incorporate the proposed changes in the Housing Element rezoning program on sites listed in Appendix B, as well as identify any other General Plan and zone changes that can increase housing opportunities, jobs-housing balance and transit-oriented development within the following unincorporated communities: East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez, East Rancho Dominguez, Walnut Park, and West Athens-Westmont. The Metro Area Plan supports the General Plan Implementation Programs LU-1 (Planning Areas Framework Program) and LU-2 (Transit Oriented District Program).

The Metro Area Plan will include a Mobility Element, which will coordinate land use and transportation, promote active transportation, and include strategies to reduce vehicle miles traveled and improve air quality in the County's most disadvantaged communities. Furthermore, the Metro Area Plan will bring a cohesive and updated growth vision for the Metro Plan Planning Area, which advances the County's priorities to address racial inequity and better serve communities of color.

Table E-17 (Appendix E) identifies factors that contribute to fair housing issues, such as lack of public investment, economic mobility opportunities, and unaffordable rents and sales prices, that affect the Metro Planning Area. Since the Metro Area Plan anticipates enhancing housing opportunities for a diversity of income levels in areas that have been historically underserved or segregated, strategies to address displacement and gentrification will be prioritized. A gentrification and displacement study will evaluate the applicability of a range of mitigation tools including community land trusts, long-term affordability restrictions, jobs/housing linkage fees, and nonprofit and public ownership of land. The study will also address adjacency between industrial and residential uses. The study will be used to inform community benefits policies in the plan. Potential benefits will broadly include affordable housing, community facilities, public open space, complete street interventions, urban greening, and contributions to a Community Benefits fund.

The plan will also include community-specific economic development strategies to encourage development through incentives or land use policy changes (e.g., value capture) as well as redevelopment or tenanting strategies. The focus of these recommendations will be to increase employment through new commercial opportunities and capture spending currently being lost in the Planning Area.

Program implementation will be prioritized using tools including the County's displacement risk mapping tool (Program 39), the County's Equity Indicators Tool and/or Environmental Justice Screening Method Tool, which are mapping applications developed for the County that highlight locations where equity challenges, such as cumulative health risk from pollution sources, are concentrated, as well as socioeconomic and demographic indicators.

Objectives	By the fourth quarter of 2021, complete background reports and Phase 1 of outreach. By the second quarter of 2022, complete the preliminary draft Metro Area Plan. By the third quarter of 2022, complete Phase 2 of outreach and prepare the public hearing draft Metro Area Plan. By the fourth quarter of 2022, complete Regional Planning Commission public hearings. By June 2023, adopt the Metro Area Plan.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA. Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	June 2023
Lead Agency	Department of Regional Planning
Funding Source	Regional Early Action Planning Grant

Program 9: Inclusionary Housing Feasibility and Implementation

The County adopted an Inclusionary Housing Ordinance, which became effective in December 2020. The Ordinance established submarket areas within unincorporated Los Angeles County to implement inclusionary requirements based on market feasibility and historic building trends by housing type (rental versus ownership). Because market feasibility and building trends vary across the submarkets, the inclusionary requirements likewise vary between submarkets based on housing type.

This program will monitor building activity and comprehensively update the County's Inclusionary Housing Ordinance feasibility study and submarket area boundaries no less than every five years to support additional affordable housing, while ensuring that the inclusionary housing requirements are financially sustainable. The first update will address the feasibility of requiring affordable rental housing in the East Los Angeles/Gateway, South Los Angeles, and Antelope Valley submarket areas, and address the feasibility of requiring affordable condominiums in the South Los Angeles and Antelope Valley submarket areas.

Objectives	By the first quarter of 2022, report building permit data and market activity for rental housing construction in the East Los Angeles/Gateway, South Los Angeles, and Antelope Valley submarket areas, and for condominium construction in the South Los Angeles and Antelope Valley submarket areas. By the third quarter of 2022, amend the Inclusionary Housing Ordinance to include these submarket areas, if supported by the updated feasibility analysis. By the fourth quarter of 2022 initiate a comprehensive update to the feasibility study for all submarket areas. By the third quarter of 2023, amend the Inclusionary Housing Ordinance to include additional submarket areas, if supported by the feasibility analysis.
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	Third quarter of 2023 and every five years thereafter
Lead Agency	Department of Regional Planning
Funding Source	Regional Early Action Planning Grant

Program 10: Comprehensive Residential Design and Development Standards

This program amends the Zoning Code to add objective development and design standards, particularly for multifamily and mixed-use projects. Objective development standards that are uniformly verifiable to a defined benchmark reduces subjective judgment during the review of housing applications. Importantly, this program will be coordinated with Program 24, which will review and update definitions for various housing types, including single room occupancy units (SROs).

Taken together, Program 10 and Program 24 will reduce review timelines and provide greater predictability in the review and approval of various housing projects. This will also help the County meet requirements in State law and also provide certainty and efficiency in the review of residential projects.

Objectives	By the fourth quarter of 2021, prepare draft design requirements. By the second quarter of 2022, finalize design requirements. By the fourth quarter of 2022, conduct Regional Planning Commission and Board of Supervisors public hearings. By the first quarter of 2023, update Title 22 to establish new residential design and development standards, particularly for multifamily and mixed-use projects, and definitions for housing types such as SROs.
Policies	Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	First quarter of 2023
Lead Agency	Department of Regional Planning
Funding Source	Local Early Action Planning Grant

Program 11: Residential Parking Program Analysis and Code Update

Parking requirements contribute to the high cost of housing and can be a barrier to sustainable goals, such as development of infill housing. In this program, DRP will study existing parking conditions in residential areas, test out the success of existing parking reduction strategies, and examine the feasibility of alternate parking regulations, such as unbundling parking from housing, covered parking, and parking maximums, with the goal of identifying those which would be most effective for unincorporated communities.

This effort will accelerate the production of housing by creating certainty and efficiencies in the review of housing developments with respect to parking requirements. It will also accelerate the production of housing through savings in construction and development costs for housing developments.

This effort entails the development of a comprehensive parking study for all unincorporated Los Angeles County, as well as best practices in parking regulation. In addition, the effort will produce an ordinance and supporting CEQA documents to update residential parking requirements in the Planning and Zoning Code (Title 22). This program supports General Plan Implementation Program M-1 (Parking Ordinance).

Objectives	By the fourth quarter of 2021, conduct analysis of existing conditions and Phase 1 of community engagement. By the second quarter of 2022, complete recommendations and draft ordinance. By the third quarter of 2022, conduct Phase 2 of community engagement and Regional Planning Commission public hearing(s). By the third quarter of 2023, adopt updated parking requirements in the Zoning Code.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	Third quarter of 2023
Lead Agency	Department of Regional Planning
Funding Source	Local Early Action Planning Grant

Program 12: Multifamily Housing Rehabilitation

Rent-stabilized multifamily buildings are an important source of lower-cost housing in unincorporated Los Angeles County. Older buildings, in particular, may require significant investment for owners to maintain them in good condition. Preserving them can be a cost-effective alternative to new construction and prevent displacement of existing tenants.

The County will study the feasibility of providing loans or grants to help multifamily building owners address code violations and make repairs or upgrades, while keeping rents affordable to lower-income tenants through affordability covenants or County rent subsidies. If found to be feasible, the County may seek to develop a pilot program in communities to be prioritized using mapping tools such as the Equity Indicators Tool, the County's displacement risk mapping tool, and/or the Environmental Justice Screening Method.

Objectives	By December 2023, study the feasibility of creating a multifamily housing rehabilitation program. By December 2029, if found to be feasible, establish a multifamily housing rehabilitation pilot program.
Policies	Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
Timeframe	December 2023, December 2029
Lead Agencies	Los Angeles County Development Authority, Department of Public Health (in partnership with Public Works)
Funding Sources	General Fund and other sources

Program 13: Short-Term Rental Registration

By 2023, this program will require Short-Term Rentals (STR) located within unincorporated Los Angeles County (excluding the Coastal Zone) to be registered with the Treasurer and Tax Collector before operating.

The goal of this program is to preserve available housing stock, promote greater levels of long-term renting, and improve quality of life in neighborhoods that contain STRs. By 2025, the STR updates for the Santa Catalina Island, Marina del Rey and Santa Monica Mountains Local Coastal Plans will be presented to the California Coastal Commission for consideration.

Objectives	Complete STR ordinance, present it to the Board of Supervisors for consideration, and implement the STR requirements by December 2023. Complete revisions to the Santa Catalina Island, Marina del Rey and Santa Monica Mountains Local Coastal Plans and present them to the California Coastal Commission for consideration by December 2025.
Policies	Policy 6.4: Ensure that rents remain stable in both market-rate and income-restricted affordable housing. Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.
Timeframe	December 2023 (Board of Supervisors) and December 2025 (California Coastal Commission)
Lead Agencies	Treasurer and Tax Collector, County Counsel
Funding Sources	Charge a registration fee to recover the costs of program implementation. Collect Transient Occupancy Tax from properties being used for STR activity.

Program 14: General Plan Maintenance Fee

This program will establish a General Plan maintenance fee for certain land use permit types. The fee would be used to fund General Plan implementation programs, including maintenance of the General Plan. The continued maintenance of the General Plan will ensure ongoing consistency with new State laws and local initiatives.

Objectives	By December 2023, establish a General Plan Maintenance Fee to fund General Plan implementation programs.
Policies	Policy 12.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.
Timeframe	December 2023
Lead Agency	Department of Regional Planning, Public Works
Funding Source	General Fund

Program 15: Equity Audit of Land Use Plans, Zoning Code, and Infrastructure Planning

In July 2020, the County's Board of Supervisors adopted an anti-racism agenda and established a formal Anti-Racism, Diversity and Inclusion Initiative (ARDI). This broad-based initiative will govern the County's commitment to fighting systemic and systematic racism in all forms, including land use patterns and zoning restrictions affecting communities of color. Each department within the County will be required to develop a department equity action plan to address operational and organizational forms of racism.

In concert with the ARDI Initiative, this program will conduct a comprehensive review of the General Plan, all community-based plans and specific plans, and the Zoning Code from an anti-racist and equity lens. It will seek to remove barriers to equitable housing production, remove racist definitions and terminology, and make proactive changes to promote more inclusive communities and prevent incompatible land uses from affecting communities of color.

Concurrently with the equity audit of land use plans and the Zoning Code, the County is working to reduce racial disparities in access to physical infrastructure (such as sidewalks, street lighting, urban canopy, water resources, and solid waste infrastructure), and broadband service.

Inequities in infrastructure investments and broadband access are fair housing issues, as they can affect neighborhood quality and housing choice. The COVID-19 pandemic caused many workplaces to become virtual, which increased housing choices and employment opportunities for those who can afford broadband access to work from home. Lack of broadband access also limits the ability for constituents to provide input on County projects. For example, as described in Appendix D, the County's outreach for the Housing Element was conducted largely online due to the pandemic.

Public Works is leading a multi-departmental effort to reduce disparities in infrastructure investments, beginning with the following deliverables by the third quarter of 2022: a compendium of equity-based best practices from infrastructure agencies; goals, metrics, and related actions to achieve equity-based policies; a list of benefits reaped from Public Works investments; definitions of equity, disadvantaged/impacted communities, and community engagement that all Public Works sectors apply; needs-based prioritization methodologies for all possible funding sources, staffing plans, project lists, and grant application processes; a map of all recent and planned County projects in key infrastructure categories, with an overlay of demographic and other equity-based data layers and indices; a report that compares differences in investments by race, socioeconomic status, and incidents of COVID-19 deaths; an assessment of the current process of how Public Works conducts community engagement; an analysis of the current process for fulfilling constituent service requests related to infrastructure and a plan for expanding public access; and an assessment of the feasibility of establishing an additional source of County funds to address infrastructure inequity.

The Chief Executive Office is also leading an effort to advocate for state and federal funding for broadband infrastructure in highly disconnected areas in Los Angeles County, and co-leading the creation of an implementation plan to address the digital divide. The County will produce block-by-block financial modeling and recommendations on how to close the digital divide in demonstration neighborhoods through a public-private partnership. Neighborhoods will be identified based on existing data related to access to broadband services, prioritized in the highest needs communities, and reflect a diversity of population density.

Objectives	By December 2023, complete equity audit of all land use plans and the Zoning Code. Throughout the planning period, amend land use plans and the Zoning Code to address the findings of the equity audit and to ensure consistency with the ARDI Initiative. By October 2029, achieve a 10% increase in multifamily housing approvals in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee. By the third quarter of 2022, complete equity-based analysis of County infrastructure investments and planning practices. By the first quarter of 2022, complete an implementation plan for closing the digital divide.
Policies	Policy 8.2: Maintain adequate neighborhood infrastructure,community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community. Policy 10.5: Ensure consistency with the Anti-Racism, Diversity, and Inclusion Initiative (ARDI) through equitable and sustainable land use policy.
Timeframe	First quarter of 2022; third quarter of 2022; December 2023; Ongoing
Lead Agency	Department of Regional Planning; CEO-ARDI Initiative; Public Works; Chief Executive Office
Funding Source	General Fund

Medium-Term Programs (2024-2027)

Program 16: Adequate Sites for RHNA

Unincorporated Los Angeles County has an assigned Regional Housing Needs Allocation (RHNA) of 90,052 units for the planning period covered by this Housing Element. Under existing zoning, the County is unable to accommodate the entirety of its RHNA obligation.

As required by State law, the County will rezone sites to meet its RHNA shortfall of 20,536 very low/low income units, 8,738 moderate income units, and 25,877 above moderate income units. The sites selected for rezoning are listed in Appendix B.

The County will implement the rezoning through the Florence-Firestone Transit-Oriented District Specific Plan, East San Gabriel Valley Area Plan, and Metro Area Plan by 2023, and will rezone additional sites listed in Appendix B by 2024 to meet its remaining RHNA shortfall.

To meet the shortfall of very low/low income units, the County will increase the maximum allowable densities on 312.3 acres of land. The maximum allowable densities will range from 30 to 150 units per acre, with minimum densities of 20 to 50 units per acre. In order to comply with Government Code sections 65583.2 (h) and (i), rezoned sites will permit exclusively residential uses or require at least two-thirds residential square footage in a mixed-use development (which exceeds the 50 percent requirement in the Government Code). The sites will permit owner-occupied and rental multifamily uses by right for all multifamily and mixed-use developments (which exceeds the requirement for projects with a 20 percent lower income set-aside in the Government Code). As reflected in Appendix B, each site has the capacity to accommodate at least additional 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

To meet the shortfall of moderate and above moderate income units, the County will increase the maximum allowable densities on 542.29 acres of land. The maximum allowable densities will range from 18 to 150 units per acre.

A full list of plan category changes is provided in the Resources chapter.

Objectives	By October 2024, rezone sites to meet the County's RHNA shortfall of 20,536 very low/low income units, 8,738 moderate income units, and 25,877 above moderate income units.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.
Timeframe	October 2024
Lead Agency	Department of Regional Planning
Funding Source	General Fund, LEAP, REAP and CalTrans Sustainable Communities grants

Program 17: Incentives for Lot Consolidation

The unincorporated County has an assigned Regional Housing Needs Allocation (RHNA) of 90,052 units for the planning period covered by this Housing Element. To accommodate the entirety of its RHNA obligation, the Sites Inventory and the Rezoning Program include many smaller lots along major commercial corridors in older communities and urbanized areas. To encourage the assemblage of smaller lots into larger sites that can be developed more efficiently into multifamily residential and mixed-use development, this program will assess land use tools and other incentives that encourage lot consolidation. Implementation mechanisms may include amendments to Title 22 (Planning and Zoning) to establish incentives for lot consolidation and/or other mechanisms that can be part of a community-based planning effort, such as the Metro Area Plan (Program 8). This program will also include a proactive outreach effort, particularly to the property owners that own at least two smaller, adjacent sites that are included in the Sites Inventory and Rezoning Program.

Objectives	By December 2024, adopt lot consolidation incentives. By April 2025, prepare fact sheets, letters, and other materials to notify property owners of the new lot consolidation incentives.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for extremely low, very low, low, and moderate income households and those with special needs.
Timeframe	December 2024
Lead Agency	Department of Regional Planning
Funding Source	General Fund, LEAP, REAP and CalTrans Sustainable Communities grants

Program 18: Park Access for New Residential Development

As the County plans for more housing in urban areas with existing park deficits, the County will support equitable access to parks for new and current residents and reduce racial disparities for communities of color.

This study will evaluate the feasibility of establishing a new park impact fee for residential projects that are not subject to the County's Quimby parkland requirements in Title 21 (Subdivisions). The study will take into consideration existing park deficits and explore options to generate additional funding for parks in those areas determined to have a Very High or High level of park need per the Los Angeles Countywide Parks Needs Assessment.

Currently, only residential subdivisions, which are typically entitled as single family communities, are required to comply with the Quimby requirements, which are satisfied through the provision of parkland, payment of in-lieu fees, or a combination of the two. If a new park impact fee for multifamily residential rental projects is found to be feasible, it is anticipated that the fees collected will contribute to enhanced or new park space to support these projects. Funding generated through a new park impact fee program will be prioritized for those areas determined to have a Very High or High level of park need per the Los Angeles Countywide Parks Needs Assessment.

It is anticipated that affordable housing projects (or those portions of market rate projects with inclusionary units) would be exempt from this new park impact fee, if the fee is found to be financially feasible.

Objectives	By December 2024, complete a feasibility study for a new park impact fee.
Policies	Policy 2.1: Support the development of housing for extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks. Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	December 2024
Lead Agency	Department of Parks and Recreation
Funding Source	General Fund

Program 19: Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing

This program will evaluate existing reasonable accommodations requirements and processes, and review best practices and case law to amend the Zoning Code. The program would lead to the removal of zoning barriers to fair housing, such as the existing Conditional Use Permit requirement for licensed housing with seven or more individuals.

DRP will develop strategies as needed to align with State law, clarify and simplify the process, promote awareness of reasonable accommodations, and expand applicability.

Objectives	By December 2024, study the need to update the Reasonable Accommodations Ordinance and amend it if necessary; provide updated informational materials to the public. By December 2025, remove the Conditional Use Permit requirement for licensed housing with seven or more individuals, as appropriate outside of known hazard areas, and other zoning barriers to fair housing.
Policies	Policy 10.3: Promote equal opportunity in housing and community development programs countywide. Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.
Timeframe	December 2024, December 2025
Lead Agency	Department of Regional Planning
Funding Source	General Fund/General Plan Maintenance Fee

Program 20: Accessory Dwelling Unit Construction

The County's Zoning Code was recently updated to comply with State law, and allows the construction of accessory dwelling units (ADUs) through a ministerial review outside hazard zones. The County has dedicated staff resources that exclusively review and approve ADU entitlements and implemented performance measures to track the timely review of ADU applications.

DRP collects data annually on planning entitlements and building permits for ADUs for the Housing Element Annual Progress Report. To support the goal of permitting an average of 500 ADUs annually, DRP will develop preapproved design prototypes for a variety of typical housing sites and other tools to further streamline the approval process. These other tools may include information packets on the entitlement process, a dedicated web page including pre-recorded training videos of the entitlement process, preparation of Frequently Asked Questions (FAQs) for distribution at community meetings, and other engagement tools.

At the planning cycle mid-point, if the County is not on track to achieve this number, DRP will further review and streamline permitting procedures and review and augment existing staffing resources as needed to achieve its goal.

Objectives	By December 2025, develop preapproved plans and other public engagement tools to promote ADUs as a housing solution, streamline the ADU approval process, and review and streamline permitting procedures if necessary to achieve an annual average goal of 500 building permits issued for ADUs. If necessary, reassess the County's sites strategy for meeting its RHNA for income categories. Additional incentives may include outreach to property owners, technical assistance, and financial assistance. Monitor ADU trends annually through the Housing Element APR. If the County finds that ADU production does not keep pace with the ADU assumptions toward the RHNA, the County may identify additional sites within six months of submittal of the annual Housing Element APR.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	December 2025
Lead Agencies	Department of Regional Planning, Public Works
Funding Source	General Fund

Program 21: Adaptive Reuse Ordinance

The COVID-19 pandemic and subsequent stay-at-home orders have had a ripple effect on the retail, restaurant, and business sectors, leading to high vacancy rates in many retail, restaurant, and commercial buildings. Additionally, traditional office buildings have experienced higher than normal vacancy rates as office employees have shifted to remote work. This trend is likely to continue as businesses realize the financial savings from remote work and as more employees demand more flexibility in their work environment. Capitalizing on this trend, in 2021 the Board of Supervisors directed the CEO, in coordination with LACDA and DRP, to assemble a list of underutilized commercial real estate properties that may be suitable for interim and permanent affordable housing.

Building on this effort, this program would initiate the Adaptive Reuse Ordinance. By 2026, the County will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized commercial properties for a myriad housing opportunities, including interim and permanent affordable housing. The Adaptive Reuse Ordinance will be developed in line with existing anti-displacement and anti-gentrification efforts, and may include incentives to encourage adaptive reuse for special needs populations, including persons with disabilities, large households, or female-headed households

Objectives	By December 2026, adopt an Adaptive Reuse Ordinance.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance.
Timeframe	December 2026
Lead Agencies	Department of Regional Planning, Los Angeles County Development Authority, Public Works
Funding Source	General Fund

Program 22: Lead-Based Paint Settlement Housing Remediation

Just over 50% of the housing units in unincorporated Los Angeles County were built prior to 1950. Older housing units are generally in need of major repairs or rehabilitation. Habitability issues in these housing units are also common, and can create environmental hazards for existing residents.

This program focuses on removing these environmental hazards, including lead paint remediation, by providing interior and exterior paint, window and door replacement, and related repairs in addition. The program prioritizes disadvantaged communities, targeting low-income households residing in homes built prior to 1951.

Separately, the community of East Los Angeles has been impacted for decades by the release of hazardous materials from the nearby (now defunct) Exide Technologies battery recycling plant in blatant disregard for environmental justice issues. The State Department of Toxic Substance Control is working to test and remove contaminated soil from affected properties. The County's Department of Public Health (DPH) is dedicating newly available funds to identify and mitigate lead paint hazards in high risk homes, prioritizing those occupied first by children with elevated blood lead levels, followed by other young children and pregnant women.

. Objectives	By December 2027, remediate 4,000 – 5,000 homes. By December 2029, remediate 180-300 homes (specifically related to Exide Technologies impacts).
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	December 2027, December 2029
Lead Agency	Department of Public Health
Funding Source	Settlement from Sherwin-Williams Company, ConAgra Grocery Products Company, and NL Industries, Inc. and Aliso Canyon settlement

Long-Term Programs (2028-2029)

Program 23: Missing Middle Program

Understanding that high density residential development may not be financially feasible in all areas of unincorporated Los Angeles County due to high land costs, this program will assess land use tools that encourage the development of low to mid-density housing types, such as bungalow and cottage courts, duplexes, triplexes and fourplexes that are context-sensitive in existing residential neighborhoods. The assessment will study the feasibility of these building typologies in unincorporated Los Angeles County, and if feasible, will recommend by-right implementation mechanisms along with anti-displacement strategies to increase housing opportunities in traditionally low density residential zones.

This program will also build on the existing Compact Lot Subdivision Ordinance that allows for single family development on smaller parcel sizes in certain residential zones. Implementation mechanisms may include amendments to Title 22 (Planning and Zoning) to establish missing middle housing in single-family residential zones and/or other mechanisms that can be part of a community-based planning effort.

Objectives	By October 2029, assess the feasibility of land use tools that encourage the development of "missing middle" housing in existing residential neighborhoods of unincorporated Los Angeles County, and if feasible, pursue the recommended implementation mechanisms, such as a by-right Countywide Zoning Ordinance amendment and/or community-based planning effort.
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 24: Housing Types Definitions Program

The Title 22 (Planning and Zoning) will be updated to promote more housing choice and better reflect the diverse housing needs of unincorporated Los Angeles County.

This program will analyze the potential for reducing or removing the 800-square-foot minimum size for a single-family home; comprehensively review State-licensed and non-licensed housing types for specific populations, and update the housing type definitions in Title 22 for consistency with State law; study the impacts to increasing the limit on room rentals in single family residences; and explore strategies for supporting shared housing solutions. This program will also address the definition of single room occupancy units (SROs), which are a valuable resource for unincorporated Los Angeles County's most vulnerable residents.

The review of housing type definitions, including those for SROs, will include a review of current zoning and permitting restrictions and recommendations for the removal of regulatory barriers preventing construction or rehabilitation of these and other fair housing opportunities in unincorporated Los Angeles County.

Objectives	By October 2029, amend Title 22 (Planning and Zoning) of the Los Angeles County Code to update housing type definitions to include a wider variety of housing choices, and to reduce regulatory barriers through the removal of Conditional Use Permit requirements outside of hazard areas.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 25: Alternative Housing Types and Building Methods Program

This program will investigate opportunities to encourage flexible housing typologies such as co-op housing and micro units, as well as innovative building methods, such as 3D printed houses, and manufactured units to increase opportunities for naturally-occurring affordable housing.

Objectives	By October 2029, identify programs and/or amend County Code as needed to remove barriers to alternative housing types and innovative building methods.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance. Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	October 2029
Lead Agency	Department of Regional Planning, Public Works, Los Angeles County Development Authority
Funding Source	General Fund

Program 26: Title 21 Update Program

This program will comprehensively update Title 21 (Subdivisions) of the Los Angeles County Code to streamline procedures for subdivisions outside of known hazard areas, remove outdated and redundant code provisions, and make the Subdivisions Code more user-friendly. The program will address embedded systemic and systematic barriers to more inclusive neighborhoods by requiring the review of all subdivision applications through an equity lens. The program will also include additional residential standards for smaller lot sizes to encourage a diversity of housing types and incomes, and a more diverse mix of unit sizes to accommodate large households, female headed households, or other households with special needs.

This program will allow various County departments that are involved in the subdivision review process to identify opportunities to clarify code language and provide better service to the public in facilitating housing production and for compliance with the Housing Accountability Act.

Objectives	By October 2029, comprehensively update Title 21.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	October 2029
Lead Agencies	Department of Regional Planning, Public Works, Fire Department, Department of Parks and Recreation, Department of Public Health
Funding Source	General Fund

Program 27: State Housing Legislation Advocacy

In 2021, DRP actively worked with the Chief Executive Office, County Counsel, and the Board of Supervisors to introduce AB 1043 (Bryant) and AB 634 (Carrillo).

AB 1043 (Bryant) proposes to establish an "acutely low income" housing income definition for the purposes of defining affordable rents. AB 634 (Carrillo) proposes to expand the length of covenants from 55 years to 99 years to preserve housing at risk of expiration. Both bills encourage a diversity of housing types throughout unincorporated Los Angeles County and promote expanded housing opportunities.

In this program, DRP will continue to work with County Counsel and the Board of Supervisors to advocate for, including sponsorship of, State legislation to support the creation and preservation of affordable housing locally.

Objectives	Continue identifying potential State legislative efforts that will support the creation and preservation of affordable housing locally and work with County Counsel and the Board of Supervisors to advocate at the State level.
Policies	Policy 1.5: Advocate for state legislation and state funding for programs that expand affordable housing opportunities. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	Ongoing yearly through October 2029
:Lead Agencies	Department of Regional Planning, CEO, County Counsel
Funding Source	General Fund

Program 28: Housing for Acutely Low Income Households Program

Provided AB 1043 (Bryant) is chaptered in 2021, this program will advocate for and identify available funding for a pilot project for acutely low income (ALI) households. If AB 1043 is not chaptered, the County will instead consider amendments to Title 22 (Zoning Code) to define a local ALI definition and corresponding income level, and will coordinate with the LACDA to implement ALI as part of Program 30.

Objectives	By October 2029, identify available funding sources, and update Title 22 as appropriate.
Policies	Policy 1.5: Advocate for state legislation and state funding for programs that expand affordable housing opportunities. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agencies	Department of Regional Planning, Los Angeles County Development Authority
Funding Source	General Fund

Program 29: Workforce Housing Opportunity Zones

This program will initiate the establishment of a qualifying Workforce Housing Opportunity Zone (WHOZ) as allowed under SB 540 (2017), through a site analysis for unincorporated Los Angeles County. If determined to be feasible, the County will designate a WHOZ in an unincorporated community to further encourage development of mixed income housing. As part of this program, the County will adopt a specific housing development plan and a Programmatic Environmental Impact Report, which will be used to streamline subsequent environmental reviews of individual WHOZ projects.

Objectives	By October 2029, initiate the establishment of a qualifying Workforce Housing Opportunity Zone and amend Title 22 as appropriate to support implementation.
Policies	Policy 1.3: Coordinate with the private sector in the development of housing for extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives and/or inclusionary housing requirements. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 30: Countywide Affordable Rental Housing Development

This program provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The funds are made available as low-interest long term loans.

Funds for the program are administered through a Notice of Funding Availability (NOFA) issued by LACDA. A NOFA issuance depends on funding availability. Funding allocations are recommended based on a competitive process between applicants. As an incentive, applications for funds in unincorporated Los Angeles County are awarded additional points and are eligible for larger allocations, regardless of the funding source.

All units developed utilizing these resources are made available to households earning less than 50% AMI. The County will consider revamping this program in conjunction with Program 28 to incorporate a pilot program addressing acutely low income (ALI) households.

Objectives	By October 2029, assist in the development of 350 acutely low, extremely low and very low income rental housing units in unincorporated Los Angeles County through gap financing, a revolving loan fund, and technical assistance during the planning period.
Policies	Policy 1.3: Coordinate with the private sector in the development of housing for extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives and/or inclusionary housing requirements. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Sources	HOME, CDBG, Tax Exempt Multi-Family Revenue Bond, County General Funds, County Affordable Housing Trust Fund, and other sources

Program 31: Section 8 Rental Assistance

LACDA provides various rental assistance programs for income-eligible households, and eligible homeless families and individuals. These include:

Housing Choice Voucher (HCV) Program: This program provides rental assistance to low-income households with a housing cost burden, or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private owners and pay a portion of their income toward rent (usually up to 30% of their income). Through annual contribution contracts with local or state Public Housing Agencies, the federal funds are used to subsidize the difference in monthly payments directly to the owner. LACDA proactively notifies voucher holders about source of income protection under the California Fair Employment and Housing Act via the agency's Tenant Talk newsletter.

Veterans Affairs Supportive Housing (VASH) Program: This program provides rental assistance to homeless veterans and their families in combination with case management and clinical services through the Department of Veterans Affairs at Veterans Affairs Medical Center supportive service sites.

Mainstream Program: This program provides rental assistance for households that include a non-elderly person(s) with disabilities, which is defined as any family that includes a person with disabilities who is 18 - 61 years old at the time of the initial Housing Assistance Payment contract.

Non-Elderly Disabled (NED) Voucher Program: This program provides rental assistance to households with non-elderly families whose head, spouse or co-head (under the age of 62) are disabled.

Moderate Rehabilitation Program: This project-based rental assistance to very low-income families (families with incomes below 50% AMI) and low-income families (families with incomes below 80% AMI). Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract and a Public Housing Agency (PHA).

Housing Opportunities for Persons with HIV/AIDS (HOPWA): This program provides rental assistance to families and individuals afflicted with HIV/AIDS. Assistance under this program is provided for one year. After the one-year term, all HOPWA participants in good standing are allowed to transition to the regular Housing Choice Voucher Program.

Family Unification (FUP): FUP is a program under which Housing Choice Vouchers are provided to two different populations:

1. Families for whom the lack of adequate housing is a primary factor in:

    - The imminent placement of family's child or children in out-of-home care, or

    - The delay in the discharge of the child or children to the family from out-of-home care.

    There is no time limit of FUP family vouchers.

2. For a period not to exceed 36 months, otherwise eligible youths have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition place described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

FUP vouchers used by youth are limited, by statute, to 36 months of housing assistance.

Project-Based Voucher (PBV) Program: This program is administered by LACDA and the housing assistance is tied directly to a unit in an approved building. This program provides rental assistance to families, elderly families, disabled families, chronically homeless families, special needs families and transition aged youth.

Objectives	By 2029, to be 100% leased up based on the allocations for each of the following housing assistance programs: **HCV Program:** Allocation: 20,997 Currently Assisted: 20,156 **VASH Program:** Allocation: 2,692 Currently Assisted: 1,732 **Mainstream Program:** Allocation: 103 Currently Assisted: 23 **NED Program:** Allocation: 100 Currently Assisted: 80 **Mod Rehab Program:** Allocation: 46 Currently Assisted: 33 **HOPWA Program:** Allocation: 34 Currently Assisted: 34 **FUP Program**: Allocation: 385 Currently Assisted: 264 **PBV Program:** Allocation: 992 Currently Assisted: 964
Policy	Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	HUD Funding

Program 32: Family Self-Sufficiency Program

Family Self-Sufficiency (FSS) is a HUD program designed to help public housing residents, Housing Choice Voucher participants, and residents of multifamily assisted housing to increase their earnings and build assets and financial capability. The FSS program is a five-year voluntary program that provides services ranging from case management and referrals to supportive services such as:

- Child Care
- Job Preparation
- Credit Counseling
- Mentoring
- Education
- Money Management
- Home Ownership
- Transportation
- Vocational Training

bjectives	By October 2029, assist 465 program participants in the incorporated and unincorporated areas to achieve self-sufficiency. 465 mandatory slots 428 current FSS participants
Policies	Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	HUD FSS Project Grant

Program 33: Preservation of At-Risk Housing

For the period 2021-2030, a total of 505 units with existing covenants for low income households are at risk of converting to market-rate housing. The County will work to preserve these at-risk units. LACDA will annually track the status of projects at risk of converting to market rate utilizing its anti-displacement and preservation database systems. Please refer to Program 38, which has been developed to support the preservation of at-risk housing units. LACDA will consider acquisition of at-risk projects, leverage extension of affordability covenants through refinancing or restructuring of limited partnerships, or deploy other anti-displacement strategies.

Other preservation activities include engaging non-profit organizations to devise strategies to preserve at-risk housing projects, such as community land trusts and other measures to ensure long-term or permanent affordability; pursuing state and federal funding to assist in preserving at-risk housing; proactively reaching out to non-profits and landlords to provide notification of expiring units to tenants; and engaging tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options. Furthermore, the County will expand criteria of preservation projects eligible to receive capital funds and operating subsidies through Notices of Funding Availability.

Naturally occurring affordable rental units are also at risk of converting to market-rate housing. The County recently adopted an Affordable Housing Preservation Ordinance (AHPO) to prevent the loss of these rental units through demolition or conversion. The strategies contained in the AHPO include required notification of planned condo conversions to affordable housing developers and a "no net loss" policy requiring one-for-one replacement of affordable units. The AHPO also facilitates the ongoing operation of existing mobilehome parks within unincorporated Los Angeles County.

Objectives	By 2022, preserve 74 at-risk units; in 2023 preserve 44 at-risk units; by 2024 preserve 96 at-risk units; in 2025, preserve 37 at-risk units; in 2026, preserve 101 at-risk units; in 2028 preserve 43 at-risk units; in 2029 preserve 110 at-risk units.
Policies	Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	LACDA Preservation budget

Program 34: Pilot Community Land Trust Program

This program will pilot the acquisition of housing by community land trusts (CLTs) and nonprofit organizations to create long-term affordable housing. The formation of a community land trust, housing cooperative, or other similar models is also a part of the OurCounty Sustainability Plan to support wealth-generating activities in disinvested neighborhoods.

The program will identify and help secured tax-defaulted properties and other (non tax-defaulted) qualifying properties for disposition to community land trusts. Up to $14 million was allocated in FY20-21 to acquire and rehabilitate five properties, one in each Supervisorial District. Properties with household incomes ranging from 30-80% AMI and in areas at risk of displacement were prioritized. Once the requirement to acquire one property per Supervisorial District was satisfied, Supervisorial Districts 1 and 2 were prioritized for additional properties, as these districts have higher concentrations of displacement risk. The program will require affordable housing covenants of 99 years to ensure the long term affordability of these units. By 2029, the CEO and the Los Angeles County Development Authority will evaluate the pilot program to consider establishing a permanent program and funding source.

Objectives	By October 2029, acquire and rehabilitate five properties in partnership with CLTs.
Policies	Policy 7.3: Support permanent affordability policies and programs, including community land trusts, to ensure housing affordability in perpetuity. Policy 11.1: Ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy.
Timeframe	October 2029
Lead Agency	Chief Executive Office, Los Angeles County Development Authority
Funding Source	Affordable Housing Programs Budget

Program 35: Performance Tracking

The County uses an enterprise permit tracking system to coordinate most types of land development, entitlement and permitting functions and reviews for housing projects, including subdivisions, as they move from entitlement application submittal to final building permit. The system also tracks income affordability levels, construction of accessory dwelling units, and the use of incentives (such as density bonus incentives) for affordable housing projects to support reporting in the Housing Element Annual Progress Report. The County processes permits through its online portal.

This program will establish specific performance metrics and monitor case processing times for various housing application types, including accessory dwelling units, County-sponsored affordable housing projects, and large-scale subdivision housing projects. The County will use the data on a continuous basis to improve its permitting system across departments, predict trends, allocate appropriate financial and staffing resources, and communicate accurate information to the public about project processing times.

Objectives	By 2021, begin tracking existing case processing times for housing entitlements by case type, including ministerial, discretionary, and subdivision projects. By 2022, complete a system-wide review for departments engaged in the land development, entitlement and permitting functions to analyze existing business practices, and recommend improvements from a technical and business management perspective. By 2023, establish performance metrics for case processing and resubmittals for housing entitlements by case type and monitor annually through 2029. Annually thereafter through 2029, review system and business enhancements, including necessary staffing resources, through to annual budget process to ensure maximum efficiencies in achieving industry standard turnaround times for case processing.
Policies	Policy 12.3: Coordinate across County departments to track entitlements and ensure timely reporting of progress towards meeting affordable housing goals.
Timeframe	Ongoing through October 2029
Lead Agencies	CEO, Department of Regional Planning, Public Works, Fire, Parks
Funding Source	General Fund

Program 36: Systematic Code Enforcement

Enforcement of health, safety, and building codes is a key strategy in the preservation of quality rental housing stock in unincorporated Los Angeles County. Responsibility for code enforcement is shared by multiple County departments, yet gaps in existing inspection programs remain. Most are complaint-based and/or only address housing of five or more units. Habitability in rental housing units in unincorporated Los Angeles County would be better served if there was a centralized, systematic, and proactive code enforcement program to address habitability issues. Without regular inspections of all units, it is difficult to truly understand the baseline conditions of the housing stock in unincorporated Los Angeles County. It is also difficult to monitor change over time and identify areas to target for non-compliance. There is a need to provide a mechanism to address habitability issues without requiring tenants or neighbors to file a complaint, and to provide strategies to increase access for inspectors.

Objectives	By October 2029, establish systematic code enforcement program to address habitability issues, and quantify the number of housing units in need of rehabilitation and replacement.
Policies	Policy 9.1: Inspect multifamily rental housing and interim housing on a regular basis to ensure that landlords and operators are maintaining properties.
Timeframe	October 2029
Lead Agencies	Department of Public Health, Public Works, LACDA, DCBA
Funding Source	General Fund

Program 37: Development of County-Owned Sites

In the Housng Element Annual Progress Reports for CY 2019 and CY 2020, the County reported entitling a total of 536 affordable units on three County-owned sites within a city. In recent years, the use of County-owned sites has been an integral part of the County's affordable housing strategy. The Sites Inventory assumes a total of 8,310 units, including 3,888 units for extremely low/very low income households, 3,623 units for low income households, 642 units for moderate income households to be built on County-owned sites located in cities during the planning period.

For the selected sites, the County has a right to develop per sovereign immunity pursuant to Section 53090 and 53091 of the California Government Code and disregards the local zoning regulations for these projects, and is the permitting authority in terms of the approval of a project and issuing building permits. The County is committed to ensuring that the 8,310 units are built during the planning period, and will continue to develop housing on sites that meet this criteria.

Objectives	By October 2029, build 8,310 units on County-owned land in cities.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA. Policy 1.3: Coordinate with the private sector in the development of housing for extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives, Development Agreements, specific plans, and/or inclusionary housing requirements. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for extremely low, very low, low, and moderate income households and those with special needs. Policy 2.1: Support the development of housing for extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks.
Timeframe	October 2029
Lead Agency	Department of Regional Planning, CEO, Los Angeles County Development Authority, Public Works
Funding Source	General Fund

Ongoing Programs

Program 38: Preservation Database

The County's Preservation Database will offer a comprehensive overview of projects that have received financing from LACDA and its predecessor agencies. This inventory will allow the County to pursue proactive strategies to maintain affordability in properties at risk of converting to market-rate rents. Additionally, the database will include other County data sources that will assess the loss of affordable housing stock. This Program will be managed in conjunction with Program 33 to support the preservation of at-risk units.

Objectives	Track and assess preservation risk early on and implement preventative measures to curb displacement and loss of affordable housing
Policies	Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Source	LACDA Preservation budget

Program 39: Anti-Displacement Mapping Tool and Displacement Risk Study

The Displacement Risk Study and accompanying interactive anti-displacement mapping tool offer the County a robust index of vulnerability to economic displacement. In addition to supplementing preservation efforts offered by the Preservation Database (Program 38), the Displacement Risk Study provides a methodology for understanding where displacement pressures threaten residential stability for vulnerable communities. This information is expected to help prioritize areas for affordable housing programs and initiatives.

The methodology informs the anti-displacement mapping tool, named TRACT (Tracking Regional Affordability and Challenges to Tenancy), uses multiple sources of data, relies on multiple geographic scales, and provides automated updates to ensure the most current information is available. The TRACT mapping tool is expected to assist in identifying sites for possible acquisitions to both preserve existing naturally occuring affordable housing, but also to remove properties from a speculative market. It is also expected to inform the anti-displacement policies in area and specific plans, and to guide siting of off-site affordable units in the County's Inclusionary Housing Ordinance (which allows construction of affordable units off-site in areas with known displacement risk).

The TRACT tool uses demographic and Assessor property data to assess the risk of residential instability, examine spatial and economic conditions that render an area or parcel attractive for redevelopment, which in turn increases displacement risk, and evaluates evidence of neighborhood change that may indicate ongoing displacement and gentrification risk.

Objectives	By the fourth quarter of 2021, complete the Displacement Risk Study and make TRACT available to County departments. Assess displacement and gentrification risk. Produce data-informed policy recommendations to help prevent displacement.
Policies	Policy 7.1: Prioritize funding for affordable housing in areas at higher risk of displacement. Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Source	LACDA Preservation budget

Program 40: Emergency Preservation and Tenant Assistance Fund

The Emergency Preservation and Tenant Assistance Fund (EPTAF) provides short-term tenant assistance for units with expiring affordability. Under the program guidelines, the EPTAF focuses on the preservation of units in developments with an expiring loan agreement or affordability covenant originated by LACDA or the County. Additionally, it is intended to target developments that demonstrate an inability to leverage traditional financing or tenant assistance mechanisms, such as tax credits or project-based vouchers, to extend the affordability term of current affordable units. The goal is to support long-term affordability by providing temporary rental assistance to prevent the economic displacement of existing tenants, while the LACDA negotiates with the property owner to develop a long-term plan to extend affordability or to provide replacement of the existing units. The rental assistance covers the difference between affordable, or below market rent levels and market rent, both of which must be approved by LACDA.

Objectives	30-80 households annually
Policies	Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs. Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.
Timeframe	Ongoing
Lead Agencies	Los Angeles County Development Authority, Chief Executive Office
Funding Source	LACDA Preservation budget

Program 41: Rent Stabilization and Mobilehome Rent Stabilization Ordinances

The Department of Consumer and Business Affairs (DCBA) enforces the County's Rent Stabilization and Mobilehome Rent Stabilization ordinances, which became effective in 2020. In addition to limiting annual rent increases for covered units, these ordinances provide protections to tenants, landlords, mobilehome park owners, and mobilehome owners throughout unincorporated Los Angeles County. For example, the Rent Stabilization Ordinance requires relocation assistance when landlords in conventional rental housing are performing certain types of repairs or are evicting tenants for certain just cause reasons. The Rental Housing Oversight Commission was established to hear appeals to determinations made by DCBA regarding potential violations of the ordinances.

Objectives	Stabilize rents for eligible properties located within unincorporated Los Angeles County. Extend eviction protections to tenants in unincorporated Los Angeles County. Create a rent registry system.
Policies	Policy 6.4: Ensure that rents remain stable in both market-rate and income-restricted affordable housing. Policy 7.4: Implement tenant protections and monitor for efficacy.
Timeframe	Ongoing
Lead Agency	Department of Consumer and Business Affairs
Funding Source	Consumer protection settlement funds, rental registration fee revenue

Program 42: Stay Housed L.A. County

Stay Housed L.A. County is the County's branded program for eviction prevention and defense services. The program delivers five types of services: public information and awareness; direct tenant outreach and education in vulnerable communities; free legal services to income eligible households; short-term rental assistance to income eligible households; and referrals to wraparound and supportive services to help maintain housing stability. The program is targeted to the County's most vulnerable tenants in the unincorporated communities of East Los Angeles, Walnut Park, East Rancho Dominguez, Florence-Firestone, Lennox, Rancho Dominguez, West Athens-Westmont, Topanga Canyon, West Chatsworth, Los Nietos, unincorporated Whittier, Hi Vista, Lakeview, Redman, Roosevelt, Altadena, and Wilsona Gardens. Limited-scope and full-scope legal representation and short-term rental assistance are available to very low income households (50% AMI).

Objectives	Provide free eviction prevention and defense services to low-income tenants throughout all of L.A. County Prevent homelessness Stabilize rental housing for low-income tenants
Policies	Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs. Policy 7.4: Implement tenant protections and monitor for efficacy.
Timeframe	Ongoing
Lead Agency	Department of Consumer and Business Affairs
Funding Sources	Measure H, County General Fund, Permanent Local Housing Allocation/SB 2

Program 43: Affirmatively Furthering Fair Housing Program

The County contracts with service providers to provide and coordinate fair housing services for residents to promote justice and equality in housing. The service providers are required to conduct outreach and education activities, distribute literature, and publicize the availability of fair housing services through various media. The service providers also record and investigate inquiries and complaints from residents, and conduct testing and enforcement activities.

Objectives	Annually allocate funding to support fair housing and tenant/landlord services during the planning period. Track cases by participating city and unincorporated community to better assess fair housing issues locally, and target outreach activities accordingly. Provide training to County staff on fair housing laws and responsibilities.
Policies	Policy 10.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, gender identity, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice. Policy 10.3: Promote equal opportunity in housing and community development programs countywide.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority (Housing Rights Center)
Funding Sources	CDBG, General Fund

Program 44: Best Practices for Accessible Housing

Developing and managing an accessible housing stock is an important consideration for affordable housing. Best practices are needed to ensure that accessible and affordable housing units are developed and managed to provide the most benefit to persons with disabilities. While all newly constructed residential buildings must comply with the California Building Code in regard to building accessibility, this program focuses on the requirements and incentives related to the adaptability and accessibility of residential units within affordable housing developments that receive financing assistance from the County.

Although accessible units have long been required in publicly-assisted affordable housing, the County hopes to improve upon best practices to ensure compliance with all applicable regulations and fair housing requirements, while also taking steps to help match the accessible units with income-eligible persons or households that are seeking such housing.

Objectives	Take active steps to ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS). In accordance with HUD regulations related to accessibility, expand design requirements for new construction for affordable and special needs multifamily housing projects that receive financing assistance from the NOFA application process to require a minimum of 10% of total project units to be accessible for persons with mobility disabilities and a minimum of 4% of total units to be accessible to persons with hearing or visual disabilities, and to make such units available in the same range of sizes and amenities as other units in the building. Continue to support the inclusion of preferences for persons with disabilities having notice and opportunity to lease accessible/adaptable and visual/hearing impaired units funded with public funds, especially federal HOME funds. Continue ongoing research, review, and updates of best practices and requirements for leasing and management of accessible/adaptable units, in accordance with state and federal fair housing laws. Improve housing inventory and registration of accessible units on the Los Angeles County Housing Resource Center web site.
Policies	Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	HOME, CDBG, HUD Section 8 Funding

Program 45: Affordable Housing and Sustainable Communities

Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development, the AHSC Program funds land use, housing, transportation, and preservation projects to support infill and compact developments that reduce greenhouse gas emissions. The County convenes a multi-disciplinary committee from various departments to vet potential projects in qualifying areas and submits applications for AHSC grants to fund affordable housing development and community infrastructure improvements.

Objectives	Submit at least one AHSC application annually.
Policies	Policy 2.1: Support the development of housing for extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks. Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors. Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community. Policy 11.1: Ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy.
Timeframe	Ongoing
Responsible Agency	Chief Executive Office
Funding Source	Greenhouse Gas Reduction Fund

Program 46: Affordable Housing Programs Budget

The Affordable Housing Budget Unit allocates $100 million annually in local funding annually to producing new, or preserving existing, affordable housing for very and extremely low-income or homeless households, including workforce housing and permanent supportive housing. The program also supports rental assistance, Rapid Re-Housing, shared housing, move-in assistance, and other related services.

Objectives	Annually dedicate a minimum of 75% of Affordable Housing Budget Unit funds to producing new, or preserving existing, affordable housing for very and extremely low-income or homeless households, including workforce housing and permanent supportive housing. Dedicate remaining funds to supporting rental assistance, Rapid-Re-Housing, shared housing, move-in assistance, and other related services.
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including extremely low, very low and low income households, people transitioning out of incarceration, and transition age youth.
Timeframe	Ongoing
Lead Agency	Chief Executive Office
Funding Source	Ongoing Net County Cost, and One-Time Funding (Redevelopment Deferral Payments and Redevelopment Asset Sales)

Program 47: Public Housing Modernization Program

The County owns and/or operates 2,962 units of HUD-subsidized conventional public housing throughout unincorporated Los Angeles County and in the cities of Santa Clarita, West Hollywood, Santa Monica, La Puente, and Compton. Among the 2,962 public housing units, 1,945 are located within unincorporated Los Angeles County.

Modernization activities include replacing roofs; regrading and landscaping sites; replacing windows; remodeling kitchens and bathrooms; replacing ranges, range hoods, and refrigerators; replacing gas, electricity lines, heating systems, interior and exteriors doors, drapes and carpets; making apartments comply with the Americans with Disabilities Act (ADA); constructing community centers; and painting building exteriors.

Objective	Continue to improve and modernize the public housing units during the planning period.
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	HUD Capital Fund Grant Program, Federal Emergency Grants, State Disaster Funds

Program 48: Rapid Re-Housing and Shallow Subsidy Programs

These programs are designed to move people experiencing homelessness into permanent housing while they stabilize their lives (with the goal for them to take over their lease independently); and to assist them in maintaining housing stability in market rate, shared, or affordable housing.

The County's Rapid Re-Housing Program provides temporary rental assistance coupled with intensive case management services to help people experiencing homelessness access housing quickly. Other services are provided as needed, including assistance with a security deposit, furniture, damage mitigation, unit location, and tenancy retention.

The Shallow Subsidy Program provides a rental subsidy consisting of 35% of monthly rent, not to exceed $300 for individuals and $700 for households, for up to five years for populations that need additional assistance beyond Rapid Re-Housing.

Objectives	Rapid Re-Housing - serve approximately 4,300 people through the Los Angeles Homeless Services Authority and 250 people through the Department of Health Services annually.
Policies	Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible. Policy 4.3: Assist people living in interim housing to stabilize their lives and transition into permanent affordable housing. Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Department of Health Services
Funding Sources	Local: County Measure H, County department budgets (Probation AB109) State: HEAP, HHAP Federal: ESG, CoC Program

Program 49: Safe Parking

The County administers a safe parking program to provide a legal, safe place for vehicle dwellers to spend the night and access resources. While onsite, vehicle occupants are provided hot meals, hygiene services, and case management services with the goal of connecting occupants to housing.

Objectives	Facilitate the continued operation of three safe parking sites in unincorporated Los Angeles County. By 2029, develop one or more additional safe parking sites in unincorporated Los Angeles County.
Policies	Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.
Timeframe	Ongoing; 2029
Lead Agency	Los Angeles Homeless Services Authority
Funding Sources	State: HEAP Funding Local: County Measure H funds, City of Los Angeles HEAP funding, City of Los Angeles General Funds

Program 50: Services for People Experiencing Homelessness and Homelessness Prevention

In 2016, the Los Angeles County Board of Supervisors approved the Homeless Initiative, which included 47 strategies to address the homelessness crisis. The following year, County voters approved Measure H, a sales tax increase which yields an estimated $355 million annually to provide a robust local funding source for the Homeless Initiative.

The Homeless Initiative expanded the variety of services provided to people experiencing homelessness and people at risk of homelessness.

Access Centers and Access Points: LAHSA provides these places for people to access the homeless services system and begin the process of connection to housing resources, receive referrals to services and resources to meet basic needs.

Addressing Native American Homelessness: The Los Angeles City/County Native American Indian Commission (LANAIC) was formed in the fall of 2018 to better understand Native American homelessness through the lens of community members with lived experience and providers that serve them. The roadmap and objectives for this effort were developed by listening to and prioritizing community voices. WDACS oversees ongoing efforts, which include community engagement, connecting CBOs to the system of care, forming partnerships with other academic, advocacy, urban Indian organizations, and continually exploring ways to provide culturally supportive housing.

Employment Programs: WDACS oversees programs to assist people experiencing homelessness and those at risk of homelessness in connecting to stable employment opportunities. All three are contingent on the annual Measure H funding process.

HireUP is a career pathway training program that provides individuals experiencing homelessness within Los Angeles County an opportunity for training and high road employment opportunities in the construction, hospitality, and civil service sectors. The program targets those individuals enrolled in Rapid Re-Housing, as they typically tend to be at the latter end of their journey through the homeless services system and on the pathway to self-sufficiency, thus exhibiting higher indices of long-term success in employment.

Los Angeles: Regional Initiative for Social Enterprises (LA:RISE) is an innovative and collaborative partnership that unites the County's Workforce Development systems with employment Social Enterprises (SEs) to assist those impacted by homelessness into the workforce. In the LA:RISE model, Social Enterprises provide people experiencing or formerly experiencing homelessness and those at risk of homelessness with an average of 300 hours of Transitional Subsidized Employment (TSE) paired with wrap-around support and Barrier Removal Services. Simultaneously, the America's Job Centers of California (AJCCs) work closely with the SE to provide a continuum of workforce development services to assist the participant into unsubsidized employment.

Regional Homeless Opportunity for Meaningful Employment (HOME) program is being conducted by five of the seven Workforce Development Boards (WDBs) in Los Angeles County: Southeast Los Angeles County (SELACO), Pacific Gateway, Foothill, Verdugo, and South Bay WIB (SBWIB). Regional HOME combines transitional subsidized employment paired with employment services provided by the AJCCs to assist those who are currently or formerly homeless, or at risk of homelessness, obtain unsubsidized employment. The WDBs provide wrap-around services and soft skills training to participants throughout the duration of the program.

Hygiene Services: This LAHSA program connects people experiencing homelessness with hygiene services to meet their basic needs and prevent public health problems. The program includes mobile showers and laundry services.

Intensive Case Management Services: DHS meets with participants monthly wherever they are currently located to assist with housing placement, provide wrap-around supportive services, and connect participants to medical and behavioral health care. The Full Service Partnership (FSP) team from DMH provide mental health, case management, and housing retention services to clients who are formerly homeless and living in PSH in order to assist them with retaining housing.

Prevention and Problem-Solving Programs: LAHSA oversees efforts to prevent people from entering the homeless system and provide rapid resolution for people who have recently entered the system, including legal services, counseling, and one-time financial assistance. These programs serve up to 3,000 households through problem-solving, 2,000 through prevention, and up to 800 through legal services annually.

Property-Related Tenancy Services: DHS provides tenancy retention services for clients, including liaising with landlords on behalf of the client, assisting with any maintenance issues, ensuring clients understand their lease, and generally advocating for the client in order to maintain their housing.

Street Outreach: LAHSA, DHS, and DMH provide street outreach programs to connect people experiencing homelessness to housing and services while also assisting people to meet their basic needs including nutrition, medical care, and hygiene. DHS operates 62 Multidisciplinary Street-Based Engagement Teams (MDTs) and eight Public Space Engagement Teams (PSEs), with the goal of developing relationships with people over time. MDTs and PSEs place 10-15% of the individuals they interact with in interim or permanent housing. DMH operates field-based teams, called Homeless Outreach and Mobile Engagement (HOME), to provide outreach, engagement and treatment for individuals who have severe mental illness and exhibit significant impairment.

Objectives	Connect people experiencing homelessness with services needed to stabilize their lives, connect with housing and maintain housing. Develop culturally sensitive and appropriate practices for connecting with people experiencing homelessness. Improve health for vulnerable populations by connecting clients with medical and behavioral health care.
Policies	Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including extremely low, very low and low income households, people transitioning out of incarceration, and transition age youth. Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Department of Health Services, Department of Mental Health, Department of Workforce Development, Aging and Community Services
Funding Sources	Federal: PATH grant, SAMHSA Block Grant State: HEAP, HHAP, Medi-Cal, MHSA, Whole Person Care Local: County general funds, County department budgets (CEO Homeless Initiative; Department of Health Services; Department of Mental Health; Office of Diversion and Reentry), Measure H funds, Supervisorial District funding, City of Los Angeles General Funds and Council District funding

Program 51: Supportive Housing Programs

Continuum of Care Program: The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the Los Angeles City and County Continuum of Care (CoC), overseeing permanent supportive housing (PSH) and with comprehensive services for homeless families and individuals with a disability. Eligible applicants for these programs are local governments, Public Housing Agencies (PHAs), and nonprofit organizations. A critical element of CoC housing programs is the provision of ongoing supportive services by partnering with community-based organizations (CBOs). Funding is allocated annually through a competitive Notice of Funding Availability released by the U.S. Department of Housing and Urban Development.

Continuum of Care Rental Assistance Program:

The LACDA receives funding for 1,881 rental assistance certificates and partners with 19 CBOs for referrals and ongoing supportive services. CBOs are required to provide 25% match funding. Utilization of the certificates by the CBOs is monitored annually via an Annual Performance Report which is then submitted to HUD. Rental assistance is provided through three type of certificates:

- Tenant-Based Rental Assistance (TBRA): This assistance stays with the program participant who chooses a rental unit in the private market and has the option to move to a different unit once the lease has expired.

- Sponsor-Based Rental Assistance (SBRA): The assistance stays with the CBO who may house a participant in a unit owned by the CBO or enter into a master lease with a private landlord.

- Project-Based Rental Assistance (PBRA): The assistance stays with the CBO-owned unit. When a tenant moves out of the unit, they lose their assistance, and the CBO will refer a new applicant for the program to occupy the unit.

Other Permanent Supportive Housing: DHS and DMH provide rental subsidies and other assistance to assist clients with transitioning from homelessness to permanent supportive housing while supporting clients with medical or behavioral health issues. DMH also invests in the capital development of PSH for individuals who are homeless and have a serious mental illness in partnership with LACDA and through No Place Like Home funding.

Objectives	Apply for funding on an annual basis to fulfill the goals and objectives of the CoC during the planning period by rapidly housing people experiencing homelessness and individuals with a disability. Support people with medical and behavioral health issues to transition into supportive housing and retain housing.
Policies	Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible. Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Los Angeles County Development Authority, Department of Health Services, Department of Mental Health
Funding Sources	Federal: HUD (Continuum of Care program, McKinney-Vento Homeless Assistance Act as Amended by the HEARTH Act of 2009); PATH grant State: MHSA, including No Place Like Home grants, sales tax realignment Local: Measure H, Measure HHH

Program 52: Temporary Housing Programs

Adult Protective Services (APS) Temporary Emergency Shelter: Operated by WDACS, this program provides short-term housing to APS clients who are 60+ years of age and who are the victims of actual or potential abuse, neglect, or exploitation. The shelters provide a temporary safe environment until either the dangers at home can be resolved or other long-term care solutions are secured. Currently, this program is implemented through two shelters.

Crisis and Bridge Housing: Crisis and bridge housing provide shelter with a range of available case management services through over 10,000 LAHSA-administered beds annually.

Interim Housing: DHS and DMH provide immediate shelter and supportive services for people experiencing homelessness with medical issues or serious mental health issues.

Transitional Housing: This program is temporary housing for up to 36 months for people experiencing homelessness. Services include 24-hour access to bed/unit, meals, residential support, crisis intervention, and problem solving. The goal is to provide temporary housing and active case management while fostering a transition to permanent housing. Service linkages include: mental and physical health, mainstream benefits, education and/or employment supports, life skills, and transition planning.

Winter Shelter Program for Homeless (WSP): LAHSA uses Emergency Solutions Grant funds to operate 846 WSP sites, with a total of 1,518 shelter beds throughout Los Angeles County. This program is instituted yearly during the coldest and wettest months. It is funded by the City of Los Angeles and the County, and supported by the California National Guard, which provides shelter sites at several armories. Non-profit homeless service agencies contracted by the Los Angeles Homeless Services Authority manage each program site. The sites offer persons experiencing homelessness with temporary overnight shelter, meals, and help with connecting to supportive services and stable housing. The majority of people served are either chronically homeless or have high service needs, and do not typically access other supportive services.

Objective	Crisis and bridge housing: 10,000 beds annually (LAHSA) Interim housing: maintain 3,860 beds (DHS) Winter shelter: annually operate 846 sites, providing 1,518 beds (LAHSA)
Policy	Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including extremely low, very low and low income households, people transitioning out of incarceration, and transition age youth. Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Department of Health Services, Department of Mental Health, Department of Workforce Development, Aging and Community Services
Funding Sources	Federal: Emergency Solutions Grant (ESG), HUD (Continuum of Care program) State: Board of State and Community Corrections, HEAP, HHAP, Housing and Disability Advocacy Program, MHSA, Whole Person Care Local: County General Funds, County department budgets (Department of Health Services; Office of Diversion and Reentry (DHS); Probation Department), County Supervisorial District funds, Measure H, City of Los Angeles general fund

Program 53: Homebuyer Assistance

The County helps strengthen neighborhoods and empower families by supporting low and moderate income first-time homebuyers. The County offers financial assistance with down payment assistance loans, including closing cost assistance, federal income tax credits, and below market-rate loan programs. The following programs are offered by the County:

Home Ownership Program (HOP): HOP is designed to meet the needs of low-income households with the necessary down payment assistance. This program provides a Second Trust Deed loan at zero percent interest with all payments deferred until sale or transfer of title or if the home is no longer owner occupied. The HOP loan provides a second mortgage loan for first-time homebuyers with an amount of assistance up to $75,000, or 20 percent of the purchase price, whichever is less. Eligible properties are single-family homes, townhomes, and condominiums with a maximum purchase price of $520,000. Eligible locations are in unincorporated Los Angeles County and participating cities.

Mortgage Credit Certificate Program (MCC): The MCC Program offers first-time homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate will pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 20 percent of the annual interest paid on the buyer's mortgage.

Southern California Home Financing Authority (SCHFA): SCHFA is a joint powers authority between Los Angeles and Orange counties formed in June 1988 to provide first mortgage loans for low and moderate income first-time homebuyers. This program offers a 30-year fixed interest rate loan and a grant in the amount of four percent of the first mortgage loan amount for down payment and closing costs assistance.

Objectives	HOP – 54 HOP loans funded annually MCC – 120 MCC tax credits issued annually SCHFA – 2 loans funded annually
Policies	Policy 5.1: Provide financial assistance and services to ensure that extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	HOP (HOME Funds), MCC (federal income tax credits), SCHFA (mortgage revenue bonds)

Program 54: Ownership Housing Rehabilitation Assistance

Housing rehabilitation is a cost-effective way to preserve the existing stock of affordable housing and, where focused in targeted areas, can also serve to stimulate neighborhood revitalization efforts. LACDA offers the following programs to aid in housing rehabilitation by homeowners:

Single-Family Home Improvement Program: This program is designed to assist low income qualified owners to repair electrical, plumbing, heating, and roofing systems, and eliminate minor code violations. The maximum loan amount is $30,000.

Residential Sound Insulation Program: This program provides grants to eligible property owners to insulate homes from aircraft noise caused by the Los Angeles International Airport. To be eligible for the grants, the property must be located within designated areas of the unincorporated communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows and exterior doors; and the addition of vents, electrical panel upgrades, and a heating ventilation and air conditioning system. This is a grant program with no cost to the property owners for sound insulation work.

Handyworker Program: This program provides grants for minor home repairs and rehabilitation services to eligible low income households. The program provides handyworker services to eligible homeowners within the unincorporated areas of the First, Fourth and Fifth Supervisorial Districts. The Handyworker Grant Program is funded through the Community Development Block Grant program and administered by the Housing Investment and Finance Division. The maximum grant amount allowable under the Handyworker Grant Program is $5,000. Services include minor plumbing repairs, garbage disposal replacement, window screen repairs, smoke acountylarm repair and installation, and water heater straps.

Objectives	Single-Family Home Improvement – 40 households annually (currently suspended due to COVID) Residential Sound Insulation – 1,100 households Handyworker – 50 households annually (currently suspended due to COVID)
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	Federal Aviation Administration and Los Angeles World Airport, CDBG

Program 55: Childhood Lead Poisoning Prevention Program

This program encourages parents to have their children's blood lead level tested. The program investigates cases of childhood lead poisoning, determines if lead based paint in the child's home or environment is the source of the lead, and requires remediation of the source to prevent further poisoning.

Objectives	Conduct environmental investigations at the homes of lead-poisoned children. Educate owners, contractors, government agencies, and the public about lead hazards. Respond to complaints of unsafe lead work at properties built before 1978 that may contain lead paint.
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	Ongoing
Lead Agency	Department of Public Health
Funding Source	California Department of Public Health, Childhood Lead Poisoning Prevention Branch

Program 56: Historic Preservation Program

The County of Los Angeles is one of seven California counties designated as a Certified Local Government under the National Historic Preservation Act of 1966. The County's Historic Preservation Program is comprised of the Historic Preservation Ordinance (HPO), which establishes criteria and procedures for the designation, preservation, and maintenance of landmarks and historic districts; and the Mills Act Historical Property Contract Program (MA Program), which provides property tax relief to owners of historic properties who are willing to restore and maintain their properties.

HPO supports long-term affordability of housing in rent-stabilized buildings that are County landmarks or contributors of County historic districts by ensuring that those buildings are not demolished. The MA Program encourages the preservation of qualified historic properties, which may contain rent-stabilized units, by providing funding for the maintenance, rehabilitation, and restoration of the properties.

DRP recently completed a survey of historic resources associated with the African-American community of Sun Village, located in the unincorporated Antelope Valley. This project supports the County's multi-faceted efforts to form a more equitable society by identifying cultural, historic, and social contributions of the County's diverse communities.

Objectives	Develop and adopt the Historic Preservation Ordinance, and promote the Mills Act Historical Property Contract Program to property owners through efforts such as mailing informational materials to property owners of designated historic properties or within historic districts; the dissemination of brochures, presentations, and web postings on the DRP web site; and by offering technical assistance to property owners.
Policies	Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
Timeframe	Ongoing
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 57: Annual Zoning Code Technical Update

In 2019, DRP established an annual program to make updates to Title 22 (Planning and Zoning) to ensure consistent implementation of local ordinances and compliance with frequently-changing State laws. This annual "tune up" allows DRP to identify opportunities to clarify language and provide better service to the puaffirblic in facilitating housing production.

In conjunction with the County's Anti-Racism, Diversity and Inclusion (ARDI) Initiative, the annual tune up will also provide the mechanism for DRP to review Title 22 through an equity lens.

Objectives	By 2023, update the Farmworker Housing Ordinance to be in compliance with the State Health and Safety Code Section 17021.5. Annually update Title 22 to ensure consistent implementation and compliance with new State laws.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for extremely low, very low, low, and moderate income households and those with special needs.
Timeframe	Ongoing
Lead Agency	Department of Regional Planning
Funding Source	General Fund

III. BACKGROUND

HOUSING NEEDS ASSESSMENT

This housing needs assessment determines the existing housing inventory and market trends that can be used to inform housing policies for unincorporated Los Angeles County. The analysis of existing conditions includes a review of population, employment, households, and housing characteristics. Additionally, the housing needs assessment addresses special circumstances, such as populations with special needs and limitations on resources.[1]

Data Limitations

Unincorporated Los Angeles County is a complex geography for the purpose of compiling socioeconomic data. The Census Bureau does not recognize unincorporated Los Angeles County as a single entity. To obtain specific data for unincorporated Los Angeles County, the methodology often involves subtracting data for cities from the county level data. With Amercican Community Survey (ACS) data being sample data with margins of error, this process may be appropriate for small county jurisdictions, but becomes a complex and highly inaccurate method for a jurisdiction as large as unincorporated Los Angeles County. Furthermore, much of the housing data is sourced from HUD's Comprehensive Housing Affordability Strategy (CHAS). CHAS data is available only for cities that are entitlement jurisdictions with a population 50,000 or more, or collectively for "Urban County" jurisdictions that are comprised of unincorporated areas and cities with less than a population of 50,000. This Needs Assessment relies on data provided by SCAG in the Pre-Approved Local Housing Data, and is supplemented with other data that may be available at the Urban County level.

County Overview

Almost 65 percent of the land area in Los Angeles County, or about 2,600 square miles, is unincorporated (see **Figure III-2**). With a population of nearly 10 million people, Los Angeles County is the most populous county in the United States. Roughly 11 percent of Los Angeles County's total population, or approximately 1,034,689 people, live in more than 125 unincorporated communities.

Unincorporated Los Angeles County Population Growth Trends: 2000-2020

The majority of Los Angeles County's growth occurred in the post-war years, and growth has slowed in the decades since 1960. Despite the declining growth rate, unincorporated Los Angeles County added 48,639 new residents between 2000 and 2020 (**Figure III-1**). During this period, unincorporated Los Angeles County had an annual growth rate of 0.2 percent, compared to 0.7 percent in the Southern California Association of Governments (SCAG) region.

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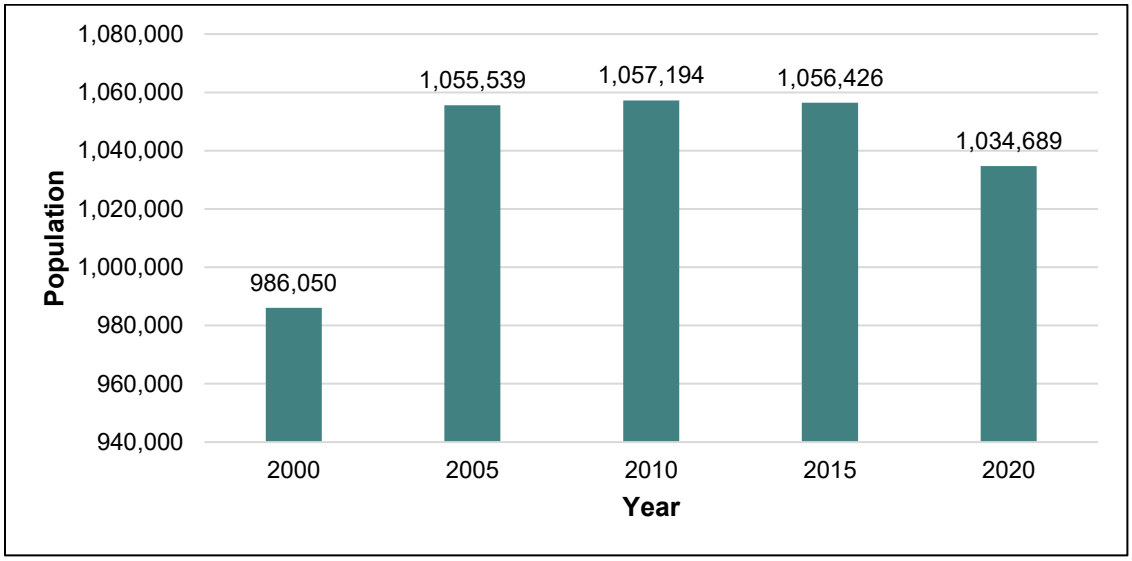
[1] This section utilizes various data sources, including sample data and projections; therefore, depending on the source, some data totals may differ slightly.

Figure III-1: Population Trend - Unincorporated Los Angeles County (2000-2020)



Source: CA DOF E-5 Population and Housing Unit Estimates 2000, 2005, 2010, 2015, 2020.

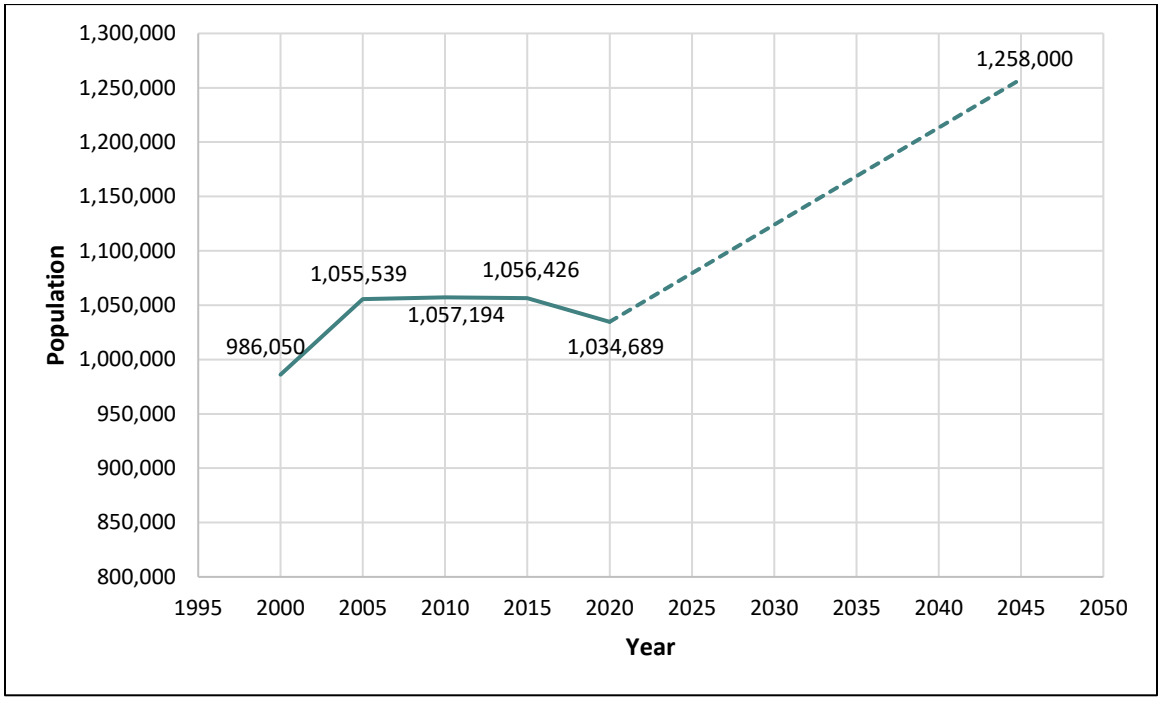
Figure III-2: Unincorporated Los Angeles County

Projections

Population Projections

SCAG includes a reasonable growth forecast for local jurisdictions as reported in the 2020 Regional Transportation Plan/Sustainable Communities Strategy.[2] According to SCAG, by 2045, the population in unincorporated Los Angeles County is expected to increase by 22 percent (**Figure III-3**).

Figure III-3: Population Projections - Unincorporated Los Angeles County (2000-2045)



Source: CA DOF E-5 Population and Housing Unit Estimates; SCAG 2020 RTP/SCS: Demographics and Growth Forecast.

Household Projections: 2016-2045

According to SCAG, from 2016 to 2045, the number of households in unincorporated Los Angeles County is projected to grow by approximately 42 percent.

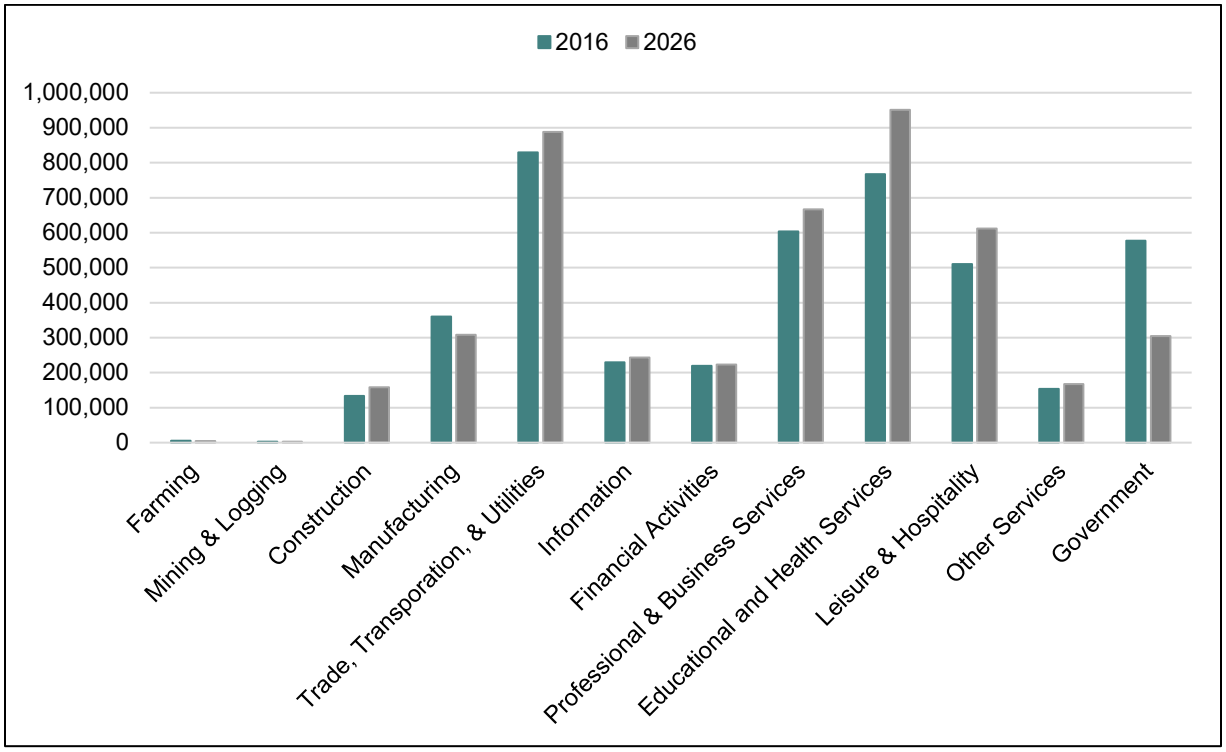
Employment Projections

According to SCAG, employment in unincorporated Los Angeles County is expected to grow by 19% from 2016 to 2045. While sector-specific projections for unincorporated Los Angeles County are not available, the State Employment Development Department (EDD) projects growth in some higher paying sectors in Los Angeles County as a whole by 2026, including educational and health services, professional and business services, and trade, transportation and utilities (**Figure III-4**). These sectors have the potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment. Attracting new target industries, the need

[2] Southern California Association of Governments (SCAG). 2020. Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579. Accessed July 2021.

for more workforce development, and the lack of higher paying jobs continue to be concerns for economic development.

Figure III-4: Employment Trends - Los Angeles County (2016-2026)



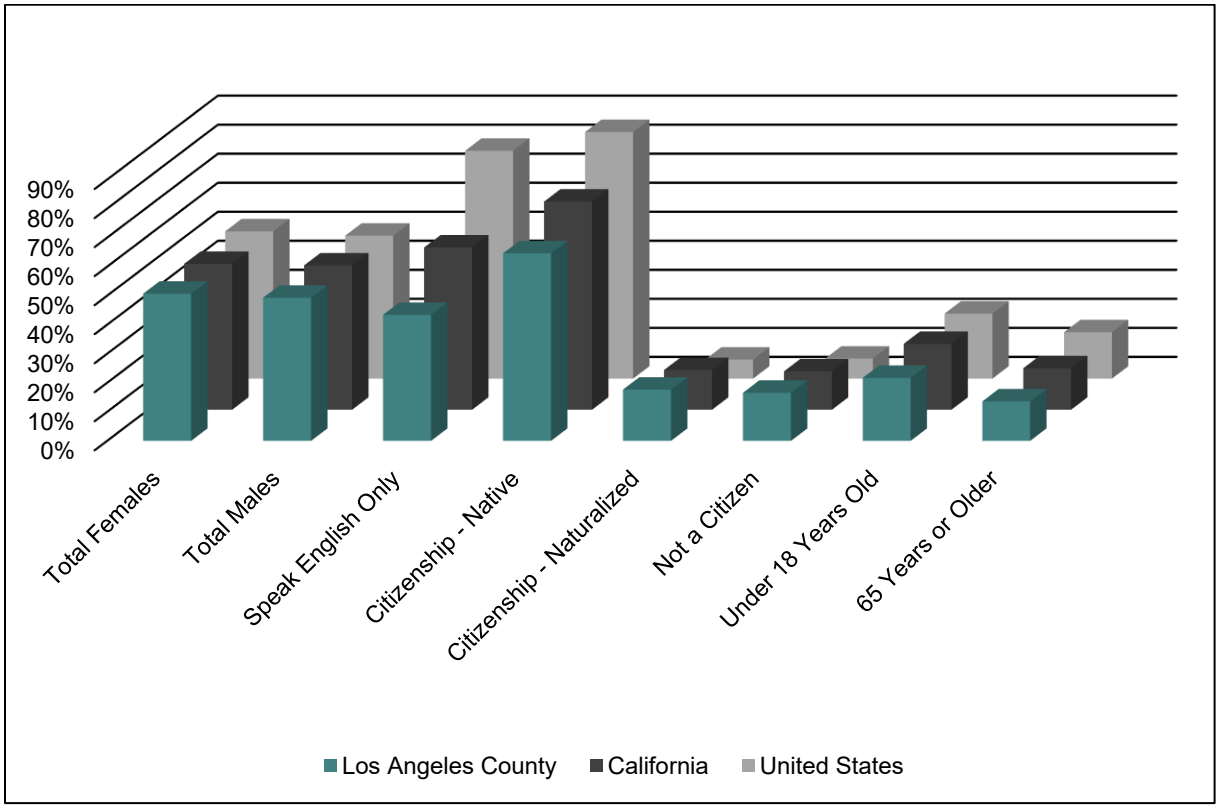
Source: California Employment Development Department (EDD). 2020. 2016-2026 Employment Projections. https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html. Accessed August 2020.

Population Characteristics

Assessing the profile of a community can indicate the current and projected needs for housing types. Typically, a community with more households, larger households, and households with children need and/or desire larger units and ownership units. Communities that have a higher percentage of single people or younger people, on the other hand, typically need and/or desire smaller, rental units. Communities with a higher percentage of seniors typically need and/or desire smaller, accessible, and affordable units.

In general, the population trends of unincorporated Los Angeles County reflect those of Los Angeles County as a whole. **Figure III-5** compares the population profile of Los Angeles County with California and the rest of the country.

Figure III-5: Population Characteristics - Los Angeles County (2018)



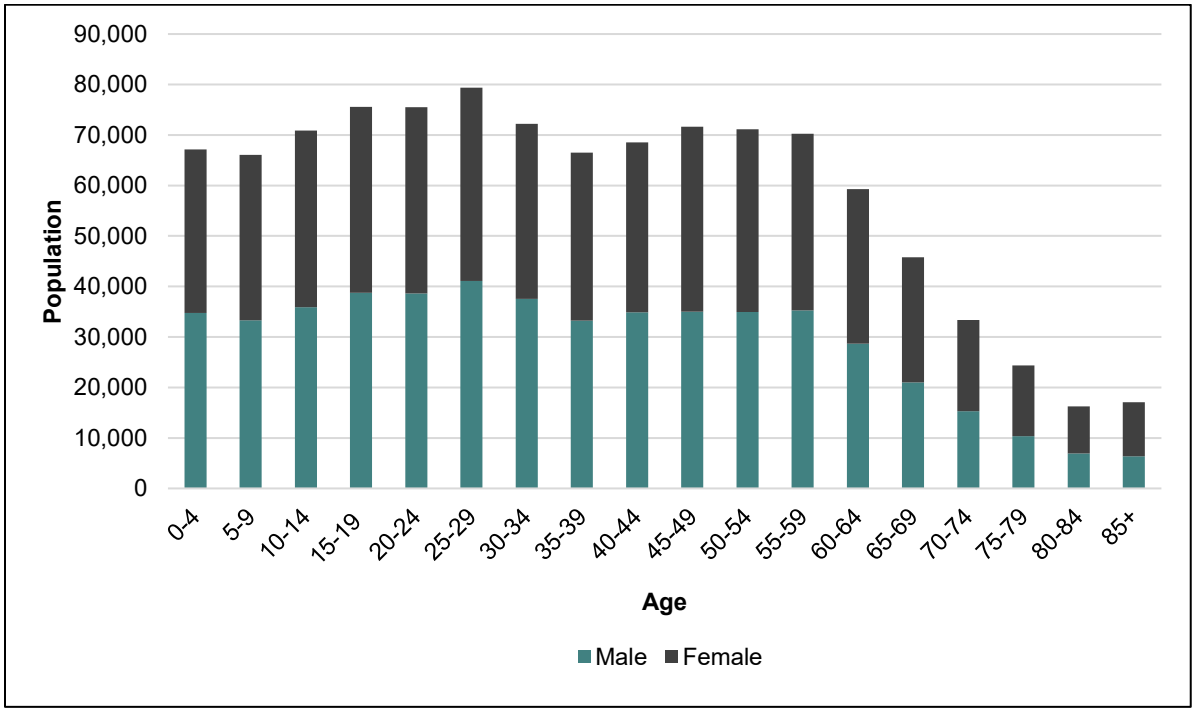
Source: ACS 2014-2018, Tables B05001, S0101, S1601.

Age of Residents

The age of the population is useful for determining the types of housing that will be required during the Housing Element planning period. Younger people living alone (between 20 and 34) and seniors over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units, while the population between 35 and 65 years makes up the majority of the market for single family houses and condominiums.

According to the 2014-2018 American Community Survey (ACS), residents under the age of 18 make up 23.7 percent of the population in unincorporated Los Angeles County. Seniors (65 years and older) make up 13 percent of the population and represent the smallest percentage of the population. The 25 to 29 years age group accounts for the highest percentage of residents (**Figure III-6**). The large population of younger people creates a demand for smaller, more affordable housing, while the middle-aged population will continue to demand more variety in housing choices.

Figure III-6: Population by Age and Sex - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Race and Ethnicity of Residents

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

Table III-1 shows that 50 percent of the households in unincorporated Los Angeles County identify as Hispanic. Approximately 23.7 percent identify as White (non-Hispanic), 11.2 percent identify as Black (non-Hispanic), and 15.1 percent identify as Asian or another ethnicity (non-Hispanic).

Table III-1: Households by Race and Ethnicity - Unincorporated Los Angeles County (2016)

Race/Ethnicity	Households	Percent
White, non-Hispanic	62,761	23.73%
Black, non-Hispanic	29,705	11.23%
Asian and other, non-Hispanic	39,807	15.05%
Hispanic	132,210	49.99%
Total	264,483	100%

Source: HUD CHAS 2012-2016.

Persons with Special Needs

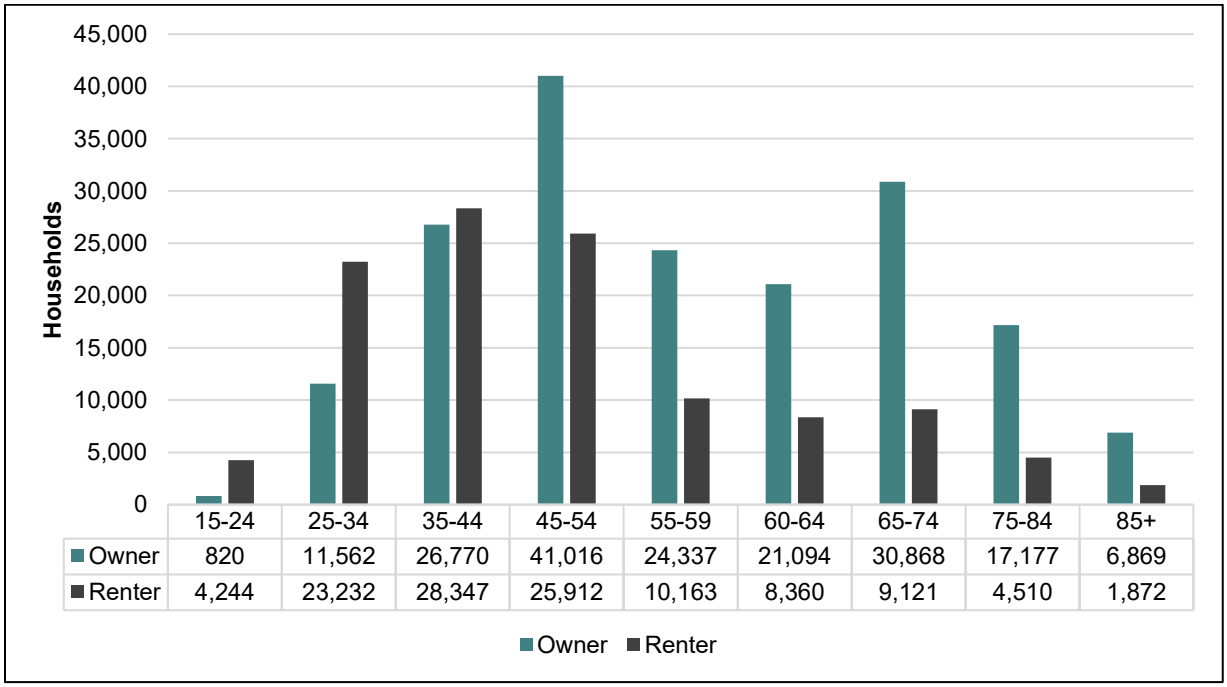
In addition to affordability and access issues that affect all populations in unincorporated Los Angeles County, those with special needs face greater challenges in finding available housing. Special needs groups include seniors, farmworkers, female-headed households, large households, people experiencing homelessness, and persons with disabilities. An analysis of these special needs populations is provided in the following sections. For a discussion on special needs resources, please see the section "Resources for Special Needs Housing."

Seniors

The Census defines the elderly, or seniors, as the population 65 years and older. As a general population group, seniors are at a disadvantage for housing. This is due to an increased likelihood of being on fixed or low incomes, having disabilities, or having different living preferences than families or younger, single people.

According to the 2014-2018 ACS, seniors account for 13 percent of the population of unincorporated Los Angeles County. Approximately 24 percent of unincorporated Los Angeles County households are headed by seniors. Of the senior-headed households, approximately 78 percent are homeowners and 22 percent are renters, as shown in **Figure III-7**.

Figure III-7: Housing Tenure by Age - Unincorporated Los Angeles County (2018)



	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	820	11,562	26,770	41,016	24,337	21,094	30,868	17,177	6,869
Renter	4,244	23,232	28,347	25,912	10,163	8,360	9,121	4,510	1,872

Source: ACS 2014-2018 (5-year estimates).

Elderly (senior) households are defined as households consisting of two or more persons over 61 years. **Table III-2** shows that 28.4 percent of elderly households in unincorporated Los Angeles County earn less than 30 percent of the surrounding area median income, and 46.5 percent of elderly households earn less than 50 percent of the surrounding area median income.

Table III-2: Elderly Households by Income and Tenure - Unincorporated Los Angeles County

Income Category	Owner	Renter	Total	Percent of Total Elderly Households
<30% HAMFI	8,439	7,775	16,214	28.40%
30-50% HAMFI	7,687	2,638	10,325	18.10%
50-80% HAMFI	8,017	2,290	10,307	18.00%
80-100% HAMFI	3,669	781	4,450	7.80%
>100% HAMFI	13,773	2,054	15,827	27.70%
Total	41,585	15,538	57,123	100%

Note: HAMFI refers to Housing and Urban Development Area Median Family Income.
Source: HUD CHAS 2012-2016.

According to the DOF, a substantial increase in the number of seniors will occur by 2050. The senior population in Los Angeles County in 2050 is projected to be nearly twice as large as in 2019.[3] Similar trends are expected in unincorporated Los Angeles County. As the number of seniors and life expectancies increase, the demand for a variety of senior housing options will also increase.

In addition to traditional facilities that offer independent living units, it is likely that the demand for intermediate care and assisted living will also increase, as well as the demand for facilities offering a full range of living arrangements. The Housing Element addresses the needs of seniors through various programs, such as the Density Bonus Ordinance, which provides regulatory incentives for senior citizen housing developments.

Persons with Disabilities

Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income. Ambulatory, independent living, and cognitive disabilities are the most commonly occurring disabilities in unincorporated Los Angeles County. As shown in **Figure III-8**, 55,471 residents in unincorporated Los Angeles County experience an ambulatory disability, 41,977 experience an independent living disability, and 37,363 experience a cognitive disability. Seniors typically have higher disability rates compared to other age groups.[4] Nearly 20 percent of the total population experience a disability; however, calculating disability as a percentage of total population may not be accurate because some disability types are not recorded for children below a certain age.

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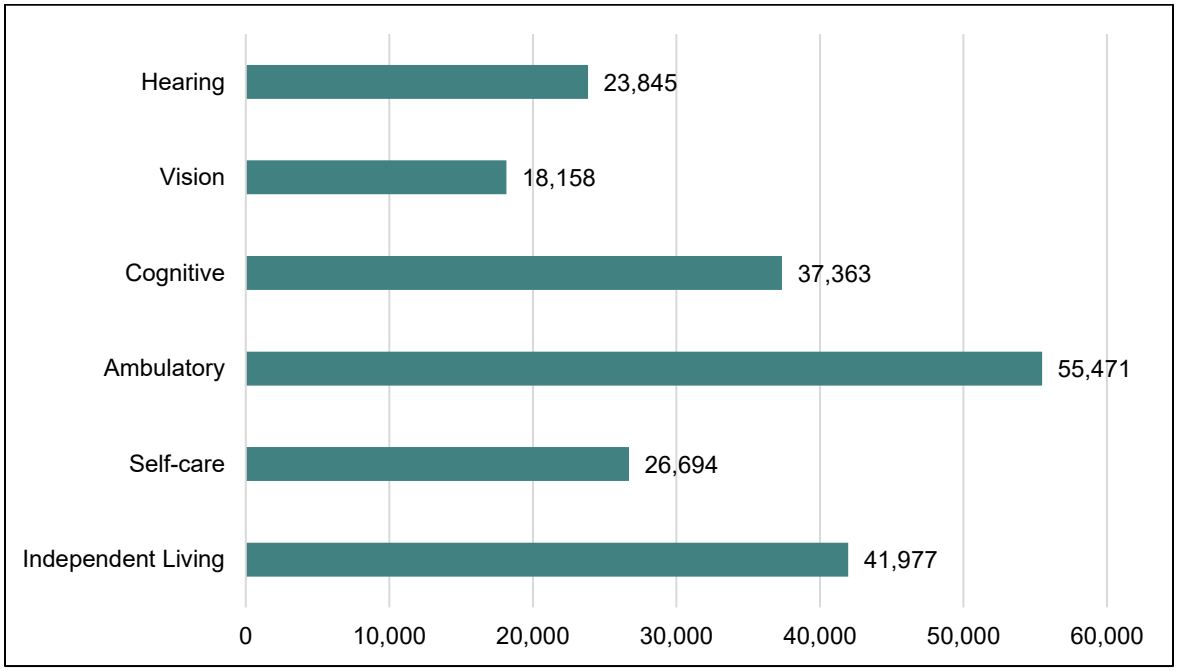
[3] DOF. 2020. Projections. http://www.dof.ca.gov/Forecasting/Demographics/Projections/. Accessed August 2020.

[4] Disability Characteristics, American Community Survey 2018. https://data.census.gov/cedsci/table?q=S1810%3A%20DISABILITY%20CHARACTERISTICS&hidePreview=true&tid=ACSST1Y2018.S1810

Figure III-8: Disability by Type - Unincorporated Los Angeles County (2018)



Note: Disability types are only recorded for populations above a certain age.
Source: ACS 2014-2018 (5-year estimates).

Of the population with a disability, 62 percent are not part of the labor force. According to the 2014-2018 ACS, 32 percent of persons with a disability in unincorporated Los Angeles County are employed compared to 71 percent of persons with no disability (**Table III-3**).

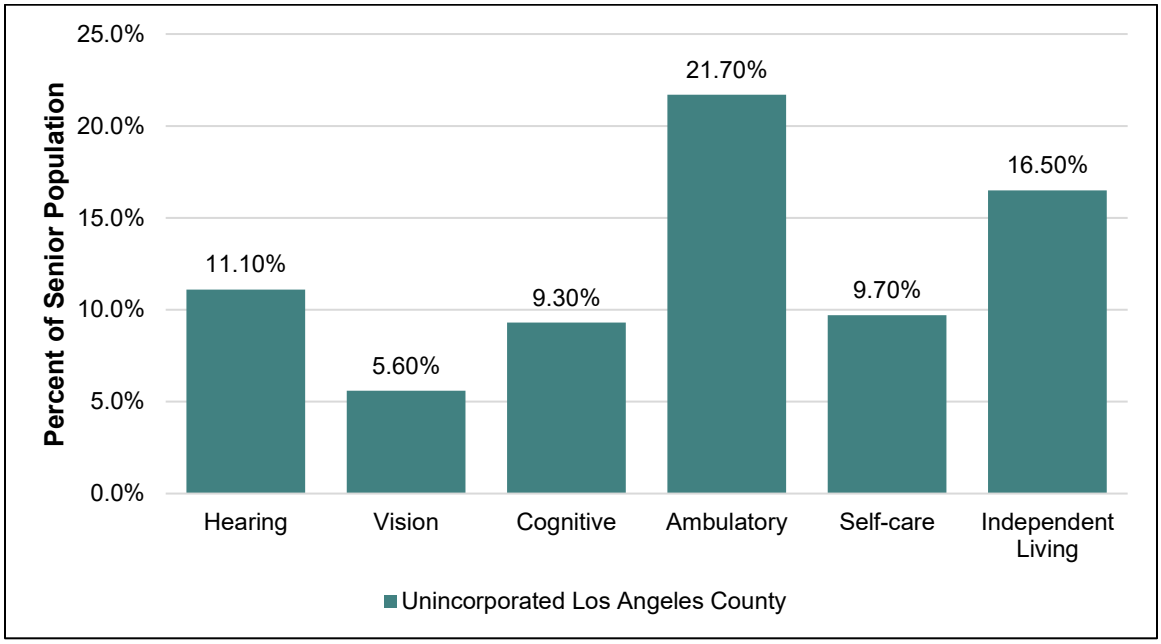
Table III-3: Disability by Employment Status - Unincorporated Los Angeles County (2018)

Employment Status	With a Disability	Percent	No Disability	Percent
Employed	15,449	32%	434,671	71%
Unemployed	2,759	6%	32,615	5%
Not in Labor Force	29,925	62%	141,915	23%
Total	48,133	100%	609,201	100%

Source: ACS 2014-2018 (5-year estimates).

In addition to the problems associated with fixed or low incomes, many seniors are faced with various disabilities. As shown in **Figure III-9**, 21.7 percent of seniors in unincorporated Los Angeles County experience an ambulatory disability. Ambulatory disabilities are the most commonly occurring disability among seniors in unincorporated Los Angeles County, followed by independent living (i.e., people with selfcare limitations), and hearing disabilities.

Figure III-9: Disability by Type - Seniors (65 and over)



Source: ACS 2014-2018 (5-year estimates).

Persons with disabilities face unique problems in obtaining affordable and adequate housing. State and federal laws require that all new multifamily construction be accessible to persons with disabilities, but older units built prior to 1989 are rarely accessible to persons with disabilities. Furthermore, once a regular unit is completed, modifications are expensive and not always feasible. Older units, particularly in older multifamily structures, are expensive to retrofit for persons with disabilities because space is rarely available for elevator shafts, ramps, wider doorways, etc. This population needs low-cost, conveniently located housing that is adapted for disability access. In some cases, they may also require supportive services.

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a developmental disability means:

> *"a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."*

The State Department of Developmental Services (DDS) provides community-based services to over 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The regional centers are private, non-profit organizations that contract with the State to offer a wide range of services. The developmental centers and the two locked facilities are state-owned and operated.

Los Angeles County is served by the following seven regional centers that provide point of entry services and ongoing support for persons with developmental disabilities.

- Eastern Los Angeles Regional Center
  Areas Served: Eastern Los Angeles County, including the communities of Alhambra and Whittier

- Frank D. Lanterman Regional Center
  Areas Served: Central, Glendale, Hollywood-Wilshire, and Pasadena Health Districts.

- Harbor Regional Center
  Areas Served: Bellflower, Harbor, Long Beach, and Torrance Health Districts

- North Los Angeles County Regional Center
  Areas Served: East Valley, San Fernando, and West Valley Health Districts

- San Gabriel/Pomona Regional Center
  Areas Served: Foothill, El Monte, and Pomona Health Districts

- South Central Los Angeles Regional Center
  Area Served: Compton, San Antonio, South Los Angeles, Southeast Los Angeles, and Southwest Los Angeles Health Districts

- Westside Regional Center
  Areas Served: Inglewood and Santa Monica West Health Districts.

As shown in **Table III-4**, 47,507 persons in unincorporated Los Angeles County experience a developmental disability. Developmental disabilities are more common among children (0 to 17 years old). In unincorporated Los Angeles County, 18,760 persons under the age of 18 experience a developmental disability, compared to 9,987 persons 18 years and older. Most residents with a developmental disability reside in the home of a parent, family member, or guardian.

Table III-4: Developmental Disabilities - Unincorporated Los Angeles County (2019)

Employment Status	With a Disability	Disabled Persons
By Residence	Home of Parent/Family/Guardian	15,608
	Independent/Supported Living	1,027
	Community Care Facility	1,016
	Intermediate Care Facility	349
	Foster/Family Home	601
	Other	159
By Age	0-17 Years	18,760
	18+ Years	9,987
Total		47,507

Note: Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.
Source: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Persons with developmental disabilities can live and work independently or with support within a conventional housing environment. One important principle, which is derived from the Americans with Disabilities Act (ADA) and the Supreme Court decision in *Olmstead vs. Zimring*, and which applies to housing for persons with disabilities, is that of integration and full inclusion. County efforts to provide housing for persons with disabilities will take into account the need to provide a continuum of housing types for persons with disabilities that provides them with opportunities to live in the most integrated setting, and not in segregated housing or communities. Housing opportunities include market-rate and affordable housing (single family and multifamily) without supports; shared housing; housing with individualized supports, such as supported living services or independent living services; supported housing with services available through the housing provider on- or off-site; group housing; and licensed housing for individuals with greater service needs.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this special needs group. Incorporating "barrier-free" design in all new multifamily housing (as required by state and federal fair housing laws) is especially important in providing the widest range of choices for persons with developmental disabilities.

Resources for Persons with Disabilities

The County addresses the housing needs of persons with disabilities by allowing a variety of housing types. For example, the Zoning Code considers licensed adult residential homes (serving six or fewer persons on a 24-hours-a-day basis) as a residential use that is permitted in all residential zones. Licensed adult residential homes for more than six persons are conditionally permitted in most residential and commercial zones. In addition, the Zoning Code also allows for small family homes for six or fewer children with mental, developmental, or physical disabilities and who require special care and supervision as a result of such disabilities. Furthermore, in November 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures serve as barriers to equal housing access, pursuant to state and federal fair housing laws and the State Housing Element Law.

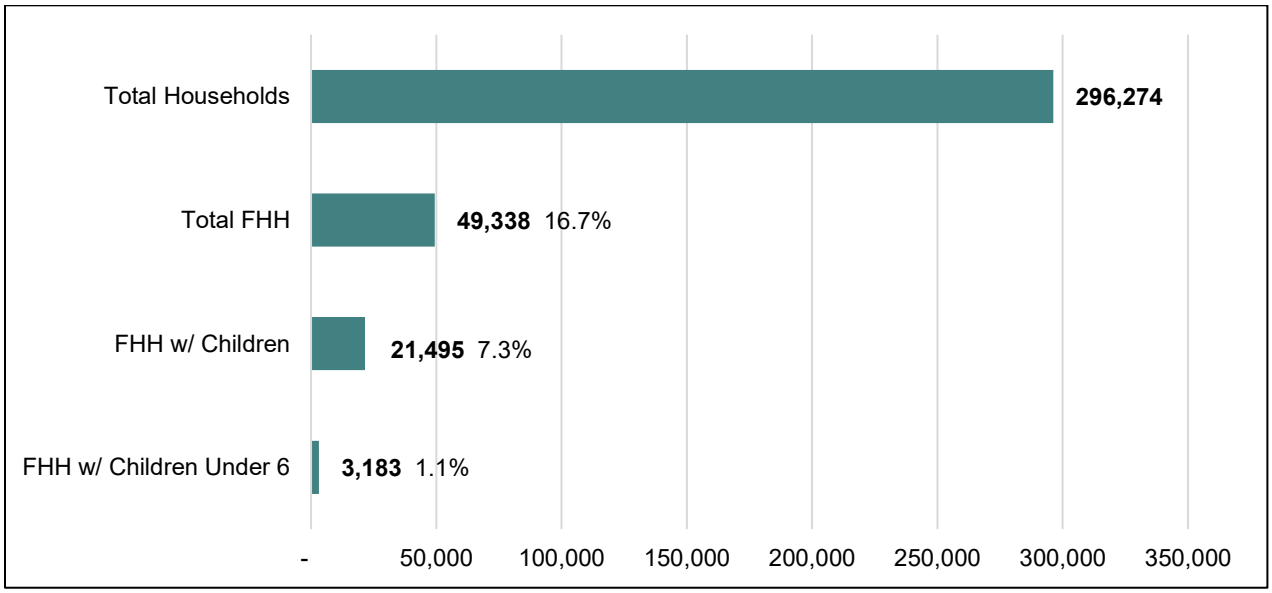
The County offers a home improvement program, which targets assisting persons with disabilities. Additionally, LACDA's NOFA/RFP process encourages applicants to incorporate supportive services for special needs groups into their projects. Rating criteria within the RFP process award additional points for the incorporation of special needs housing and associated supportive services.

Female-Headed Households

Single parent households, particularly female-headed households, often experience difficulty in finding adequate housing due to the lack of affordable housing. They may also have additional needs for day care, health care, and other services that can augment their ability to support their household. Many female-headed households are one-wage-earner households, and therefore tend to have lower incomes, which places them at a disadvantage for housing. Data to estimate the number of female-headed households with incomes below the poverty level for unincorporated Los Angeles County is not available.

In Los Angeles County, single parent households account for approximately 22 percent of all households.[5] Approximately 16.7 percent of households in unincorporated Los Angeles County are female-headed, and 7.3 percent of households in unincorporated Los Angeles County are female-headed with children (**Figure III-10**). In the previous housing element cycle, single parent households accounted for 25% of households. While this may appear like the number of single parent households have been reduced, it is more likely due to limitations inherent in the data related to margins of error. The County's Ownership Housing Rehabilitation Assistance Program, Family Self-Sufficiency Program, and other programs, including those related to the preservation, construction, and rehabilitation of affordable housing target the needs of single parent households.

Figure III-10: Female Headed Households (FHH) - Unincorporated Los Angeles County (2018)



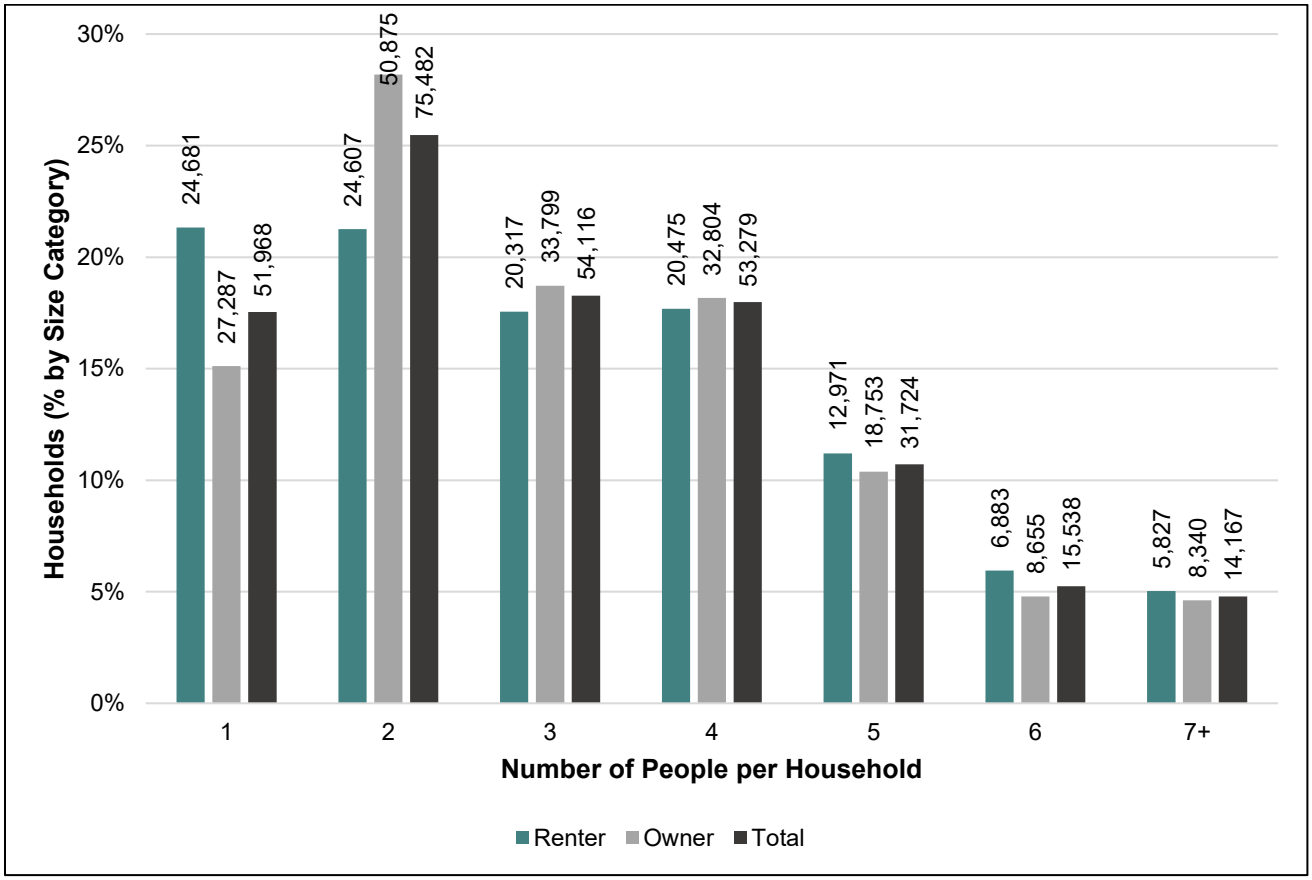
Source: ACS 2014-2018 (5-year estimates).

Large Households

Large households are generally identified as those having five or more people. They are characterized as a special needs group because they may include one or more families sharing housing, especially extended families, and can indicate a lack of affordable housing and increased overcrowding. Due to a limited supply of adequately sized units to accommodate large households, large households experience more difficulty securing adequately sized and affordable housing. When larger units are available, they generally cost significantly more than smaller units. Large households can also put a physical strain on the housing stock, which results from the greater wear-and-tear that more inhabitants can have on a unit. **Figure III-11** shows that over 20 percent of the households in unincorporated Los Angeles County have five or more people. A larger percentage of renter-occupied households have five or more people compared to owner-occupied households.

[5] ACS 2014-2018, Table DP02.

Figure III-11: Large Households - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

The lack of supply, compounded with the low incomes of large households, results in many large households living in overcrowded conditions. According to HUD,[6] 11,738 renter-occupied large households and 16,614 owner-occupied large households have an AMI of 80% or less, and are housing cost burdened. Among the renter-occupied large households, 5,926 extremely low income and 4,255 very low income households are housing cost burdened in excess of 30%. Among owner-occupied large households, 3,927 extremely low income and 2,654 very low income households are housing cost burdened in excess of 30%. Furthermore, 4,998 renter-occupied and 1,185 owner-occupied, households are housing cost burdened in excess of 50%

Due to the varied nature of development in unincorporated Los Angeles County and the way bedroom count data is collected, there is a data gap in estimating the number of dwelling units with three or more bedrooms. However, the number of housing cost burdened large households speaks to the need for more affordable larger units. As with other special needs groups, large households would benefit from innovative multifamily housing development near jobs and public transit with childcare facilities and opportunities for recreation.

[6] https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

Farmworkers

Los Angeles County has seen a significant decrease in agricultural workers. State EDD data shows that between 2000 and 2016, the number of farmworkers countywide decreased by nearly 50 percent, from 7,700 to 3,910 farmworkers.[7] As shown in **Table III-5**, the USDA estimates there are 1,241 farmworkers in unincorporated Los Angeles County. Of those, 315 are seasonal workers (those who work less than 200 days/year), 402 are year-round farmworkers living off-farm, and 546 are year-round farmworkers living on-farm. Existing farmworkers in Southern California are usually able to work year-round, but their earnings are typically in the extremely low-income household category. Farmworkers typically move from farm to farm to find work, which points to the need for migrant farmworker housing.

To address the housing needs of farmworkers, the County established the Farmworker Housing Ordinance in 2010. It allows farmworker housing in all zones where agricultural uses are permitted (exclusive of environmentally sensitive and/or hazard areas) with no special or added layer of administrative review. Agricultural practices no longer account for a significant sector of Los Angeles County's economy, and as more agricultural land is converted for non-agricultural uses, this sector will continue to decline.

Table III-5: Farmworkers by Occupation - Unincorporated Los Angeles County (2017)

Category	Number of Employees
Total Farmworkers	1,241
Seasonal Farmworkers	315
Year-round Farmworkers living off-farm	402
Year-round Farmworkers living on-farm	546

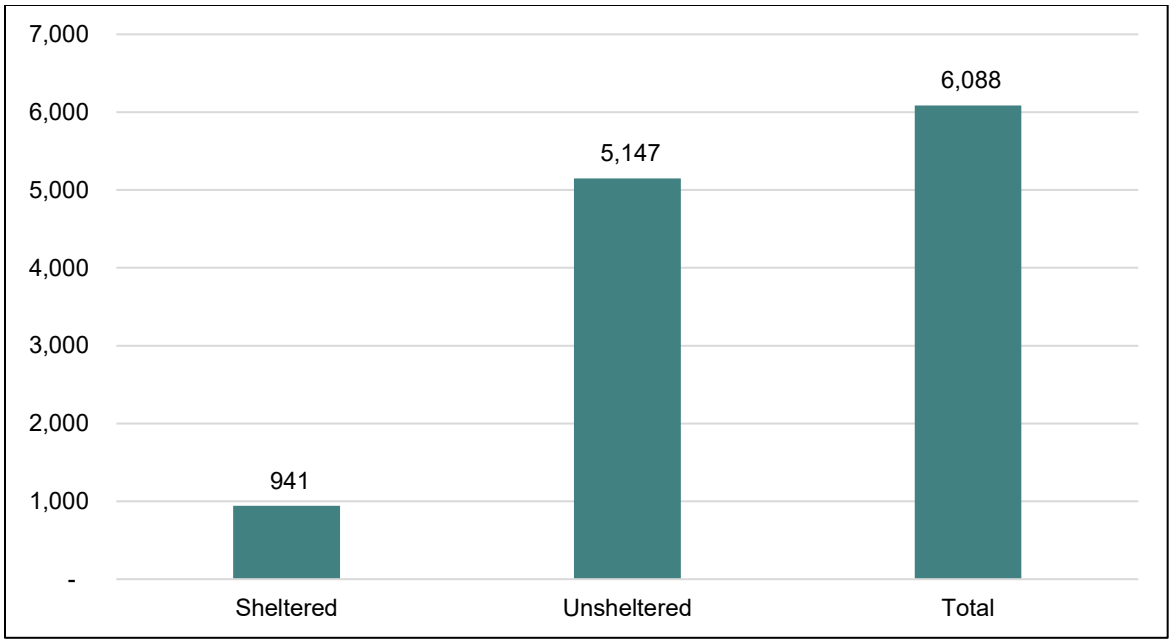
Estimated figures do not sum. Source: https://www.nass.usda.gov/AgCensus/

People Experiencing Homelessness

In 2020, there were an estimated 6,088 people experiencing homelessness in unincorporated Los Angeles County. **Figure III-12** shows a majority of those experiencing homelessness are unsheltered (85 percent) and 15 percent are sheltered.

Figure III-12: People Experiencing Homelessness - Unincorporated Los Angeles County (2020)

[7] DOF. 2020. Projections. http://www.dof.ca.gov/Forecasting/Demographics/Projections/. Accessed August 2020.



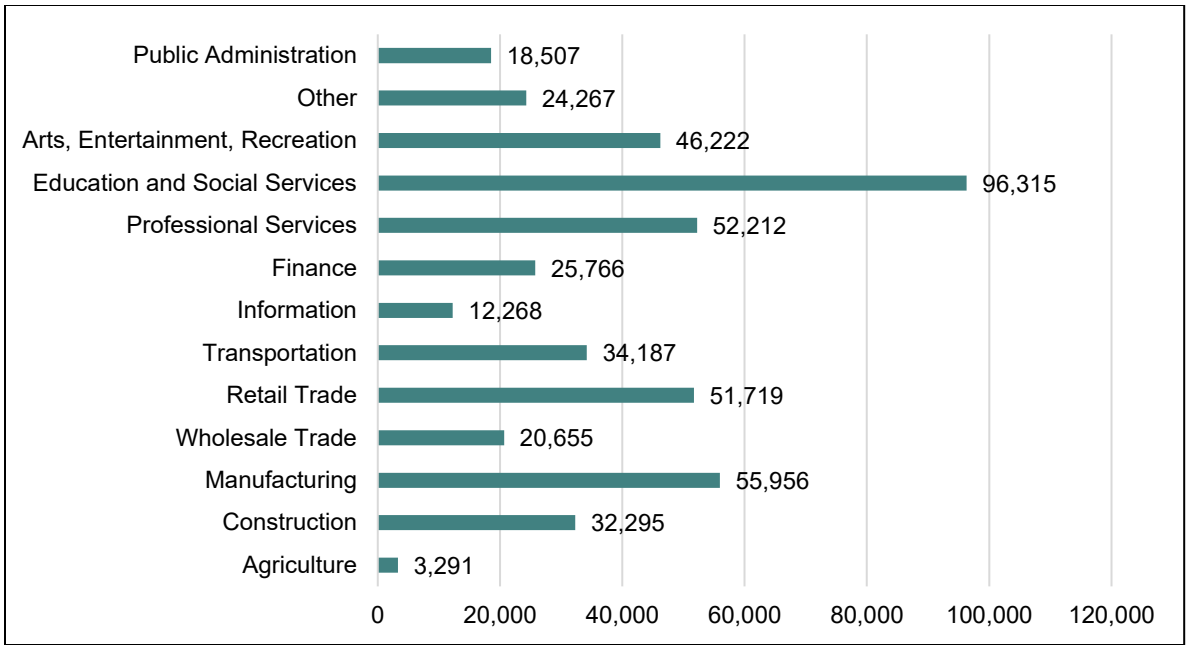
Source: Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count - Unincorporated Areas, 2020.

"Chronic homelessness" describes those who have experienced homelessness for over a year and have a disabling condition. These individuals often have the most severe disabilities, including mental disabilities and substance abuse issues. People experiencing homelessness move across local jurisdictions countywide to obtain food resources, safer temporary accommodations, and other services and resources to meet their immediate needs. While there is a data gap in demographic information for people experiencing homelessness unique to unincorporated Los Angeles County, the County is tackling the problem on a countywide basis. On February 9, 2016, the Board of Supervisors approved an unprecedented action plan as part of the County's Homeless Initiative to prevent and combat homelessness, and to create an ambitious, but achievable path forward. In March 2017, voters approved Measure H, which is a ¼ percent increase to the County's sales tax to provide an ongoing revenue stream – an estimated $355 million per year for ten years — to fund services, rental subsidies, and housing to combat homelessness. For more information on shelters, interim housing, and supportive housing, please refer to the Zoning and Subdivision Code section of the Housing Constraints Chapter.

Employment Characteristics

Los Angeles County hosts a diverse economy, but its composition has changed substantially over the past several decades and continues to transition. Although Los Angeles County is still one of the largest manufacturing centers in the United States, since the 1970s, the manufacturing industry has declined steadily and substantially. The education and social services sector accounts for the highest number of employees in unincorporated Los Angeles County, followed by manufacturing and professional services (**Figure III-13**).

Figure III-13: Employment by Industry - Unincorporated Los Angeles County (2018)

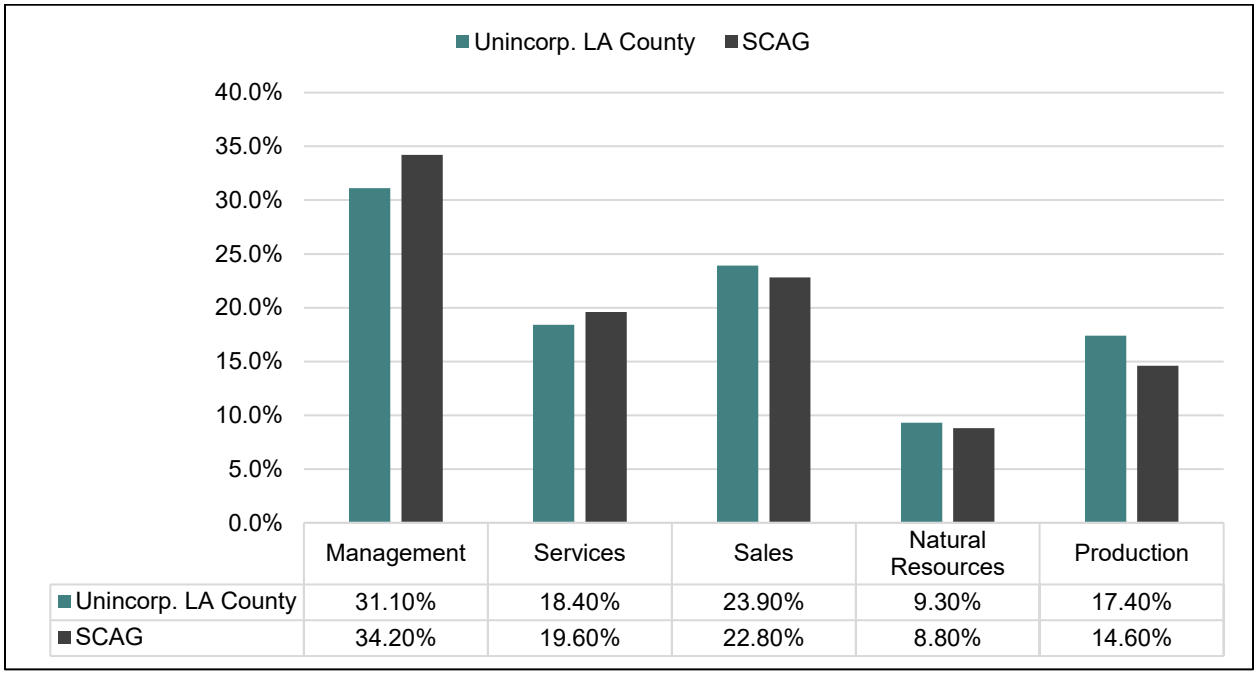


Source: ACS 2014-2018 (5-year estimates using groupings of 2-digit NAICS codes).

The employment base in Los Angeles County has continued to shift since 2000. The most substantial losses were in manufacturing, which lost nearly 240,000 jobs between 2000 and 2010. Since 2010, the number of employed in the manufacturing industry has decreased further from 379,200 to 339,200 employed countywide.[8] Between 2010 and 2019, the employment in the data processing industry more than doubled countywide. Non-store retailer, health practitioner, and courier/messenger sectors also saw large job increases. Apparel manufacturing, book/news stores, and mining/logging industries saw the highest rate of job loss between 2010 and 2019. As shown in **Figure III-14**, unincorporated Los Angeles County employs a slightly higher proportion of residents in the production sector and natural resources sector than the region.

[8] EDD. 2020. Industry Employment – Official Monthly Estimates (CES). https://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/AreaSelection.asp?tableName=Ces. Accessed August 2020.

Figure III-14: Employment by Occupation (2018)



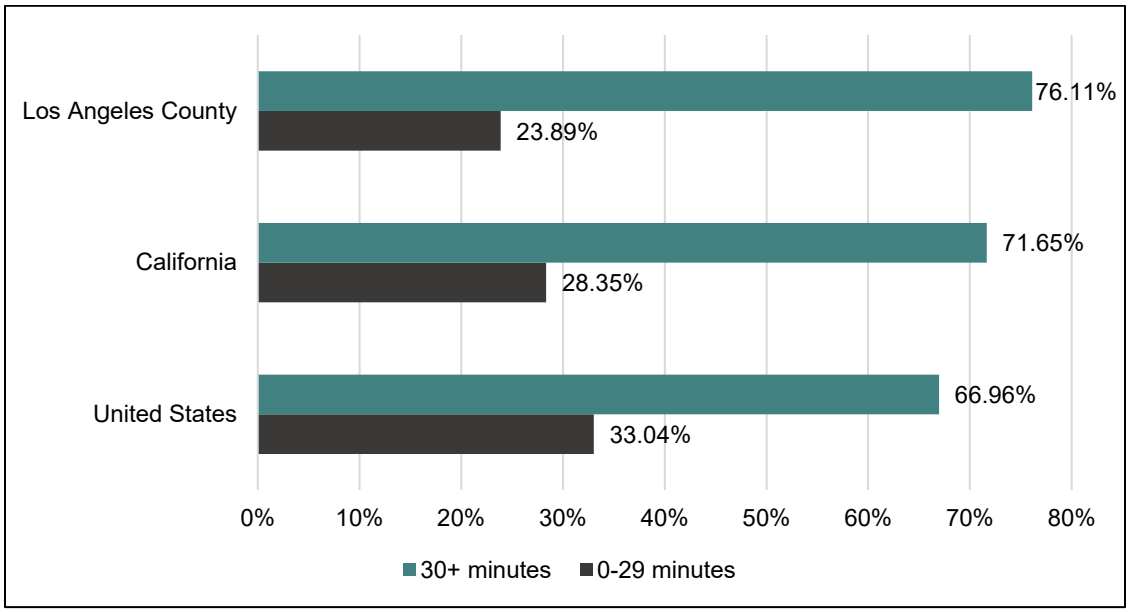
	Management	Services	Sales	Natural Resources	Production
Unincorp. LA County	31.10%	18.40%	23.90%	9.30%	17.40%
SCAG	34.20%	19.60%	22.80%	8.80%	14.60%

Source: ACS 2014-2018 (5-year estimates using groupings of SOC codes).

Commuting Patterns

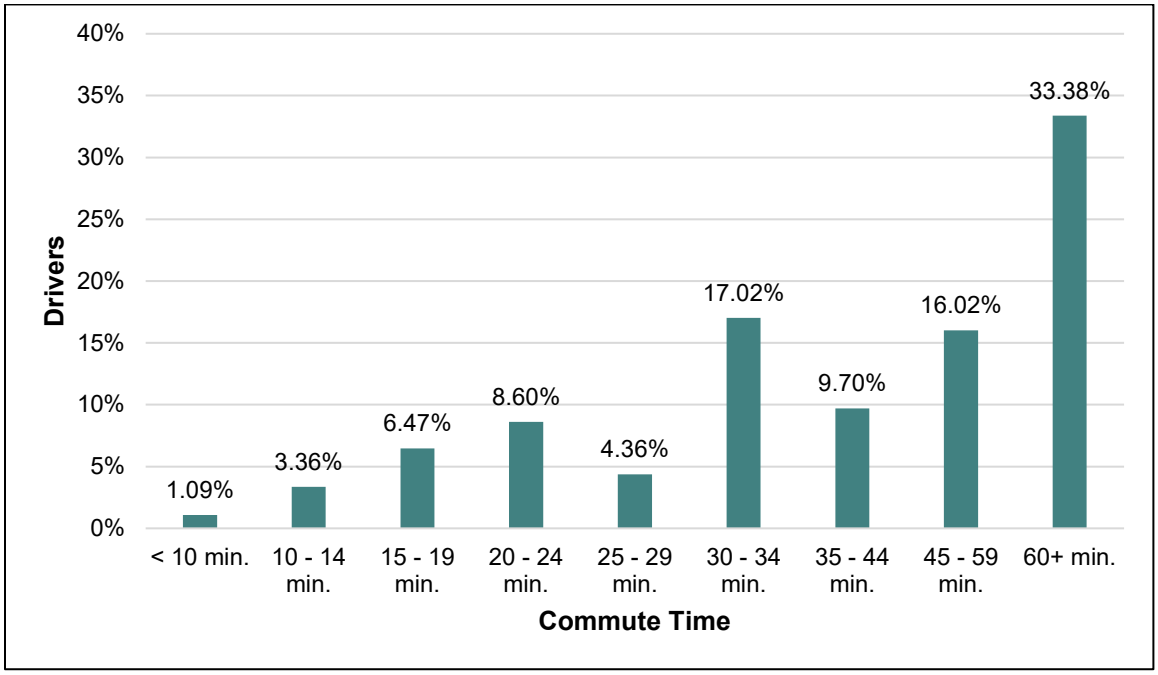
Ideally, housing should be located within a short distance of employment to alleviate congestion on roadways. However, residents throughout Los Angeles County commute long distances to get to work. **Figure III-15** and **Figure III-16** show that approximately 76 percent of commuters in Los Angeles County drive 30 minutes or more to get to work. Over 30 percent drive more than an hour.

Figure III-15: Drive Time to Work (2018)



Source: ACS 2014-2018, Table B08135.

Figure III-16: Drive Time to Work (Detail) - Los Angeles County (2018)

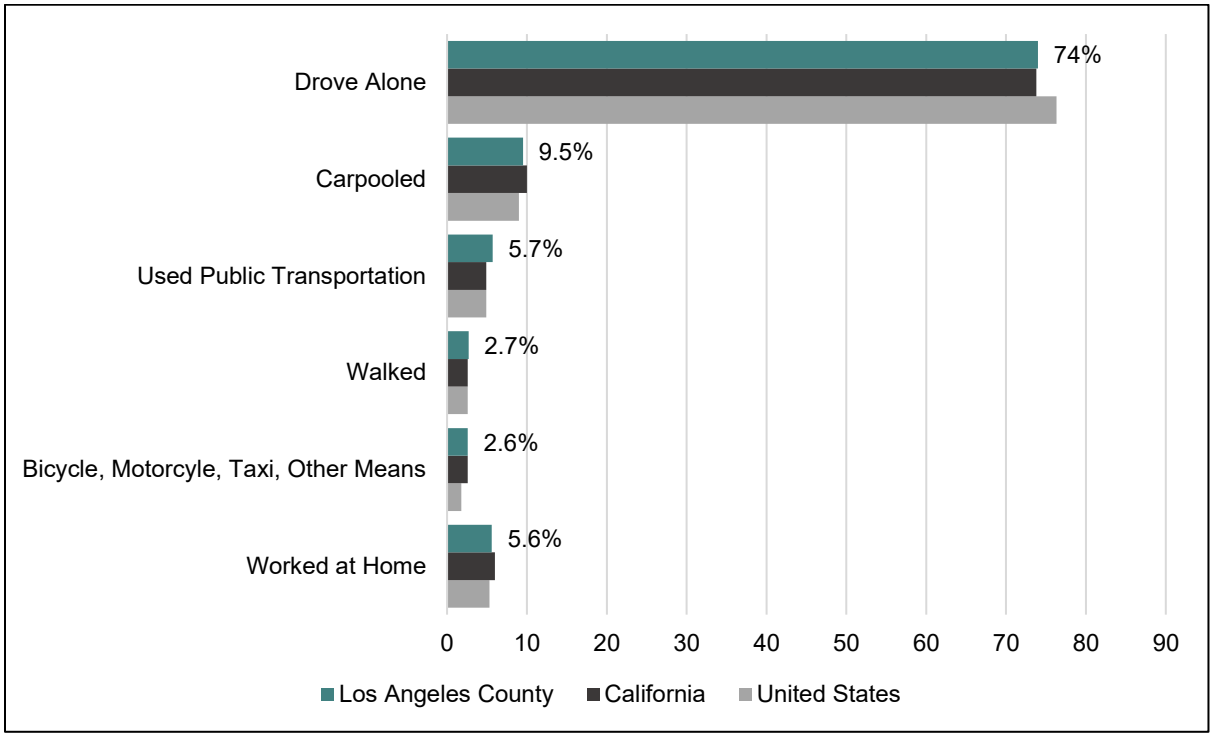


Source: ACS 2014-2018, Table B08135.

The transportation modes to get to work in unincorporated Los Angeles County heavily favor automobile trips. In Los Angeles County, 80 percent of trips to work are made by automobile, with 74 percent of commuters driving alone and 9.5 percent carpooling. The remaining 16.6 percent of non-automobile trips to work are made using alternative transportation, such as transit, biking, walking, or telecommuting. Due to the COVID-19 pandemic, the County will likely experience a significant increase in telecommuters during the 2021-2029 Housing Element planning period.

Figure III-17 shows that most Americans drive to work alone. However, California has a higher rate of telecommuters and Los Angeles County has a higher rate of public transit use. Notably, Los Angeles County has a higher rate of commuters who carpool compared to the rest of California and the country.

Figure III-17: Methods of Commuting (2018)



Source: ACS 2014-2018, Table S0801.

Household Characteristics

Existing Households

There are approximately 296,274 households in unincorporated Los Angeles County, which is a decrease of 3,084 households since 2010.[9] Between 2010 and 2018, the number of households in unincorporated Los Angeles County decreased by approximately one percent. The decrease is likely a result of annexations rather than actual decrease in the number of households.

Household Size and Composition

The size of a household determines the type of housing unit that is needed. As shown in **Table III-6**, in unincorporated Los Angeles County, the most common household size is the two-person household, which accounts for 25.5 percent of all households. Households of three or more make up about 57 percent of all households in unincorporated Los Angeles County.

The presence of large households in unincorporated Los Angeles County is significant to the Housing Element. HCD defines a large household to be a household of five or more people. Over 20 percent of the households in unincorporated Los Angeles County need a housing unit with at least three bedrooms that can accommodate a large household (**Table III-6**).

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[9] Southern California Association of Governments (SCAG). 2020. Local Housing Data for Unincorporated Los Angeles County.

Table III-6: Households by Household Size - Unincorporated Los Angeles County (2018)

Household Size	Renter	Renter Percent	Owner	Owner Percent	Total	Total Percent
1	24,681	21.32%	27,287	15.12%	51,968	17.54%
2	24,607	21.26%	50,875	28.18%	75,482	25.48%
3	20,317	17.55%	33,799	18.72%	54,116	18.27%
4	20,475	17.69%	32,804	18.17%	53,279	17.98%
5	12,971	11.20%	18,753	10.39%	31,724	10.71%
6	6,883	5.95%	8,655	4.79%	15,538	5.24%
7+	5,827	5.03%	8,340	4.62%	14,167	4.78%
Total Large Households (5+)	25,681	22.18%	35,748	19.80%	61,429	20.73%
Total Households	115,761	100%	180,513	100%	296,274	100%

Source: ACS 2014-2018 (5-year estimates).

The composition of households also determines the type of housing that is needed. As shown in **Table III-7**, families account for 67 percent of households countywide, with nearly one-quarter headed by single parents. Fifteen percent of households are single-parent, female-headed.

Table III-7: Households by Household Type - Los Angeles County (2018)

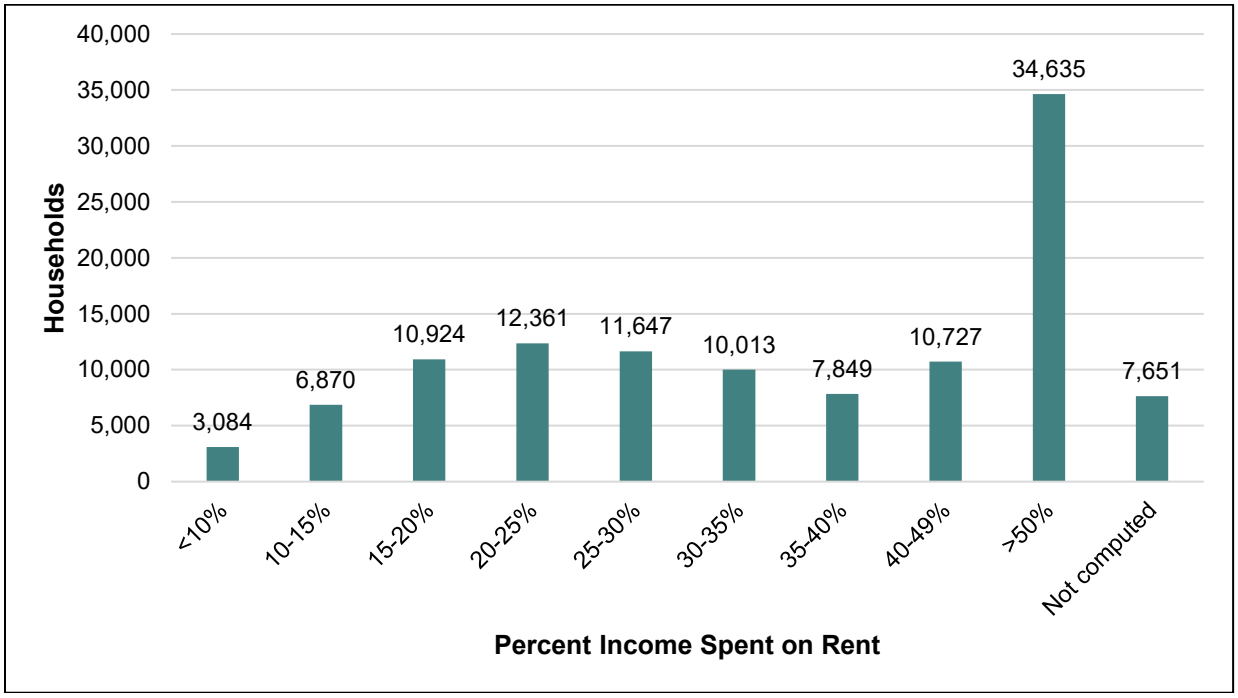
Household Type	Percent
Family households (families)	66.80%
With own children of the householder under 18 years	28.80%
Male householder, no wife present, family	6.80%
Female householder, no husband present, family	15.00%
Nonfamily households	33.20%
Householder living alone	25.60%

Note: Percentages reflect entire County.
Source: ACS 2014-2018, Table DP02 (5-year estimates).

Household Income

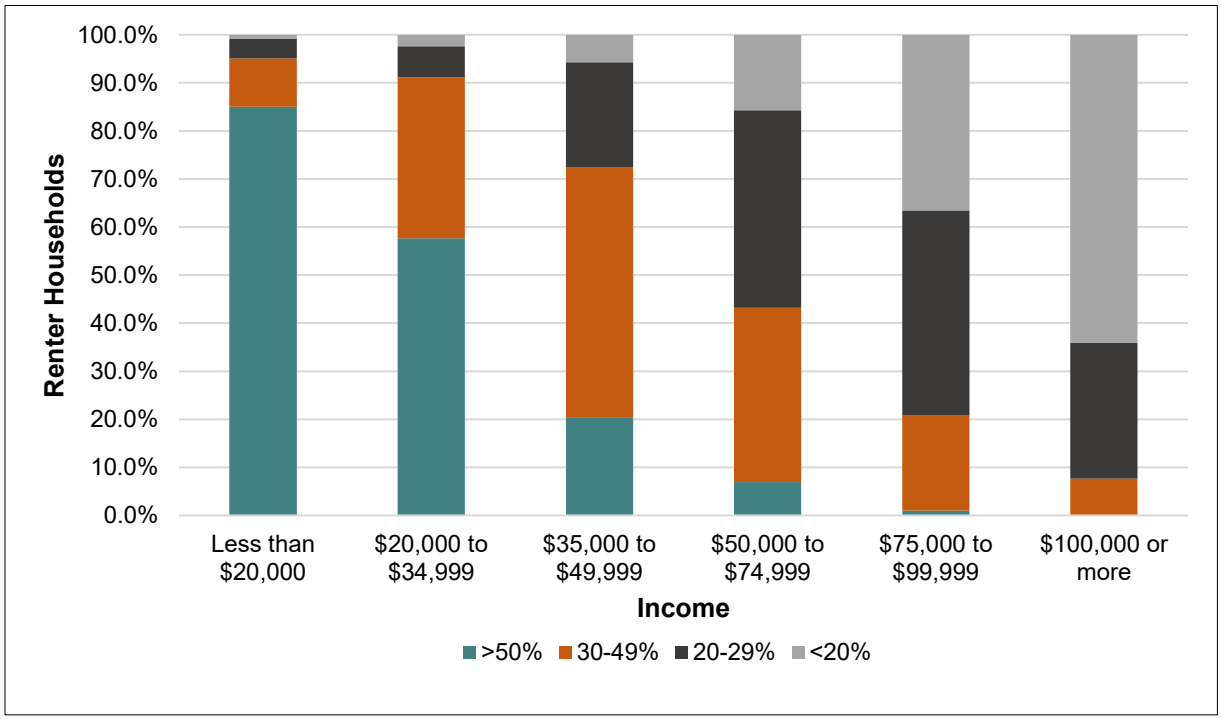
Area Median Income (AMI) is an important indicator of a household's access to housing. While above moderate income households have more discretionary income to spend on housing, low and moderate income households are more limited to the range of housing that they can afford. As shown in **Figure III-18**, the largest segment of households spend over 50 percent of their income on housing. Approximately 55 percent of renter households spend 30 percent or more of gross income on housing and 30 percent spend 50 percent or more on housing. Lower income households tend to pay a larger percentage of their income in rent compared to median or high income earners (**Figure III-19** and **Table III-8**). For low income households especially, spending 30 to 50 percent of income on housing costs is a tremendous financial burden. Lower income households tend to have less savings as their safety net. Any unexpected loss of employment or income or additional expenses would render these households at risk of becoming homeless. As evidenced by the impacts of the current COVID-19 crisis, the risk of eviction is imminent among many lower income renter households.

Figure III-18: Spending on Rent - Unincorporated Los Angeles County (2020)



Source: SCAG. 2020. Local Housing Data: Unincorporated Los Angeles County.

Figure III-19: Spending on Rent by Income - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Table III-8: Spending on Rent by Income - Unincorporated Los Angeles County (2018)

	<$20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
<20%	157	489	982	2,918	4,398	11,934
20-29%	863	1,358	3,785	7,613	5,130	5,259
30-49%	2,092	6,971	8,981	6,735	2,377	1,433
>50%	17,677	12,013	3,535	1,288	122	0

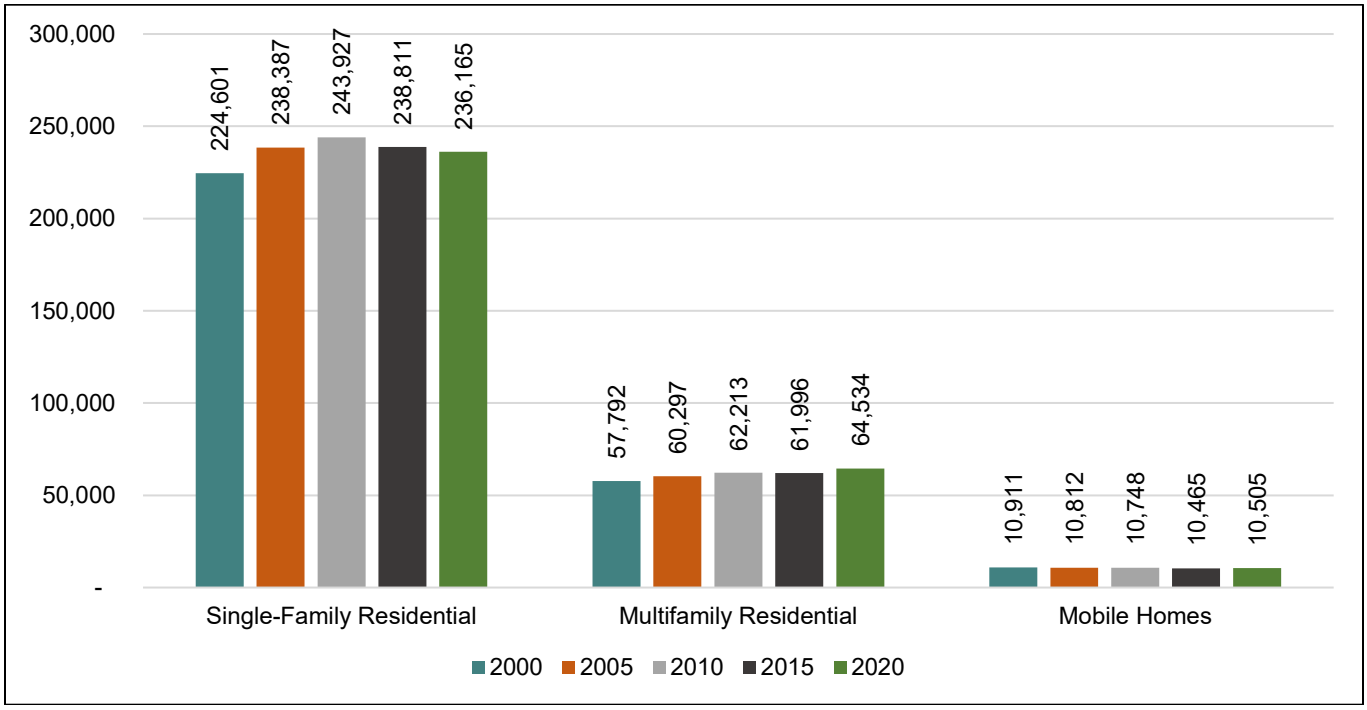
Source: ACS 2014-2018 (5-year estimates).

Housing Supply

Housing Units Added

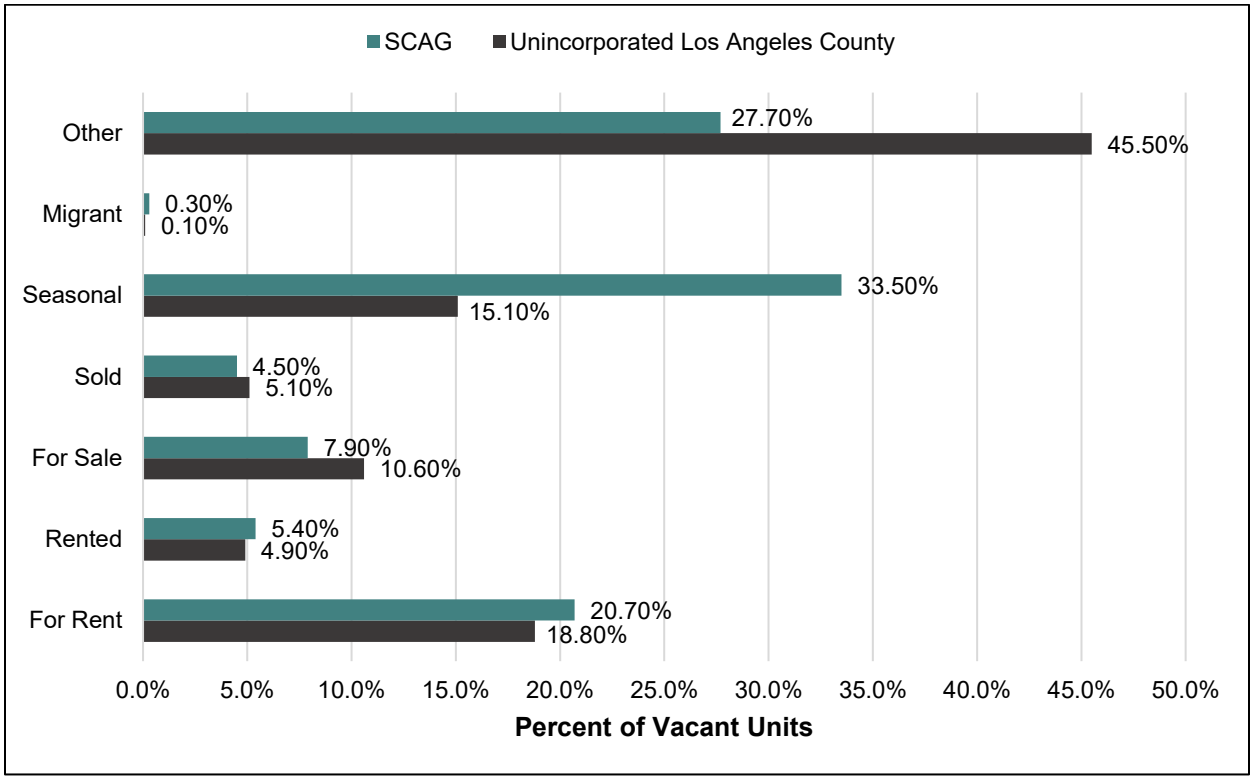
In unincorporated Los Angeles County, between, 2000 and 2020, single family residential units increased by 11,564 units (5.1 percent), multifamily residential units increased by 6,742 units (11.7 percent), and mobilehome units decreased by 406 units (**Figure III-20**). As shown in **Figure III-21**, vacancy rates for rental and for-sale properties in unincorporated Los Angeles County are comparable to rates in the SCAG region. However, unincorporated Los Angeles County experienced a higher rate of vacancy for "Other" types of housing (45.5 percent) compared to the SCAG region (27.7 percent). Housing units are classified as "Other" vacant when it does not fit into any year-round vacant category. "Other" vacant housing units may include units not for sale or rent, units being used for storage, units being repaired or renovated, units being held for settlement of an estate, etc.

Figure III-20: New Housing - Unincorporated Los Angeles County (2000-2020)



Source: CA DOF E-5 Population and Housing Unit Estimates.

Figure III-21: Vacant Units by Type (2018)



Source: ACS 2014-2018 (5-year estimates).

Types of Housing

As shown in **Table III-9**, a majority (75.8%) of the housing stock in unincorporated Los Angeles County are single family homes. Multifamily housing accounts for approximately 20.8 percent of housing units in unincorporated Los Angeles County, with mobilehomes making up the remainder (3.4%) of housing units. The lack of housing diversity is a common theme found throughout many communities in unincorporated Los Angeles County.

Table III-9: Housing Type - Unincorporated Los Angeles County (2020)

Housing Type	Units	Percent
Single Family, detached	218,735	70.30%
Single Family, attached	17,430	5.60%
Multifamily, 2-4 units	17,999	5.80%
Multifamily, 5+ units	46,535	15.00%
Mobilehomes	10,505	3.40%
Total	311,204	100%

Source: CA DOF E-5 Population and Housing Unit Estimates.

In addition to the type of housing, the size of the unit has implications on affordability and access. As shown in **Table III-10**, in general, renter-occupied units typically have higher rates of crowding. This makes rental units more likely to be affordable, but they may not be ideally sized for larger households. Owner-occupied units are less likely to have rooms with more than one person, which is appropriate for larger households. However, these units tend to be less affordable.

Table III-10: Crowding by Extent and Tenure - Unincorporated Los Angeles County (2018)

	Owner-Occupied	Percent of Total Households	Renter-Occupied	Percent of Total Households
1.0+ per room	12,363	6.80%	22,334	19.30%
1.5+ per room	3,627	2.00%	9,048	7.80%

Source: ACS 2014-2018 (5-year estimates).

The lack of housing choices for low income households is largely a function of the residential marketplace. In general, single family homes are desired by most owner-occupied households and can command higher profit for developers. This market trend inherently overlooks disadvantaged or low income households.

Substandard Housing

Table III-11 shows approximately two percent of households in unincorporated Los Angeles County have no telephone service, 0.4 percent lack plumbing facilities, and one percent lack complete kitchen facilities.

The Los Angeles County Department of Public Health, Environmental Health Division, conducts regular studies and inspections on the degree of substandard housing in unincorporated Los Angeles County. Apartments and condominiums with five or more units are regularly inspected; however, single family homes are only inspected if a complaint is issued for that property. The Environmental Health Division issues code violations for substandard properties. When issued citations, building owners are regularly referred to LACDA when applicable programs can provide rehabilitation assistance.

Table III-11: Substandard Housing - Unincorporated Los Angeles County (2018)

Substandard Housing Factor	Units	Percent of Total Units
No Telephone Services Available	5,942	2.01%
Lacking Plumbing Facilities	1,146	0.39%
Lacking Complete Kitchen Facilities	3,013	1.02%

Source: ACS 2014-2018 (5-year estimates).

In order to understand the habitability needs of rental housing units in unincorporated Los Angeles County, the County gathered data from the existing code enforcement programs and conducted a rental housing habitability survey. LACDA, DRP, DPH, and DPW each provided data on inspections and violations cited in FY 2017-2018.

LACDA conducted 8,639 Housing Quality Standards (HQS) inspections on 4,824 rental housing units in unincorporated Los Angeles County and found violations across 1,818 units. The majority of

violations were minor deficiencies. DPH conducted inspections of 15,000 rental units and identified violations in 685 units. DRP inspected 145 units and 118 units were found to have violations, mainly from unpermitted units.

The Code Enforcement Workgroup (comprising of LACDA, DRP, DPH, and DPW) also conducted a rental housing habitability survey of renters residing in cities and unincorporated Los Angeles County from July 2, 2019 to August 2, 2019. The workgroup received 618 responses, of which 70 rented in unincorporated Los Angeles County. About 40% of respondents living in unincorporated Los Angeles County stated they had experienced uninhabitable, unsanitary, or unsafe conditions in their home within the previous two years. Of that 40%, 66% indicated that the conditions were never resolved.

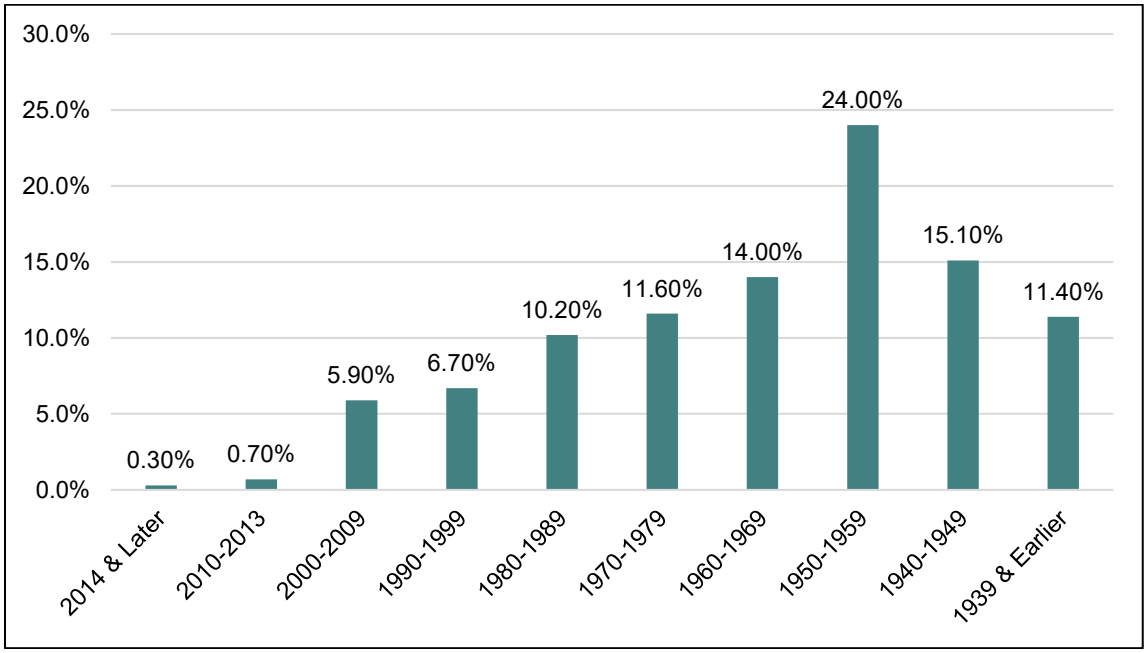
Habitability in rental housing units in unincorporated Los Angeles County would be better served if there was a centralized, systematic, and proactive code enforcement program to address habitability issues. The snapshot of data the workgroup collected primarily demonstrates violations where someone filed a complaint. Without regular inspections of all units, it is difficult to truly understand the baseline conditions of the housing stock in unincorporated Los Angeles County. As such, the number of housing units in need of rehabilitation and replacement cannot be quantified. It is also difficult to monitor change over time and identify areas to target for non-compliance. Additionally, the workgroup recognizes the need to provide a mechanism to address habitability issues without requiring tenants or neighbors to file a complaint, and to provide strategies to increase access for inspectors. This will be addressed in Program 36: Systematic Code Enforcement.

Age of Housing Stock

The age of the housing stock is commonly used by state and federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Features, such as electrical capacity, plumbing, kitchen features, and roofs usually need updating if no prior replacement has occurred.

Rehabilitation, maintenance, and replacement could become critical issues in unincorporated Los Angeles County within the Housing Element planning period. **Figure III-22** depicts the age of the housing stock in unincorporated Los Angeles County. The largest share of housing units in unincorporated Los Angeles County were built between 1950 and 1959. Nearly 90 percent of the housing stock in unincorporated Los Angeles County was built before 1990. The County may need to address the preservation of aging housing units susceptible to deterioration in the near future.

Figure III-22: Housing Units by Year Structure Built - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Housing Supply and Demand Indicators

Tenure

According to the 2010 Census, 60.9 percent of households in unincorporated Los Angeles County own their homes. Historically, Los Angeles County has had the lowest homeownership rate in California, and within the country. This is in part due to its large transitory and immigrant populations, but also due to the lack of affordable housing options.

Overcrowding

"Overcrowded" is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. "Severely overcrowded" is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of appropriate housing, either in affordability or adequacy in size. Overcrowding is more common among renter-occupied units, at 19.3 percent with over 1 person per room, as compared with owner-occupied units, at 6.8 percent with over 1 person per room (**Table III-10**).

Overpayment

According to the 2010 Census, many low income households in Los Angeles County pay a high percentage of their income toward rent, which indicates a lack of affordable housing. Households that pay more than 30 percent of their income on rent or mortgage payments have less money to spend for other necessities and emergencies. This can be a financially precarious situation for many, especially for renters who do not have any of the security afforded by homeownership, and can easily fall into homelessness if an unexpected financial hardship were to occur.

Income directly affects a household's access to housing, as shown in **Table III-12**. Households with lower incomes are more likely to rent than own a home.

Table III-12: Low Income Households by Tenure - Unincorporated Los Angeles County (2016)

Tenure	Total Households	Households Below 30% AMI	Share Below 30% AMI
Renter-Occupied	108,935	34,798	31.9%
Owner-Occupied	155,635	17,049	11.0%
Total	264,570	51,847	19.6%

Source: HUD CHAS 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing Cost

According to Corelogic, the median home price in Los Angeles County in 2020 was $643,000, compared to $618,000 in 2019 (four-percent increase).[10]

Housing affordability emerged as a common theme from stakeholders during the Housing Element outreach process. Stakeholders indicate that contributing factors to housing affordability include the lack of housing diversity, lack of developable land, a lengthy entitlement process, and disproportionate fees/permitting costs.

Rental Cost

The foreclosure crisis and economic recession in past years have resulted in high foreclosures and job losses throughout unincorporated Los Angeles County that have created impacts that are still felt today. This has created a higher demand for affordable housing and, in particular, rental housing. The shortage of affordable housing has increased rents and further reduced housing choices for the region's low income households. As a result, rental cost is one of the largest expenses for households in unincorporated Los Angeles County.

Over half of all renter-households in unincorporated Los Angeles County pay more than 30 percent of their income on rent (**Figure III-18**). As shown in **Figure III-23** and **Table III-13**, 55 percent of renter-households in unincorporated Los Angeles County make less than $50,000 a year. A household earning $50,000 a year needs to spend over 30 percent of their income to afford a fair market rent two-bedroom apartment in Los Angeles County.[11]

Extremely Low Income Housing Needs

Most households and individuals receiving public assistance, such as social security or disability insurance, are considered extremely low income households.A household supported by a worker earning minimum wage is also considered an extremely low income household. For extremely low income households, the largest share of their income is directed toward housing costs, making continued affordability uncertain.

Housing extremely low income households (below 30% of area median income) can be especially challenging. In unincorporated Los Angeles County, 19.6% (51,887) of all households are extremely

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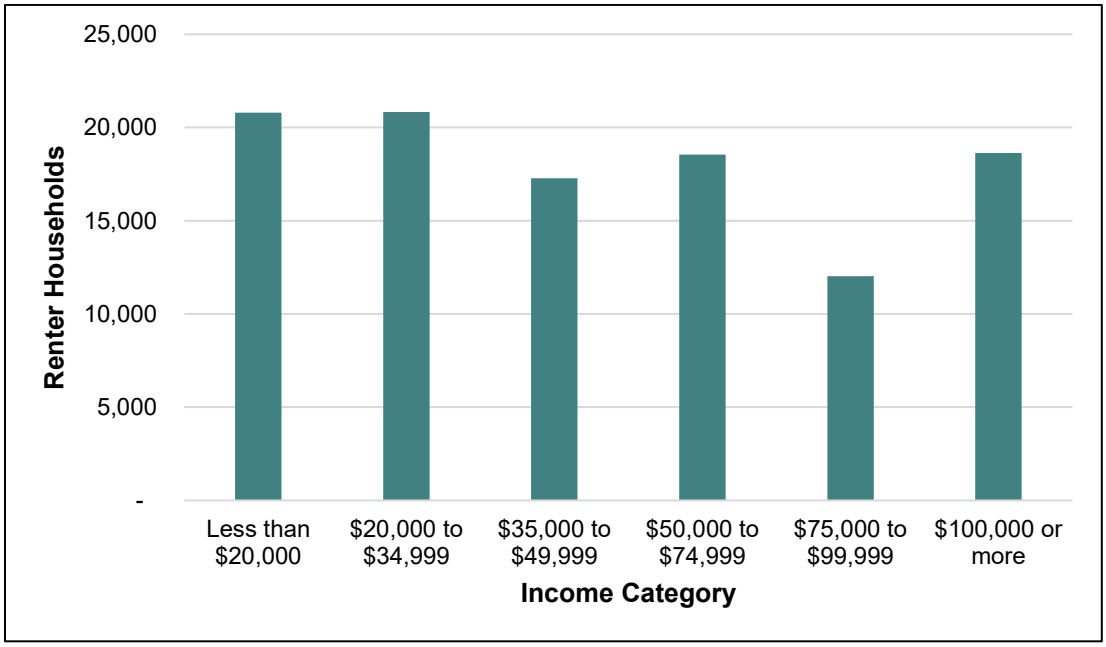
[10] Corelogic. 2020. California Home Sale Activity by City. https://www.corelogic.com/downloadable-docs/dq-news/dq-news-monthly-charts/ca-home-sale-activity-by-city-june-2020.pdf. Accessed August 2020.
Note: Single family residences, condos, and new homes are included in the median home price calculation.

[11] HUD. FY 2021 Fair Market Rent. https://www.huduser.gov/portal/datasets/fmr.html#2021_query. Accessed October 2020.

low income households. Of those households, 31.9% (34,798) are renter-occupied households and 11% (17,049) owner-occupied households. Approximately 3,220 extremely low income renter-occupied households and approximately 255 extremely low income owner-occupied households are severely overcrowded. There is a need for larger units with three or more bedrooms for extremely low income households. Limitations on data available for unincorporated Los Angeles County do not support projecting the number of extremely low income households into the future; however, their housing needs are expected to remain critical.

The primary resources available to extremely low income households are affordable housing projects that are deed restricted for lower income use. Another key resource is the Housing Choice Vouchers (HCV) program that requires 70% of the new vouchers be allocated to extremely low income households. Given the amount of subsidies required to provide affordable housing for this group, the lack of funding is the most significant challenge in service residents at this income level.

Figure III-23: Renter Income - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Table III-13: Renter Income - Unincorporated Los Angeles County (2018)

Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
20,789	20,831	17,283	18,554	12,027	18,626
19.23%	19.27%	15.99%	17.16%	11.12%	17.23%

Source: ACS 2014-2018 (5-year estimates).

Affordable Housing Inventory

Affordable Housing Developments

LACDA uses a variety of funding sources to facilitate the development of affordable housing. Oftentimes, multiple layers of funding sources are required for the development of affordable housing. As shown in **Table III-14**, there are a total of 2,609 units deed-restricted as rental housing for low income households in unincorporated Los Angeles County. However, there may be additional deed-restricted units that are not included that are not publicly subsidized and therefore do not appear in inventories monitored by HUD, HCD, or the County.

Affordable Rental Housing at Risk of Converting to Market-Rate

The State Housing Element Law requires that local jurisdictions evaluate the potential conversion of deed-restricted housing for low income households into market-rate housing within the next 10 years. As shown in **Table III-14**, 72 affordable units are at very high risk of converting to market-rate, 142 affordable units are at high risk of converting to market-rate, and 291 affordable units are at moderate risk of converting to market-rate.

Table III-14: Assisted Rental Units at Risk of Conversion

Risk Level	Definition	Low-income units	Percent
Very High	Affordability expires in less than a year	72	2.8%
High	Affordability expires between one and five years	142	5.4%
Moderate	Affordability expires between five and ten years	291	7.4%
Low	Affordability expires in ten or more years	2,104	84.4%
Total		2,609	100%

Source: Los Angeles County Department of Regional Planning, July 2021.

Privately-funded units are typically the most at risk, as these units do not receive ongoing public assistance and therefore would potentially realize the biggest increase in rents when converted to market-rate housing. HOME-funded projects are often developed by non-profit organizations. Projects owned by non-profit organizations are more likely to remain as affordable housing even after the affordability controls expire. The publicly subsidized affordable rental housing inventory in unincorporated Los Angeles County is shown in **Table III-15**. This inventory does not include other affordable housing projects that are not publicly subsidized. Among the projects in Table III-15, 505 affordable units within 14 projects are potentially at risk of converting to market-rate housing.

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
2691 North Lincoln Avenue, Altadena, CA 91001	5	5	HUD	80%	2021
3739 Hubbard Street, Los Angeles, CA 90023	6	6	HUD	80%	2021
6415 S. Makee Street, Los Angeles, CA 90001	51	51	HUD	80%	2021
11481 Walnut Street, Whittier, CA 90606	11	10	HUD	80%	2021
8906-8908 Elm Street, Los Angeles, CA 90002	2	2	HOME	80%	2022
19525 Covina Boulevard, Covina, CA 91724	44	44	HUD	80%	2024
20420 E Arrow Highway, Covina, CA 91724	96	96	HUD	80%	2025
2013 E 92nd Street, Los Angeles, CA 90002	37	37	HUD	80%	2026
6570 W Avenue L-12 Lancaster, CA 93536	503	101	MFR Bond	50%	2027
13232 S. Avalon Blvd, Los Angeles, CA 90061	42	41	CDBG; HOME	Manager;40%	2029
3807 Percy St, Los Angeles, CA 90023	7	2	CDBG; HOME	Other Affordable;50%;80%;65%	2029
2010 E El Segundo Blvd, Los Angeles, CA 90222	11	11	HOME; Industry	Manager;50%	2030
12612 S Wilmington ave, Compton CA 90222	24	24	HOME; Industry	35%; 40%; 45%; 50%	2031
23700 San Fernando Rd Santa Clarita, CA 91321	75	75	Section 8	50%	2031
151 N. Sunol Drive, Los Angeles, CA 90063	75	74	HUD	80%	2032
1746 E. 117th St, Los Angeles, CA 90059; 2216 E. El Segundo Blvd, Los Angeles, CA 90222	46	31	Bond Fees; HOME	50%; 60%	2032
31990 Castaic Rd, Castaic, CA 91384	150	11	Bond; HOME	50%	2033
11718-11740 Willowbrook Avenue, Los Angeles, CA 90059	8	8	HOME	50%;80%	2034
4704 Dozier Avenue, Los Angeles, CA 90022	24	23	CDBG	50%/80%	2035
29890 Bouquet Canyon Rd, Saugus, CA 91390	6	6	--	80%	2036
21218 Mariposa Ave, Torrance, CA 90502; 1435 W 223rd Street, Torrance, CA 90501; 1418 W 216th Street, Torrance, CA 90501	1	1	HOME	50%	2036
13900 Marquesas Way, Marina del Rey 90292	437	35	Land Use	50%	2037
13953 Panay Way, Marina del Rey 90292	99	10	DB	60%	2037

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
2129 E. El Segundo Blvd, Los Angeles, CA 90222	12	12	Homeless; Industry; HOME; CDBG	50%;35%	2037
13679 Telegraph Rd, Whittier, CA 90604	75	74	HOME	50%	2038
337 N Mednik Ave, Los Angeles, CA 90022	51	50	CDBG	50%	2038
4170 Admiralty Way, Marina del Rey 90292	172	15	DB	50%	2039
4201-4261 Via Marina, Marina del Rey 90292	544	54	Land Use	50%, 120%	2041
690 & 730 Herbert Ave, Los Angeles, CA 90063	20	19	CDBG	50%	2046
895 Bonnie Beach Place, Los Angeles, CA 90063	31	30	HOME; CDBG	Manager;50%	2046
1301-1309 Potrero Grande Dr, San Gabriel, CA 91770	53	52	Industry; Bond Fees; HOME	50%;60%	2050
3929 E. 1st Street, Los Angeles, CA 90063	85	83	HOME; Bond	Manager;30%;60 %	2050
815 E. Calaveras St, Altadena, CA 91001	22	11	Bond Fees; CDBG; HOME	50%;50%;60%;60 %	2050
1011 W 91st Street, Los Angeles, CA 90044	30	11	CDBG; HOME; HOME	40%	2052
1800 E 85th Street, Los Angeles, CA 90001	6	6	Industry; HOME	50%	2053
2418-2434 El Segundo Blvd, Los Angeles, CA 90222	21	21	HOME	50%	2053
10228-10230 S Van Ness Ave Los Angeles CA 90047	2	2	HOME; CDBG	50%	2054
2121 W 103rd St Los Angeles, CA 90047	2	2	CDBG	50%	2056
4245 E Alondra Blvd, Compton, CA 90221	18	11	HOME; Bond Fees; Bond Defeasance; Industry	Other Affordable;40%;6 0%	2056
952 S Record Ave, Los Angeles, CA 90023	11	11	CDBG; CDBG; HOME; Industry; HOME; CDBG	50%;45%	2056
1307 W 105th St, Los Angeles, CA 90044	41	40	HOME; HOME; Bond Fees; Bond; HOME; Industry	Manager;50%	2057
10038 S Van Ness Ave Los Angeles, CA 90047	2	2	HOME	50%	2058
12322 Clearglen Ave, Whittier, CA 90604	5	2	HOME; HOME	50%	2058
15554 Gale Ave, Hacienda Heights, CA 91745	75	74	HOME; Industry; Bond Fees	Manager;50%;60 %	2058
10631 Haas Ave, Los Angeles, CA 90047	2	2	HOME	50%	2059
1074 S. Rowan Ave, Los Angeles, CA 90023; 1063-1073 Eastman Ave, Los Angeles, CA 90023	25	24	CDBG; HOME; Industry	Manager;40%;50 %	2059

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
14126 Marquesas Way, Marina Del Rey 90292	400	62	Land Use	50%;80%;120%	2061
1515 N. Orange Ave, La Puente, CA 91744	53	52	HOME	Manager;50%	2061
15787 S. Atlantic Avenue, Compton, CA 90221;	70	69	HOME; Homeless; Condo Conversion; To Be Determined; Homeless; CDBG; Industry	Manager;30%;50%;45%	2061
1707-1717 E. 61st Street, Los Angeles, CA 90001	30	29	Bond Fees; HOME; Industry	Manager;50%	2061
4242 Via Marina, Marina Del Rey 90292	585	47	Land Use	50%	2061
1025 S Kern Los Angeles 90020	75	15	Bond	50%	2062
11410 Santa Gertrudes Avenue Whittier, 90604	89	18	Bond	50%	2062
20644 E. Arrow Hwy, Covina, 91724	64	13	Bond	50%	2062
4400 & 4500 Via Marina, Marina del Rey 90292	112	18	Land Use	80%	2062
10426 S Normandie Ave Los Angeles, CA 90044	62	61	HOME; Industry	30%;45%;50%	2063
15601 Frailey Avenue, Compton, CA 90221	84	32	HOME; Industry	Manager;50%;50%;35%	2063
5051 E 3rd Street, Los Angeles, CA 90022	60	59	HOME; Other; Tax Incentives; CDBG; Industry	Manager;30%;40%;50%	2063
11818-11820 Robin Street, Los Angeles, CA 90059	2	2	NSP	50%	2064
6709 W. Avenue M., Quartz Hill, CA 93536	75	74	HOME	Manager;50%	2064
9215-9221 S Hooper Ave, Los Angeles, CA 90002; 9216-9234 S Belhaven St, Los Angeles, CA 90002	35	34	Industry; Other	Manager;50%	2064
1345 W 105th Street, Los Angeles, CA 90044	62	61	Homeless; Industry; HOME; Bond	Manager;30%;50%;45%	2066
13218-13224 S. Avalon Blvd, Los Angeles, CA 90061	55	37	HOME	Manager;30%	2068
1218-1256 W. Imperial Highway, Los Angeles, CA 90044;	72	71	HOME	Manager;30%;50%;45%	2069
658-676 S. Ferris Ave., Los Angeles, CA 90022	21	20	HOME; Other; Bond	Manager;50%	2069
4125 Whittier Blvd., Los Angeles, CA 90023	25	24	County General Funds; HOME; Homeless; First 5	30%;50%	2070
12701,12709, & 12627 S. Willowbrook Avenue, Compton,	61	31	Homeless; HOME; County General Funds	30%	2072

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
CA 90222; 2213 E. El Segundo Blvd., Compton, CA 90222					
7301,7311,7233 Santa Fe Avenue; 7306 & 7308 Marbrisa Avenue, Huntington Park, CA 90255	36	35	Homeless	Manager;30%;40 %	2072
11775-11737 Wilmington Avenue, Los Angeles, CA 90059	105	22	HOME; County General Funds	30%	2073
10800-10828 Laurel Avenue, Whittier, CA 90605;	50	48	HOME; CDBG; Bond	40%;50%;60%; 35%	2073
1248-1314 W. 105th Street, Los Angeles, CA 90044	73	37	HOME; CDBG; County General Funds; Industry	30%	2074
14558 Francisquito Avenue, La Puente, CA 91746	54	27	HOME; County General Funds	30%	2074
6218 Compton Avenue, Los Angeles, CA 90001	30	29	HOME; County General Funds	30%;30%	2074
931 E. Avenue, Q-12, Palmdale, CA 93550	80	40	County General Funds	30%	2074
1763 West Imperial Highway, Los Angeles, CA 90047	39	38	County General Funds	Manager;30%	2075
14733 South Stanford Avenue, Los Angeles, CA 90220; 14739 South Stanford Avenue, Los Angeles, CA 90220; 14803 South Stanford Avenue, Los Angeles, CA 90020	85	53	MHHP; HOME; CDBG	30%	2076
7321 S. Miramonte Boulevard, Los Angeles, CA 90001	44	43	HOME	Manager;30%;50 %	2076
11128 S. Osage Ave., Lennox, CA 90304	21	20	HOME; CDBG; Bond	40%;50%;60%; 35%	Perpetuity
2200,2242,2346 E. El Segundo Blvd, Los Angeles, CA 90222	25	25	To Be Determined; HOME	50%;60%	Perpetuity
11015 S Budlong Ave, Los Angeles, CA 90044	51	51	LIHTC	81%	Perpetuity
TOTAL	5,850	2,609			

Source: Los Angeles County Department of Regional Planning, July 2021.

Preservation Options

Table III-16 estimates the rent subsidies required to preserve the affordability of the 505 at-risk units. Based on the estimates and assumptions shown in this table, approximately $3.6 million in rent subsidies would be required annually. Assuming a 40-year duration of affordability, the total subsidy is about $220 million.

Table III-16: Rent Subsidies Required

Total At-Risk Affordable Units	505
Estimated Monthly Rent Assuming 50% Lower and 50% Very Low Income	$735,785
Estimated Monthly Fair Market Rent	$1,039,290
Monthly Subsidies Required	$303,505
Annual Subsidies Required	$3,642,060
20-Year Subsidies Required	$88,492,479
40-Year Subsidies Required	$219,987,647

To receive credits for RHNA, at-risk units preserved must extend affordability covenant for 40 years. 20- and 40-year of subsidies required estimated on the future values of the current annual subsidies required with a 2% inflation annually.
Source: HUD Fair Market Rent Documentation System, 2020; LACDA Utility Allowance Schedule, 2020; VTA 2020.

Through a variety of funding sources, tenant-based rent subsidies, such as Section 8 vouchers, could be used to preserve the affordability of at-risk housing. Another preservation option for at-risk units is to transfer the ownership to a non-profit organization or purchase similar units by a non-profit organization. The cost of transferring ownership depends on a number of factors, including market conditions, occupancy rate, and physical conditions of the building and units.

The rent subsidies analysis in **Table III-16** assumes the following:

- Half of the at-risk units are affordable to very low income households and half to lower income households.
- All at-risk units are assumed to be two-bedroom, three person units.
- The monthly affordable rental cost limits are based on the 2020 Los Angeles County Income and Affordable Rent/Housing Cost Limits.

The level of subsidy required to preserve the at-risk units is estimated to equal the 2020 FY HUD Los Angeles County fair market rent for a two-bedroom unit, which is $2,058, minus the housing costs affordable to very low and lower income households.

Replacement Options

Replacement as a strategy to preserve or replenish the affordable housing inventory requires financial resources, as well as non-profit developer participation, and the availability of vacant/underutilized properties or existing properties that can be purchased at a reasonable price.

The cost of developing new housing depends on a variety of factors, such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of $339,014 per unit for multifamily rental housing, the replacement of 505 at-risk units (worst-case scenario) would require approximately $171.2 million.[12] This cost does not include the ongoing rent subsidies that may still be required.

Resources available to preserve and replace at-risk housing units, including financial and administrative (non-profit participation) resources, are presented in the Resources section of this document.

[12] Economic and Planning Systems, Inc. (EPS). Los Angeles County Affordable Housing Replacement Fee Study, June 2020. Note: Cost of replacement was assumed to be the average cost of all submarkets in the County.

HOUSING CONSTRAINTS

Government Constraints

The intent of land use controls, such as those contained in the General Plan, and the Zoning Code and Subdivisions Code, is to promote the orderly development, and the public health, safety, and welfare, of unincorporated Los Angeles County. Overly-restrictive standards and procedures in the General Plan and the Zoning Code and Subdivisions Code can add to the cost of housing. The land use controls that apply to unincorporated Los Angeles County are not considered unreasonable or substantial constraints on development. The County's regulations are generally comparable to land use controls utilized in other similar local jurisdictions throughout California.

General Plan

The General Plan provides goals and policies to achieve countywide planning objectives for unincorporated Los Angeles County, and establishes the Planning Areas Framework as the foundation of future community-based plans. The purpose of the Planning Areas Framework is to distinguish areas that are geographically, environmentally, and culturally distinct within unincorporated Los Angeles County, and to accommodate a more focused level of planning than is provided in the General Plan. This structure allows these areas to be planned with consideration of their special characteristics. The Planning Areas Framework divides Los Angeles County into 11 areas. Implementing the Planning Areas Framework entails the preparation or update of a plan for each of the 11 areas. All community-based plans are components of, and must be consistent with the General Plan goals and policies; further, planned housing identified in County-approved area plans, community-based plans, and specific plans are consistent with the General Plan and this Housing Element. The following is a list of community-based plans and specific plans:

- Area Plans: Area plans allow for comprehensive, detailed, and focused planning for unincorporated communities within a geographically, environmentally, and culturally distinct area, as well as planning in coordination with adjacent cities. Area plans provide opportunities to update smaller-scale existing community-based plans (e.g., community plans, neighborhood plans, and coastal land use plans), as well as implementation tools, such as specific plans. The County will prepare additional area plans for the East San Gabriel Valley Planning Area and the Metro Planning Area, as discussed in the Programs and Objectives section.

- Antelope Valley Area Plan (adopted 2015)

- Santa Clarita Valley Area Plan (adopted 2012)

- Santa Monica Mountains North Area Plan (adopted 2000; amended 2021)

Community or Neighborhood Plans: Community or neighborhood plans cover smaller geographic areas and provide neighborhood-level planning within unincorporated communities.

- Altadena Community Plan (adopted 1986)

- East Los Angeles Community Plan (adopted 1988)
- Florence-Firestone Community Plan (adopted 2019)
- Hacienda Heights Community Plan (adopted 2011)
- Rowland Heights Community Plan (adopted 1981)
- Twin Lakes Community Plan (adopted 1991)
- Walnut Park Neighborhood Plan (adopted 1987)
- West Athens-Westmont Community Plan (adopted 1990)

Local Coastal Programs: The California Coastal Commission determines the final approval of projects within the Coastal Zones, unless a local jurisdiction completes a certified local coastal program (LCP). An LCP is comprised of a land use plan and a local implementation plan.

- Marina del Rey LCP (certified)
    - Marina del Rey Land Use Plan (adopted 1996; amended 2012)
    - Marina del Rey Specific Plan (adopted 2012)
- Santa Catalina Island LCP (certified)
    - Santa Catalina Island Local Coastal Plan (adopted 1983)
    - Santa Catalina Island Specific Plan (adopted 1989)
- Santa Monica Mountains Local Coastal Plan (certified)
    - Santa Monica Mountains Land Use Plan (adopted 2014; amended 2018)
    - Santa Monica Mountains Local Implementation Program (adopted 2014; amended 2018)

Specific Plans: In addition to the specific plans mentioned as part of LCPs, specific plans are used as a General Plan implementation tool for large-scale planning projects, as well as for areas with particular environmental and fiscal constraints, or opportunities. Specific plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Because any adopted specific plan must be consistent with the County General Plan, all projects found to be consistent with a specific plan are deemed consistent with the General Plan.

The County will prepare an additional Transit Oriented District specific plan for Florence-Firestone, as discussed in the Programs and Objectives section.

- Connect Southwest LA: a TOD Specific Plan for West Athens-Westmont (adopted 2020)
- East LA 3rd Street Specific Plan (adopted 2014, amended 2020)

- La Viña Specific Plan (Altadena) (adopted 1989)
- Newhall Ranch Specific Plan (Santa Clarita Valley) (adopted 2003) - please see the Resources Chapter for more information about the current build out of this project.
- Northlake Specific Plan (adopted 1993)
- West Carson TOD Specific Plan (adopted 2019)
- Willowbrook TOD Specific Plan (adopted 2018)
- NBC Universal Evolution Plan: Universal Studios Specific Plan (adopted 2013)

The General Plan, community-based plans, and specific plans are available on the Department of Regional Planning's web site at https://planning.lacounty.gov.

Zoning and Subdivision Codes

The Zoning Code (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses are situated properly in relation to each other, such as restrictions on the use, height, and bulk of buildings, and requirements for setbacks and parking. **Table III-17** lists the base zones that permit residential uses. The Subdivisions Code (Title 21 of the Los Angeles County Code) is concerned with the division of any unit or units of improved or unimproved land for the purpose of sale, lease, or financing. Generally, the Subdivisions Code allows the County to address public safety and other concerns by regulating the internal design of streets, lots, public utilities, and other similar infrastructure in each new subdivision. Titles 21 and 22 are available online at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Zones

Table III-17: Zones that Allow Residential Uses

A-1 Light Agriculture
A-2 Heavy Agriculture
O-S Open Space
R-A Residential Agriculture
R-1 Single-Family Residence
R-2 Two-Family Residence
R-3 Limited Density Multiple Residence
R-4 Medium Density Multiple Residence
R-5 High Density Multiple Residence
RPD Residential Planned Development
R-R Resort and Recreation
MXD-RU Rural Mixed Use
MXD Mixed Use
C-1 Restricted Commercial

C-2 Neighborhood Commercial
C-3 General Commercial
C-H Commercial Highway
C-M Commercial Manufacturing
C-MJ Major Commercial
C-R Commercial Recreation
C-RU Commercial Rural
CPD Commercial Planned Development
W Watershed
Source: Los Angeles County Zoning Code.

New housing development has been prohibited in industrial zones in unincorporated Los Angeles County since 1960. The Zoning Code allows existing legally built residences in manufacturing zones to continue as lawful nonconforming uses, with limitations on whether and when additions or reconstruction may occur. A significant number of residential uses still exist in the industrial zones in many urban parts of unincorporated Los Angeles County.

Development Standards

This section summarizes the basic development standards in the Zoning Code for typical developments in unincorporated Los Angeles County. However, specific plans, community standards districts (CSDs), and setback districts serve to override the regular standards in specific locations.

Community standards districts (CSDs) are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific, or local coastal plans within unincorporated Los Angeles County, or to provide a means of addressing special problems that are unique to geographic areas within unincorporated Los Angeles County. There are 26 established CSDs.

Setback districts are established to develop properties with minimum building setbacks in designated yards. Front yard setback districts are established for the following areas: City Terrace; Walnut Park; Southwest; Eastside; Altadena; East Pasadena; Whittier Downs; and Southwest Puente.

<u>Minimum Lot Sizes</u>

The minimum lot size (i.e., required area) in the zones that permit residential uses is generally 5,000 square feet. However, there are areas with larger lot size requirements. Large-lot zoning is primarily located in rural, suburban, hillside, or environmentally sensitive areas. **Table III-18** summarizes minimum lot sizes in the base zones. The Compact Lot Subdivision Ordinance allows the creation of subdivisions that accommodate fee-simple, single family residential lots less than 5,000 square feet in size in Zones R-2, R-3, and R-4.

Table III-18: Minimum Lot Sizes

Zone	Minimum Lot Size (square feet)
A-1 Light Agriculture	5,000
A-2 Heavy Agriculture	10,000
R-A Residential Agriculture	5,000
R-1 Single-Family Residence	5,000
R-2 Two-Family Residence	5,000 or 1,200 in a compact lot subdivision
R-3 Limited Density Multiple Residence	5,000 or 1,200 in a compact lot subdivision
R-4 Medium Density Multiple Residence	5,000 or 1,200 in a compact lot subdivision
R-5 High Density Multiple Residence	5,000
RPD Residential Planned Development	5,000 (5 acres/development)
MXD-RU Rural Mixed Use	5,000
MXD Mixed Use	5,000
C-1 Restricted Commercial	No Minimum Area Required
C-2 Neighborhood Commercial	No Minimum Area Required
C-3 General Commercial	No Minimum Area Required
C-H Commercial Highway	No Minimum Area Required
C-M Commercial Manufacturing	No Minimum Area Required
C-MJ Major Commercial	No Minimum Area Required
C-R Commercial Recreation	5 Acres
C-RU Rural Commercial	1 Acre
CPD Commercial Planned Development	5,000

Source: Los Angeles County Zoning Code

Floor Area

The Zoning Code requires single family residences to have a floor area of not less than 800 square feet, exclusive of any appurtenant structures, with the exception of single family residences on compact lots, which must have a floor area of not less than 575 square feet.

Maximum Height Limit

The maximum height for residential development is generally 35 feet, with the exception of residential developments in Zones R-4, C-3 and C-M, which do not specify a maximum height limit, but permit buildings with total floor area that does not exceed 13 times the buildable area on one parcel of land. Projects within Zone MXD have a height limit of 65 feet, but with lot consolidation incentives can potentially be up to 80 feet.

Parking

The County's parking requirements are similar to most communities in Southern California. **Table III-19** summarizes the general parking requirements in the Zoning Code.

A minor parking deviation procedure is available to allow reductions in the required parking. Upon request by the applicant, the Department may consider minor deviations of the required parking of less than 30 percent. The Parking Permit procedure is also available to allow parking reductions of up to 50 percent, as well as greater design flexibility, such as compact parking spaces for apartment houses. Furthermore, through the Density Bonus Ordinance, projects can receive parking reductions and modifications to parking requirements. The County's four TOD specific plans include reduced minimum parking standards for multifamily uses, and three of the plans also include parking maximums. The County will study reforming parking standards comprehensively through the Parking Program, as discussed in the Programs and Objectives section.

Table III-19: Parking Requirements

Use	Parking Requirements Per Unit
Housing developments for senior citizens and persons with disabilities	0.5 standard space per dwelling unit and 1 standard space for guests per 8 dwelling units
Single-Family Residence	2 covered spaces
Single-Family Residence on Compact Lot	1 covered or uncovered standard parking space per unit for studio or one-bedroom units less than 750 SF in size. 1 covered or uncovered standard parking space and 1 covered or uncovered compact parking space per unit for all other units.
Two-Family Residence	3 covered spaces and 1 uncovered space
Apartment	
Bachelor	1 covered space
Efficiency or One Bedroom	1.5 covered spaces
Two or More Bedrooms	1.5 covered spaces and 0.5 uncovered space
Guest Parking	For apartment complex with more than 10 units, 1 guest parking per 4 units.
Accessory Dwelling Unit	
Accessory Dwelling Unit	1 uncovered space for ADUs within a Very High Fire Hazard Severity Zone that do not meet the criteria for parking exemptions under State law; outside of a Very High Fire Hazard Severity Zone, no spaces required
Junior Accessory Dwelling Unit	No space required
Other Housing	
Joint Live/Work	2 uncovered standard spaces per joint live and work unit.
Farm Worker Housing	Spaces for each dwelling unit in the number required and subject to the same conditions as specified for "Residential uses" and where farmworker housing consists of group living quarters, such as barracks or a bunkhouse, 1 space per 3 beds
Adult Residential Uses	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business
Group Homes for Children	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business

Source: Los Angeles County Zoning Code.

Setbacks

Setbacks contribute to the health and safety of the built environment. However, as setback requirements determine the buildable area on a lot, they may serve to constrain the number of housing units that can be achieved. Generally, the Zoning Code allows for flexibility with respect to narrow and shallow lots. Furthermore, in some cases, accessory dwelling units are not subject to the setback requirements (**Table III-20**).

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
A-1 Light Agricultural	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
A-2 Heavy Agricultural	20 feet	5 feet or 10% of average width o:f narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-A Residential Agriculture	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-1 Single-Family Residence	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-2 Two-Family Residence[1]	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-3 Limited Density Multiple Residence [1]	15 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-4 Medium Density Multiple Residence [1]	15 feet	5 feet interior side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-5 High Density Multiple Residence	5 feet	5 feet interior side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.	5 feet	5 feet rear side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.
MXD-RU Rural Mixed Use	Minimum front or corner side yards shall be equal to the front yard required on any contiguous residential or agricultural zone where the property adjoins a street.	5 feet	Minimum front or corner side yards shall be equal to the front yard required on any contiguous residential or agricultural zone where the property adjoins a street.	5 feet

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
MXD Mixed Use	No Setback Standard	Side and rear yards abutting Zone R-1 or R-2 shall be set back a minimum of 10 feet. If the side or rear lot line is separated from those zones by a 10 feet alley, the side or rear yard setback need not apply.		
C-1 Restricted Commercial	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet Mixed use development: 5 feet if abutting lot is zoned Residential or Agricultural.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-2 Neighborhood Business	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet Mixed use development: 5 feet if abutting lot is zoned Residential or Agricultural.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-3 General Commercial	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet where no building exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds 2 stories, except the maximum required side yard depth is 16 feet. Mixed use development: If abutting lot is zoned Residential or Agricultural, 5 feet where no building exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds 2 stories, except the maximum required side yard depth is 16 feet.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-H Commercial Highway	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet Mixed use development: 5 feet if abutting lot is zoned Residential or Agricultural.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-M Commercial Manufacturing	No setback standard	Residential-only development: No setback standard Mixed use development: If abutting lot is zoned Residential or Agricultural, 5 feet where no building	No setback standard	Residential-only development: No setback standard Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
		exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds 2 stories, except the maximum required side yard depth is 16 feet.		
C-MJ Major Commercial	New development shall provide a minimum setback of 30 feet to separate, screen and buffer from adjacent residential and agricultural areas along side and rear lot lines			
C-R Commercial Recreation	None			
C-RU Rural Commercial	Minimum front or corner side yards shall be equal to the front yard required on any contiguous residential or agricultural zone where the property adjoins a street			
CPD Commercial Planned Development	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
Accessory Dwelling Units (ADUs)				
Single-Family Residence Only (Existing or Proposed)				
Attached ADU: Conversion Within Existing SFR and/or New Construction	Front: Title 22, Side: 4 ft., Rear: 4 ft. 25 ft. or as specified by CSD/Specific Plan, whichever is less. Setbacks and height apply to new construction ADU portion only.			
Attached ADU: Conversion Entirely Within Existing SFR	Existing setbacks apply			
Detached ADU: Conversion Within Detached Accessory Structure and/or New Construction	Front: Title 22, Side: 4 ft., Rear: 4 ft			
Detached ADU: Conversion Entirely Within Detached Accessory Structure	Existing setbacks apply			
JADU: Entirely Within Existing or Proposed SFR	Existing setbacks apply			
Multifamily Residences, including Duplexes and Multiple SFRs (Existing Only)				
Attached ADU: Conversion Entirely within Existing MFR	N/A			
Detached ADU: Conversion Entirely Within Detached Accessory Structure	Existing setbacks apply			
Detached ADU: New Construction	Front: Title 22, Side: 4 ft., Rear: 4 ft.			
Attached ADU: Conversion Within Existing SFR and/or New Construction	Front: Title 22, Side: 4 ft., Rear: 4 ft. 25 ft. or as specified by CSD/Specific Plan, whichever is less. Setbacks and height apply to new construction ADU portion only.			
Compact Lot Subdivisions				
Required Yards	• Perimeter front yard: 15' • Perimeter corner side yard: 5' • Perimeter corner side yard – reversed corner lot: 7.5' • Perimeter interior side yard: 5' • Perimeter rear yard: 10' • Internal yard: 0' on one side and 3.5' on the opposite side. Where a compact lot abuts a parking-only lot, the internal yard abutting the parking-only lot shall be a minimum of 3.5' in depth.			

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear

Note: An ADU is permitted if the property is within a zone where a single-family residence (SFR) or multifamily residence (MFR) is allowed; or, a legal SFR or MFR exists on the property; or, an SFR is proposed to be built concurrently with the ADU; or, a discretionary review application is required (Oak Trees, Shared Wells, etc.), but it may restrict the ADU. An ADU is not permitted if the property is not zoned to allow an SFR or MFR; or, property is located in a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have two means of access to a highway.

Compact Lot Subdivisions are permitted in zones R-2, R-3, and R-4; subject to a Conditional Use Permit.

Source: Los Angeles County Zoning Code.

Housing Types

It is important to meet the diversity of housing needs, particularly for persons with special needs, through a variety of housing types. The following analysis reviews the Zoning Code to evaluate potential constraints to developing housing, including housing for persons with special needs. **Table III-21** and **Table III-22** summarize the required permits for various housing types in base zones that allow residential uses in unincorporated Los Angeles County.

Table III-21: Permit Types for Residential Uses

	R-A	R-1	R-2	R-3	R-4	R-5	A-1	A-2	O-S	R-R	W
Residential Use											
Adult Residential Facilities (≤6)	P	P	P	P	P	P	P	P	P	P	P
Adult Residential Facilities (7+)	C	C	C	C	C	C	C	C	X	C	X
Apartment Houses	X	X	SPR/C	SPR	SPR	SPR	X	X	X	X	X
Group Homes for Children (≤6)	P	P	P	P	P	P	P	P	P	P	P
Group Homes for Children (7+)	C	C	C	C	C	C	C	C	X	C	X
Farmworker Housing	P/C	P/C	P/C	P/C	P/C	P/C	P	P	X	X	X
Foster Family Homes	P	P	P	P	P	P	P	P	P	P	P
Joint Live and Work Units	X	X	X	X	X	X	X	X	X	X	X
Mixed Use Developments	X	X	X	X	X	X	X	X	X	X	X
Mobilehome Parks	C	C	C	C	C	C	C	C	X	SPR/C	X
Residential Substance Use Recovery (≤6)	P	P	P	P	P	X	P	P	X	X	X
Residential Substance Use Recovery (7+)	C	C	C	C	C	C	C	C	X	X	X
Single-Family Residences	SPR	SPR	SPR	SPR	P SPR	X	SPR	SPR	X	X	X
Single-Family Residences on Compact Lots	X	X	C	C	C	X	X	X	X	X	X
Small Family Homes for Children	P	P	P	P	P	P	P	P	X	X	X
Townhouses	C	C	SPR/C	SPR	SPR	SPR	C	C	X	X	X
Two-Family Residences	X	X	SPR	SPR	SPR	X	X	X	X	X	X
Service Use											
Domestic Violence Shelter	SPR	X	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	X
Emergency Shelter	X	X	SPR	SPR	SPR	SPR	SPR/X	SPR/X	X	X	X

Table III-21: Permit Types for Residential Uses

	R-A	R-1	R-2	R-3	R-4	R-5	A-1	A-2	O-S	R-R	W
Mental Health Treatment Facilities	X	X	X	X	C	C	C	C	X	C	X
Accessory Use											
Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Junior Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory Overnight Safe Parking	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	SPR	X
Accessory Shelters	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Caretaker Residences, including Mobilehomes	X	X	X	X	X	X	C	C	C	C	X

P = Permitted, SPR = Ministerial Site Plan Review, C = Conditional Use Permit, MC = Minor Conditional Use Permit, X = Not Permitted

Note: The Zoning Code contains provisions for a wider range of specific uses, including room and boards and other lodging options.
Source: Los Angeles County Zoning Code

Table III-22: Permit Types for Residential Uses (continued)

	C-1	C-2	C-3	C-H	C-M	C-R	C-RU	C-MJ	MXD-RU	MXD
Residential Use										
Adult Residential Facilities (≤6)	P	P	P	P	P	P	P	P	P	P
Adult Residential Facilities (7+)	C	C	C	C	C	X	C	C	C	C
Apartment Houses	SPR/C	SPR/C	SPR/C	SPR/C	SPR/C	X	X	SPR/C	SPR/C	SPR
Group Homes for Children (≤6)	P	P	P	P	P	P	P	P	P	P
Group Homes for Children (7+)	C	C	C	C	C	X	C	C	C	C
Farmworker Housing	SPR	SPR	SPR	SPR	C	SPR	X	X	P	X
Foster Family Homes	P	P	P	P	P	P	P	P	P	P
Joint Live and Work Units	SPR/C	SPR/C	SPR/C	SPR/C	C	X	SPR	SPR/C	SPR	SPR
Mixed Use Developments	SPR/C	SPR/C	PR/C	PR/C	C	X	SPR	SPR/C	SPR/C	SPR
Mobilehome Parks	C	C	C	C	C	X	C	X	C	X
Residential Substance Use Recovery (≤6)	P	P	P	P	P	P	P	X	P	P
Residential Substance Use Recovery (7+)	C	C	C	C	C	C	C	X	C	C
Single-Family Residences	C	C	C	C	C	C	X	P	SPR	SPR

Table III-22: Permit Types for Residential Uses (continued)

	C-1	C-2	C-3	C-H	C-M	C-R	C-RU	C-MJ	MXD-RU	MXD
Small Family Home for Children	P	P	P	P	P	P	P	P	P	P
Townhouses	SPR/C	SPR/C	SPR/C	SPR/C	C	X	X	SPR/C	X	SPR
Two-Family Residences	SPR/C	SPR/C	SPR/C	SPR/C	C	X	X	X	SPR	SPR
Service Use										
Domestic Violence Shelter	SPR	SPR	SPR	SPR	SPR	X	SPR	SPR	SPR	SPR
Emergency Shelter	SPR	SPR	SPR	SPR	SPR	X	SPR	SPR	SPR	SPR
Mental Health Treatment Facilities	C	C	C	C	C	C	C	X	C	X
Accessory Use										
Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Junior Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory Overnight Safe Parking	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory Shelters	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Caretaker Residences, including Mobilehomes	C	C	C	X	C	C	C	C	X	X

P = Permitted, SPR = Ministerial Site Plan Review, C = Conditional Use Permit, MC = Minor Conditional Use Permit, X = Not Permitted

Note: The Zoning Code contains provisions for a wider range of specific uses, including room and boards and other lodging options.
Source: Los Angeles County Zoning Code.

Accessory Dwelling Units (ADUs)

An ADU, also known as a granny flat or second unit, is a dwelling unit with a full kitchen and bathroom, permitted as an accessory use to a single family or multifamily residential building wherever such developments are permitted. A JADU is a dwelling unit with independent exterior access that is no more than 500 square feet in size and contained entirely within a single family residence.

The County's ADU Ordinance establishes development standards and case processing procedures for ADUs and Junior ADUs (JADUs) pursuant to State law. Provisions include, but are not limited to:

- ADUs permitted on properties in all zones where single family or multifamily residential uses are permitted;
- JADUs permitted on properties with existing or proposed single family residences;
- Limited restrictions on ADU size and height;
- No off-street replacement parking requirements;
- Reduced setbacks for ADUs; and

- Maximum ADU and JADU application review time of 60 days.

In order to promote public health and safety in fire-prone areas, the County's ADU Ordinance prohibits the construction of new ADUs and the conversion of existing spaces to ADUs within Very High Fire Hazard Severity Zones (VHFHSZs) with substandard roads and limited access. Specifically, if a lot is located in a VHFHSZ and a Hillside Management Area (HMA), the Ordinance requires at least two distinct means of access not overlapping with each other, as measured from the lot frontage to the point of intersection with a highway, and each means of access must contain pavement of at least 24 feet in width, exclusive of sidewalks. For lots that are located in a VHFHSZ and not an HMA, the two distinct means of access may include unpaved roads of at least 24 feet in width maintained by Public Works. The Ordinance also allows ADUs and JADUs on lots with a single means of access if such lots front onto a highway and vehicles enter directly from the highway.

Adult Residential Facilities

Adult residential facilities for six or fewer people are permitted where single family homes are permitted. Facilities serving more than six persons are conditionally permitted in all residential zones and most commercial zones, including mixed use zones. Adult residential facility means any facility that provides 24-hour-a-day nonmedical care and supervision to adults, as defined and licensed under the State law.

Apartment Houses and Townhouses

Apartment houses and townhouses are permitted ministerially in Zones R-3, R-4, R-5, and MXD. They are also permitted ministerially in Zones R-2, C-H, C-1, C-2, C-3 and C-MJ if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure. While a Conditional Use Permit is required otherwise, not many sites zoned for apartment houses and townhouses are located in environmentally sensitive and hazardous areas and areas not served by public infrastructure. For example, the sites zoned R-2 that are subject to a Conditional Use Permit account for only 12.8% of the total sites zoned R-2. Additionally, apartment houses are permitted ministerially in Zones R-2, C-H, C-1, C-2, C-3, C-M, and C-MJ if the project meets the requirements of AB 2162, or if the project is an existing hotel, motel or youth hostel that is converting to transitional housing. Townhouses are also permitted conditionally in Zones A-1, A-2, R-R, R-A,R-1 and C-M, and apartment houses are permitted conditionally in Zone C-M. Conditional Use Permits are not required for projects that are eligible for SB 35 streamlining provisions.

Caretaker Units

Caretaker units are conditionally allowed in most agricultural and commercial zones. The Zoning Code defines "caretaker" as a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer, which is located on the same or contiguous lots or parcels of land.

Group Homes for Children

Pursuant to State law, small group homes for six or fewer children are permitted as a single family home. Larger homes (for more than six children) are conditionally permitted in all residential and some commercial zones. The Zoning Code defines children's group homes as facilities that provide 24-hour

nonmedical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State.

Domestic Violence Shelters

Domestic violence shelters are permitted through a Ministerial Site Plan Review in most residential and commercial zones, as well as industrial zones. Domestic violence shelter means any facility consisting of one or more buildings or structures in which specialized services are provided, including but not limited to the temporary provision of housing and food to the victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.

Farmworker Housing

The Farmworker Housing Ordinance ensures that the County's provisions for farmworker housing are consistent with State law, clarifies and codifies the requirements of the Employee Housing Act, and aims to streamline the land use permitting process for those interested in providing housing for farmworkers. The Farmworker Housing Ordinance includes definitions for farmworker dwelling units, which house five to six farmworkers, and which are permitted in the same zones as single family residences. In order to be consistent with the State Health and Safety Code Section 17021.5, Program 57: Annual Zoning Code Update will amend this provision to instead allow up to six farmworkers in farmworker dwelling units. The Farmworker Housing Ordinance also defines farmworker housing complexes, which are group living quarters that allow allow a maximum of 36 beds or a maximum of 12 dwelling units for farmworkers and their households, and which are permitted in the same zones as agricultural uses. However, farmworker housing is not permitted industrial zones, Airport Influence Areas, and environmentally sensitive areas. Furthermore, farmworker complexes are not permitted within Very High Fire Hazard Severity Zones.

It is important to note that a number of factors—such as the decline of the agricultural industry, and the financial and administrative challenges of providing farmworker housing—suggest that without additional resources, farmworker housing is not likely to occur with significant frequency.

Foster Family Homes

Foster family homes are permitted where single family residences are permitted. Foster family homes are any residential care facility providing 24-hour care for six or fewer foster children, which is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the County Code.

Homeless Shelters

The Zoning Code allows emergency shelters, including Low Barrier Navigation Centers, in all residential zones except Zones R-A and R-1, all commercial, mixed use, and rural zones, and Zones M-1, M-1.5 and M-2 through a Ministerial Site Plan Review (by right) process. Emergency shelters are also allowed in Zones A-1 and A-2 outside of environmentally sensitive and hazard areas and proximate to transit. Additionally, emergency shelters are conditionally permitted in Zone M-2.5. These areas are appropriate for homeless shelter facilities because they are primarily located in established communities with access to public transportation. Homeless shelters are a service use, which provide temporary accommodations for up to six months per individual.

The Interim and Supportive Housing Ordinance, which aligns the Zoning Code with AB 139 and AB 101, allows the following:

- Accessory Overnight Safe Parking: Overnight use of existing parking spaces in a parking lot by persons living in vehicles.
- Accessory Shelter: An emergency shelter that serves as an ancillary use to the principal use on the same lot.

Furthermore, the Ordinance requires one parking space per employee during peak shift for emergency shelters, but does not require more parking than other residential or commercial uses in the same zone, as shown in Table III-19 and in Section 22.112.070 of Title 22 for commercial uses. The Ordinance also includes options for waivers of development standards, such as parking, if the requirement would render the shelter development infeasible, in compliance with State law.

Adequate Capacity: According to the 2020 Point-in-Time Count by LAHSA, which is the most recent due to the COVID-19 pandemic, unincorporated Los Angeles County have a homeless population of 6,088 persons, including 941 sheltered and 5,147 unsheltered homeless persons. Emergency shelters, including Low Barrier Navigation Centers, are permitted by-right in a number of zones (see Table III-21and Table III-22), including all zones that allow mixed use and non-residential zones that permit multifamily uses. In assessing the adequacy of sites available for emergency shelters, the County used the following criteria in identifying potential sites for shelter development:

- Minimum lot size: 10,000 square feet
- Access to transportation: within 0.5 mile of transit
- Availability of infrastructure: able to be served with public water, sewer, and dry utilities
- Environmentally sensitive or naturally constrained areas: located outside of areas with moderate or severe environmental resources, hazards and constraints, as shown in the General Plan Hazard, Environmental, and Resource Constraints Model.

To narrow down the sites by realistic development potential, only parcels that are not developed with residential uses or newer nonresidential uses (within last 15 years), and with no pending development projects within the last three years, were considered for the shelter capacity analysis. Furthermore, cemeteries, parks, landfills, military uses, gas stations, and other uses that are unlikely to be redeveloped were excluded from the inventory of potential sites. Based on these criteria, a total of 6,814 acres (3,826 parcels) may be considered suitable shelter sites. The Zoning Code does not establish a maximum bed limit or density per shelter. Therefore, this inventory of potential sites is adequate to accommodate the County's 5,147 unsheltered homeless persons.

Countywide, between 2017 and 2020, 75,694 people experiencing homelessness were sheltered in interim housing through Measure H and other public resources. In unincorporated Los Angeles County, there are a total of 636 beds on 19 interim housing sites, and a total of 172 beds on two sites in the pipeline. In addition, there are a total of 213 beds on three Project Homekey sites, and a total of 447 beds on 9 winter shelter sites.

Countywide, between 2017 and 2020, 58,999 people experiencing homelessness were permanently housed through Measure H and other public resources. In unincorporated Los Angeles County, there are a total of 758 supportive housing units on 26 sites, with a total of 1,045 units on 21 sites in the pipeline.

According to LAHSA, from 2021 Housing Inventory Count, the average point in time occupancy rate for shelters is 61%, although this is not accounting for a number of sites being in different states of decompression during the pandemic. Also, from October 2019-September 2020, 7% of exits from emergency shelter and 44% of exits from transitional housing were into permanent housing.

Joint Live and Work Units

A joint live and work unit is a dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use, and in which at least one resident of the living space is responsible for the commercial activity performed in the work space. Joint live and work units are permitted ministerially in Zone MXD. They are also permitted ministerially in Zones C-H, C-1, C-2, C-3, and C-MJ if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure (otherwise a Conditional Use Permit is required). Joint live and work units are permitted ministerially in the rural zones on lots that meet similar locational criteria. Joint live and work units are also permitted conditionally in Zone C-M.

Mixed Use Development

Mixed use developments allow the combination of residential and commercial uses on the same site. Mixed use developments are permitted ministerially in Zones MXD and MXD-RU. They are also permitted ministerially in Zones C-H, C-1, C-2, C-3, and C-MJ if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure (otherwise a Conditional Use Permit is required). Mixed use developments are also permitted conditionally in Zone C-M.

Mobilehomes and Manufactured Homes

As used in the Zoning Code, a mobilehome is as defined in section 18008, or a manufactured home as defined in section 18007, of the California Health and Safety Code. A mobilehome comprised of one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 (1974 Mobilehome Act) on a permanent foundation system approved by the Public Works, or a manufactured home constructed on or after June 15, 1976, may be used as a single family dwelling. Manufactured homes can also be used as an accessory dwelling unit.

Mobilehome Parks

A mobilehome park is as defined in the Health and Safety Code. Mobilehome parks are conditionally permitted in most residential zones, all agricultural and rural zones, and most commercial zones. In addition, existing legal non conforming mobilehome parks are conditionally permitted in Zones M-1 and M-2.

Residential Care Facilities

Residential care facilities for six or fewer persons are permitted by-right in all zones where single family residences are permitted. Residential care facilities for more than seven persons are conditionally permitted in all residential zones.

Single Family Residences

Single family residences are permitted in all residential zones, all agricultural zones, Zone MXD, Zone MXD-RU (Rural Mixed Use), and Zone CPD. Such uses are also conditionally permitted in commercial zones, except Zone C-MJ.

Single Family Residences on Compact Lots

The Compact Lot Subdivision Ordinance conditionally permits the creation of smaller fee-simple, single family residential lots in Zones R-2, R-3, and R-4 if the project site meets certain locational criteria, such as outside of a VHFHSZ and in an area served by public water and sewer systems. The single family residential lots, or compact lots, created through the Ordinance may be as small as 1,200 square feet in size, and the single family residences may be as small as 575 square feet in size. The Ordinance also establishes new development standards for single family residences on compact lots, allowing greater flexibility in creating more usable spaces within the single family residences and better design. These development standards include setbacks, private usable open space, landscaping, tree planting, and parking, including the allowance of a separate parking-only lot where some or all required parking spaces are provided.

Single Room Occupancy (SRO)

The Zoning Code does not contain specific provisions for SRO units. However, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted as residential facilities. If the SRO housing is operated as apartments, it is permitted or conditionally permitted as apartments.

Small Family Homes

"Small family home for children" means any residential facility in the licensee's family residence providing 24-hour-a-day care for six or fewer children with mental, developmental, or physical disabilities and who require special care and supervision as a result of such disabilities, as defined and licensed under the regulations of the State. This use is permitted by-right in all residential and most commercial zones.

Two-Family Residences

Two-family residences are permitted ministerially in Zones R-2, R-3, and R-4. They are permitted ministerially in Zone MXD if they are developed as part of a mixed use development. They are also permitted ministerially in Zones C-H, C-1, C-2, and C-3 if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure (otherwise a Conditional Use Permit is required). Two-family residences are also permitted conditionally in Zone C-M.

Transitional and Supportive Housing

Transitional housing and supportive housing are defined in the Zoning Code. In general, transitional housing provides stay from six months to two years, and includes a service component to help residents gain independent living skills and transition into permanent housing. Supportive housing is typically referred to as permanent housing with a service component.

The Interim and Supportive Housing Ordinance streamlines the approval of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing) through a ministerial review process. Aligned with State law, transitional and supportive housing is reviewed subject only to those restrictions that apply to the same dwelling types in the same zone. For example, a supportive housing project in a single family home will be reviewed as a single family home, while a supportive housing project in an apartment house is reviewed as an apartment house.

Community Standards Districts (CSDs)

Specific standards may be established in a CSD to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that consists of design, development, and performance standards that address the needs and support the characteristics that are unique to that community/neighborhood.

Most CSDs have more restrictive development standards which, in some cases, could only be modified through a discretionary review process. However, a majority of these restrictive regulations apply to single family residences and are intended to preserve neighborhood characteristics. For example, both the Altadena and the East Pasadena-San Gabriel CSDs have more restrictive regulations on setbacks, lot coverage, floor area, and height in order to deter "mansionization" in older, established urban areas.

Some CSDs include building step-backs for multifamily and/or commercial zones when adjacent to single family or residential zones, such as in the East Pasadena-San Gabriel and the La Crescenta-Montrose CSDs, while other CSDs include stories or height limitations for multifamily and commercial zones, including the Rowland Heights, South San Gabriel, Walnut Park, and Willowbrook CSDs. It is important to note that the Density Bonus Ordinance, Inclusionary Housing Ordinance, and some provisions of the Accessory Dwelling Unit Ordinance, which facilitate the development of affordable housing, supersede the provisions of CSDs. Furthermore, recent changes to State law per SB 330 prohibit the reduction of residential development potential in urbanized Census Designated Places. There are also CSDs that provide incentives for multifamily and mixed use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multifamily zones, and the Florence-Firestone CSD, which includes procedural and other incentives for residential uses and mixed use development in commercial zones.

Local Processing and Permit Procedures

Type Reviews

The Zoning Code establishes four Type Reviews. Each Type Review prescribes a set of specific administrative procedures used for processing permits and reviews, and identifies the Review Authority and the Appeal Body. While the Review Authority is the decision maker for an application, the Appeal Body is the decision maker for an appeal of a decision by the Review Authority. Most permits and reviews required by the Zoning Code are assigned to one of the four Type Reviews. **Table III-23**

identifies the four Type Reviews, their general application processing characteristics, and their Review Authorities and Appeal Bodies:

Table III-23: Type Review Characteristics

	Ministerial/ Discretionary	Noticing Required	Posting Required	Review Authority	Public Hearing Required	Subject to Appeal	Appeal Body
Type I Review	Ministerial	No	No	Director	No	No	N/A
Type II Review	Discretionary	Yes	No	Hearing Officer	Yes	Yes	Regional Planning Commission
Type III Review	Discretionary	Yes	Yes	Regional Planning Commission/ Hearing Officer	Yes	Yes	Board of Supervisors/ Regional Planning Commission
Type IV Review	Discretionary	Yes	Yes	Board of Supervisors	Yes	No	N/A

Permits and Reviews Required by the Zoning Code

Table III-24 identifies some of the permits and reviews that are typically required for housing developments, and the Type Review used to process the application:

Affordable Housing Prioritization

Expediting the approval of projects with affordable and/or market-rate senior citizen housing units is a County priority. The County created the Housing Permit to implement the density bonuses, incentives, waivers of development standards, and parking reductions in the County's Density Bonus and Inclusionary Housing ordinances. The Housing Permit also provides the mechanism for monitoring of long-term rental affordability covenants and equity share for for-sale affordable units.

There are two types of housing permits. The Administrative Housing Permit is ministerial and applies to most projects. Due to its unique processing procedures, the Administrative Housing Permit is not assigned a Type Review. For projects requesting incentives and waivers that do not meet specified findings in State law, a Discretionary Housing Permit is required. A Discretionary Housing Permit is a Type III Review.

Table III-24 shows the typical approval timeframes for Housing Permits. In addition to a Housing Permit, a separate permit or review is required for the requested use or other entitlement, as shown in Tables 3.10-3.12. When two or more applications are filed on a property, all applications may be reviewed concurrently by the Review Authority.

Table III-24: Housing Permits

Permit	Typical Timeframe
Administrative Housing Permit (Ministerial)	When no other discretionary permit is required, 90 days (for 150 units or fewer) or 180 days (more than 150 units)
Discretionary Housing Permit	8-12 months

The County further expedites affordable housing through the following:

- The By-Right Housing Ordinance and Interim and Supportive Housing Ordinance provide more options for ministerial review of multifamily uses, including transitional and supportive housing;
- A designated team of affordable housing case planners, who serve as a single point of contact for all applicants considering providing affordable units; and
- Exemptions or reductions to planning and zoning filing fees for projects containing income-restricted units, depending on the number of income-restricted units in the project.

These measures are discussed in more detail later in this section under "Streamlining Efforts."

The County's Density Bonus Ordinance also provides additional bonuses and benefits beyond what is provided in the State Density Bonus Law, and is described in more detail later in this section under "Incentives."

SB 330 Procedures

To comply with SB 330, the Department of Regional Planning has established the following procedures:

- Preliminary applications;
- Zoning permit applications updated with replacement housing requirements;
- Staff reports with a "hearing" count; and
- Staff reports for residential projects that describe the applicability of SB 330, including the required findings for the denial of a project.

Other Permits and Reviews Required by the Zoning Code

Table III-25 identifies some of the other permits and reviews that are typically required for housing developments, and the Type Review used to process the application:

Table III-25: Permits and Reviews and the Assigned Type Review

Permit or Review	Permit or Review Description	Type Review	Typical Timeframe[1,2]
Ministerial Site Plan Review	This is a staff-level procedure for most permitted uses in the Zoning Code.	Type I Review	4-6 weeks
Lot Line Adjustment	This permit is required to adjust the lot line between two or more existing adjacent lots, where the land taken from one lot is added to an adjacent lot and where a greater number of lots than originally existed are not thereby created.	Type I Review	6-8 weeks
Minor Conditional Use Permit	This permit is established to regulate uses and development that, by their nature, are limited in scope and impacts, and may be appropriate in the applicable zone and require additional consideration to ensure proper integration with the surrounding community.	Type II Review	6-8 months
Yard Modifications	This permit is required to modify or reduce the required setbacks. If the modification request is on yards contiguous to a limited secondary highway, the application shall not be approved unless a written concurrence of Public Works has been received.	Type II Review	6-8 months
Conditional Use Permit	This permit is established to regulate uses and development that may be appropriate in the applicable zone and require additional consideration to ensure proper integration with the surrounding community.	Type III Review	8-12 months
Parking Permits	This permit is established to provide an alternative to parking requirements in the event that a particular use does not have the need for such requirements.	Type III Review	8-12 months
Variances	The variance is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the Zoning Code.	Type III Review	8-12 months
Development Agreements	A Development Agreement is a negotiated contract between the County and a private developer that, among other things, secures land use and zoning regulations for the duration of the agreement. A Development Agreement provides assurance to an applicant that a development project may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, civic art, open space, or other amenities not authorized or required by current ordinances.	Type IV Review	1+ years
Plan Amendments	A plan amendment is required to initiate an amendment to the General Plan. While the Plan Amendment process established by State law and the Zoning Code enables the General Plan map designations and/or written policy statements to be amended, most development applications that seek a plan amendment involve amending the General Plan map designations, particularly the land use policy map designations.	Type IV Review	1-2 years
Zone Changes	A zone change is required to initiate a change of zone classification on a lot from one zone to another zone.	Type IV Review	1-2 years

[1] When two or more applications are filed on a property, all applications may be reviewed concurrently by the Review Authority.
[2] Development in Coastal Zones and Significant Ecological Areas may require additional time. CEQA compliance may also add six months to three years to a discretionary process.

There are some other permits and reviews that are not assigned to one of the Type Reviews mentioned above due to their unique processing procedures. **Table III-26** identifies some of these other permits and reviews that may be required for housing developments.

Table III-26: Permits and Reviews with Unique Processing Procedures

Permit or Review	Review Authority	Description of Permit/Review	Typical Timeframe[1]
Coastal Development Permits	Director Hearing Officer	A review to ensure that any development, public or private, within the Coastal Zone conforms to the policies, provisions, and programs of the LCP.	2+ years
Los Angeles County Mills Act Program	Director	An incentive for owners of qualified historical properties to preserve, restore, and rehabilitate the historic character of such properties.	2-5 months
Requests for Reasonable Accommodations	Director	A request from any individual with a disability, someone acting on their behalf, or a provider or developer of housing for individuals with disabilities, desiring to obtain a Reasonable Accommodation.	6 weeks
Oak Tree Permits	Director	An application to encroach upon, remove, or relocate not more than one oak tree is ministerial. Otherwise, a public hearing before a Hearing Officer is required.	3-6 months (Administrative) or 6-8 months (Discretionary)
Minor Parking Deviations	Director	A request for a parking reduction of less than 30%.	3 months

[1]Timeframe does not include additional time that may be required for CEQA compliance.

Land Divisions

In addition to the permits and reviews required by the Zoning Code, the Subdivision Code also requires a tentative parcel or tract map and a final map for all divisions of land in accordance with the Subdivision Map Act. **Table III-27** identifies some of the permits and reviews that may be required for land divisions.

Table III-27: Permits and Reviews Required for Land Divisions

Permit or Review	Review Authority	Description of Permit/Review	Typical Timeframe[1]
Tentative Tract Maps	Regional Planning Commission/ Hearing Officer	A tentative tract map is required for the subdivision of more than four lots or units. It is submitted to the advisory agency and approved in accordance with the provisions of the Subdivision Map Act and Title 21. If the tentative tract map is approved and no appeal is filed, a final map must be recorded to complete the subdivision.	1.5+ years
Tentative Parcel Maps	Regional Planning Commission/ Hearing Officer	A tentative parcel map is required for the subdivision of four or fewer lots or units. Once the tentative parcel map is approved and no appeal is filed, either a final map or a parcel map waiver may be processed to complete the subdivision. However, since improvements are often required, most projects are not eligible to obtain a parcel map waiver, and the applicant must have a final map recorded to complete the subdivision.	1.5+ years

[1]Timeframe does not include additional time that may be required for CEQA compliance.

Advisory Body

Depending on the project and the required permit or review, an Advisory Body may be involved in the review process. An Advisory Body may include:

- A Review Authority that provides a recommendation to another Review Authority;
- Other County departments and experts in relevant subject areas that provide comments and recommendations to the Review Authority. Such bodies include, but are not limited to the Subdivision Committee, Significant Ecological Area Technical Advisory Committee, Environmental Review Board, and the Fire, Public Works, Parks and Recreation, and Public Health Departments; or
- Any federal, State, County, or local agency.

Hearing Examiner

Hearing Examiners are appointed Regional Planning staff members who conduct public meetings in the community to receive testimony for Draft EIRs for the Regional Planning Commission, as needed.

Application and Review Procedures

The general procedures described as follows apply to the following types of applications: General Plan amendments, tentative tract map, tentative parcel map, Conditional Use Permits, zone changes, variances, Development Agreements, Coastal Development Permits, Discretionary Housing Permits, and Parking Permits.

- Applicants generally start the permitting process by obtaining zoning and application information. The County offers the interdepartmental "One-Stop" for counseling on proposed projects.
- Applicants submit the completed application and documentation package to DRP, or submit the materials online via the EPIC-LA portal. A planner reviews the materials to ensure completeness and collects the appropriate fees. All projects subject to a discretionary review require an initial study/environmental assessment in accordance with the California Environmental Quality Act.
- The Hearing Officer or RPC conducts the public hearing upon completion of the requirements. The staff sends the applicant and other interested parties legal notification of the public hearing.

  Conditional Use Permits for Residential Uses-Findings

  It is uncommon for CUPs to be required to establish residential uses in urban infill areas. Generally, CUPs are required where the project requires grading, and/or is located on a hillside, SEA, and subject to seismic, geologic, fire and flood constraints.

  The Department provides applicants with detailed checklists and application materials, and conducts one-stop meetings. For projects located in sensitive areas, the one-stop meeting includes the participation of a County biologist, as needed, and can include the review of objective guidelines to ensure certainty and clarity in the process. Applicants may be required to prepare a

biological constraints map and detailed grading and slope plans for staff to assess the compatibility of the proposed project with the following findings:

- The proposed use will be consistent with the General Plan.
- The requested use will not:
    - Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
    - Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
    - Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required to integrate the use with the surrounding area.

When a project is located in an HMA and requires a Hillside Management CUP, DRP staff must make additional findings related to site design, impacts to scenic views and ridgelines, and sensitive hillside design standards.

When a project is located in an SEA and requires a Sensitive Ecological Area CUP, DRP staff must make additional findings on the preservation of natural open space, minimization of impacts to wildlife movement, and preservation of water courses.

Streamlining Efforts

In January 2019, the County adopted the Technical Update to Title 22 (Zoning Code). The code amendment to Title 22 reorganized, clarified, and simplified the code language, consolidated identical or similar standards or procedures, deleted obsolete or redundant code provisions, and streamlined administrative and case processing procedures.

In order to reduce time and money spent by property owners and developments and in turn accelerate housing production, the following housing ordinances were recently adopted by the Board of Supervisors to streamline the approval of certain housing developments through a ministerial review process:

- The By-Right Housing Ordinance exempts developments of up to four units in two or more buildings (i.e., in the form of multiple detached units and/or duplexes) from the discretionary lease project subdivision process in Zones R-2 and R-3, provided that the lot does not exceed 15,000 square feet in size, and the project meets certain locational criteria. The Ordinance also allows various multifamily housing types, such as apartment houses and townhouses by-right in Zones R-2, C-H, C-1, C-2, C-3, and C-MJ where certain locational criteria are met, subject to the approval of a Ministerial Site Plan Review; and
- The Interim and Supportive Housing Ordinance streamlines the approval of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing) through a ministerial review process. Specifically, the Ordinance streamlines the development of shelters by expanding where they are allowed by-right, revising development standards, exempting ministerial applications for shelters from planning fees and imposing a timeline for review. The

ordinance also expands where permanent of conversion of hotels, motels and youth hostels to transitional housing or shelter; and allows temporary conversion of hotels, motels and youth hostels to transitional housing and shelters in certain zones by-right without correction of any nonconforming condition. Lastly, the Ordinance codifies the supportive housing streamlining of AB 2162.

These ordinances are in compliance with the definition of "by right" in Government Code section 65583.2 (i) by not requiring a Conditional Use Permit or other discretionary County review or approval that would constitute a "project" as defined in CEQA.

Knowledge of the County's process for project approval is an important step in avoiding costly delays. To assist applicants, the Department of Regional Planning's website is regularly updated to provide information on planning and zoning, planning entitlement application forms and instructions, and fees. The EPIC-LA online application system and virtual counseling also reduce the need for applicants to travel to obtain information or apply in person.

Virtual Counseling

Since the start of the COVID-19 pandemic, the Department of Regional Planning has encouraged applicants to schedule virtual appointments using Zoom to discuss proposed development or zoning and planning inquiries with staff. Once Regional Planning offices are reopened to the public, appointment offerings will be expanded to include both virtual and in-person appointments. Types of virtual counseling appointments include:

- Zoning and Planning Discussion – Counseling regarding a proposed development or project-specific questions for sites in a special district area, including Specific Plan, Significant Ecological Area, Hillside Management Area, community standards district, and/or equestrian district

- Case Intake/Online Application Issues – Assistance with the online application submittal process

- Certificate of Compliance / Lot Line Adjustment Discussion – Assistance with Certificates of Compliance or proposed Lot Line Adjustments

- Zoning Enforcement Violation Discussion – Assistance regarding zoning code violations as a result of referrals by Zoning Enforcement staff

One-Stop Meetings

The Department of Regional Planning coordinates monthly "one-stop" meetings to provide feedback on projects before applicants submit a complete application. County agencies, such as Public Works, Fire Department, Public Health Department, the Development Authority, and the Department of Regional Planning provide written comments on draft plans and application materials to prevent delays and further streamline the review process. A representative from every agency attends the meeting and reviews comments with the applicant, provides a timeline for review and information on fees.

EPIC-LA e-Reviews

The Department of Regional Planning initiates the e-Reviews process with multiple County agencies after a complete application is received. County staff review files digitally and provide comments and necessary clearances electronically. Applicants can track their application status and submit revisions electronically.

Affordable Housing Planners

The Department of Regional Planning has designated a team of planners to serve as a single point of contact for all applicants considering providing affordable units. The planners review all affordable housing projects and counsel applicants on the County's Density Bonus and Inclusionary Housing ordinances, incentives, and waivers. The team serves as a liaison to the Los Angeles County Development Authority, which drafts the land use covenants and monitors the affordable units for the life of the project.

Development Fees

While most development fees are one-time fees, some entitlements, such as plan amendments, require an initial deposit upon application submittal. Supplemental deposits are required when the actual cost of processing the case exceeds the amount of the initial deposit. As the application fees for certain types of entitlements can vary, applicants may not be able to estimate the actual application cost prior to filing. **Table III-28** presents application fees for common fixed planning entitlements.

Unlike most fixed planning entitlement fees, application fees for tentative maps vary depending on the number of proposed lots, as well as the availability of public water and sewer service at the project location. Tentative maps also require an initial deposit and supplemental deposits when the actual cost of processing the case exceeds the amount of the initial deposit.

Other fees for plan check or other review conducted by the Building and Safety Division of Public Works are based on the size of the development. Grading and landscaping permit fees are based on the volume of material handled and area to be landscaped, respectively.

The County offers exemptions or reductions to planning and zoning filing fees for projects containing income-restricted units, depending on the number of income-restricted units in the project. The County also exempts shelters and mobilehome parks from planning and zoning filing fees. In compliance with AB 1483, all planning and zoning fees are listed on the Department of Regional Planning web site at the following link: https://planning.lacounty.gov/fees.

Table III-28: Planning Entitlement Application Fees (Partial List)

Application	Fee
Plan Amendment	$3,000 Initial Deposit
Zone Change	$15,217 Plus $262 if referred to Fire Department
Tentative Tract Map	$24,957, including $5,000 initial deposit
Tentative Parcel Map	Dependent on number of lots proposed
Environmental Assessment (CEQA) (Initial Review)	$374

Environmental Assessment (CEQA) (Negative Declaration)	$3,800
EIR (Initial Deposit)	$10,000 Major EIR, $5,000 Minor EIR
Site Plan Review (Residential)	$917
Site Plan Review (Residential in Hillside Areas)	$1,181
Conditional Use Permit	$10,215
Conditional Use Permit (Significant Ecological Areas)	$19,731
Conditional Use Permit (Significant Ecological Areas - Coastal)	$22,342
Housing Permit	$1,201 - $4,159
Coastal Development Permit	$1,732 - $13,669
Oak Tree Permit	$1,271 - $11,486
Parking Permit	$10,215
Zoning Conformance Review	$559
Variance	$10,215

Source: County of Los Angeles Department of Regional Planning Filing Fees, March 1, 2021.

Impact Fees

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. One major impact fee is the Quimby fee. Pursuant to the Quimby Act, the County requires dedication of land or the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map, subject to certain conditions.

The Subdivision Code requires park fees if any portion of the local park space obligation for a residential subdivision is not satisfied by the existing local park space. Park fees are assessed as a condition prior to the final approval of the subdivision. This requirement applies only to residential subdivisions and only where there are not enough parks and open space in surrounding areas. In areas that do not have enough land set aside for parks and recreation, this obligation may increase the cost of developing housing, but is necessary to meet recreational needs and is a cost borne statewide.

School fees, which are calculated on a per-square-foot basis, can represent one of the largest impact fees for housing developments. The County does not have the ability to amend school fees, which are established by the State. Furthermore, water connection fees are another common impact fee, which can vary as they are controlled by individual water service providers throughout Los Angeles County.

There are a number of other impact fees required by the County. For example, the Bridge and Major Construction Fee Districts (B&T) were established by the County to finance specific highway and bridge improvements in unincorporated Los Angeles County. New developments within these districts are levied a fee in proportion to the benefit they will receive from the improvements. The County has established the Eastside (Route 126), Westside, Bouquet Canyon, Lyons Avenue/McBean, Valencia and Castaic B&T Districts in the Santa Clarita Valley, and the Lost Hills/Las Virgenes B&T District in the Parkway Calabasas area.

A drainage fee is required to address increased storm run-off resulting from new developments in the Antelope Valley, per the Antelope Valley Comprehensive Plan of Flood Control. The drainage fee may

be increased or decreased, depending on the review of the Construction Cost Index and the type and amount of development being constructed within the Antelope Valley Drainage Area.

Fee Comparison, by Size of Development

Table III-29 presents a summary of estimated development and entitlement fees by type (single family subdivisions and multifamily condominium, versus multifamily rental) and size of project. **Table III-30** presents the typical building permit fees by type of unit (single family subdivision versus multifamily). Fees for a multifamily housing development are less than the fees for a single family housing development.

Table III-29: Estimated Land Development and Entitlement Fees by Type and Size of Development

Fees	5 Lots	20 Lots	50+ Lots
Single Family Subdivision and Multifamily Condominium Fees			
Land Development – Public Works Fees	$45,440.00	$100,950.00	$138,800.00
Entitlement Fees – Regional Planning	$41,119.00	$42,649.00	$49,239.00
Entitlement Fees – Parks and Recreation	$10,405.84	$41,623.36	$104,058.40
Total Standard Subdivision Fees	$96,964.84	$186,222.36	$292,097.40
Total Standard Subdivision Fees – Per Lot	$19,392.97	$9,311.12	$5,841.95
Multifamily Rental Housing Fees		**20 Units**	
Entitlement Fees – Regional Planning		$3,341.00	

Table III-30: Estimated Building Permit Fees by Type of Unit

Single Family Subdivision Housing Fees	Unit Size		
	2,000 sq. ft.	2,500 sq. ft.	3,000 sq. ft.
Public Work Fees	19558.90	22543.90	25531.90
Sanitation District Fees	5500.00	5500.00	5500.00
Fire Department Fees	2371.00	2478.00	2478.00
Law Enforcement Facility Fee	467.00	467.00	467.00
Library Fees	969.00	969.00	969.00
School Fees	7580.00	9475.00	11370.00
Total Building Permit Fees	38,816.90	43,910.90	48,793.90
Multifamily Housing Fees	**Project Size**		
	5 Units	**20 Units**	**40 Units**
Public Work Fees	$24,958.90	$72,756.90	$130,327.90
Sanitation District Fees	$16,500.00	$66,000.00	$132,000.00
Fire Department Fees	$2,662.00	$2,662.00	$2,662.00
Law Enforcement Facility Fee	$1,685.00	$6,740.00	$13,480.00
Library Fees	$4,845.00	$19,380.00	$38,760.00
School Fees	$18,950.00	$75,800.00	$151,600.00
Total Building Permit Fees	$72,262.90	$246,000.90	$471,491.90
Total Building Permit Fees – Per Unit	$14,452.58	$12,300.05	$11,787.30

A substantial portion of the unincorporated "islands" located on the Westside, in central Los Angeles, and the San Gabriel Valley are highly urbanized. Typically, the existing facilities in these urban areas, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. As a result, the cost of land development is usually less in these areas than in undeveloped "urban expansion" or rural portions of unincorporated Los Angeles County. However, the Quimby fee is an exception and tends to be higher in urban areas because it is tied to the cost of land, which is higher in urban areas.

Areas with existing facilities within urban unincorporated Los Angeles County, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. However, while properties in urban areas may have lower onsite and offsite improvement costs, they typically command high land costs on a per-square-foot basis due to the permitted densities and the availability of infrastructure. In contrast, properties in the undeveloped rural areas typically require payment of substantial development fees to provide infrastructure, services, and facilities, although the land costs may be lower.

Fees in Proportion to Total Development Cost Per Unit

The County compared the total per-unit fees in Tables III-29 and III-30 to per-unit development costs that were assumed in the County's inclusionary housing feasibility studies from 2020 (for multifamily rental projects) and from 2018 (for single-family). Given the wide range of land costs across unincorporated Los Angeles County real estate submarkets, the proportion of fees to development costs per unit also varies widely. The fees represent a lower proportion of the total development cost

in areas with higher land costs, such as Coastal South Los Angeles and the San Gabriel Valley, and a higher proportion of the total development cost in areas with lower land costs, such as the Antelope Valley.

- For multifamily rental projects, the proportion of fees per unit to total development cost per unit ranges from 3 percent in Coastal South Los Angeles to 6 percent in the Antelope Valley.
- For single-family homes, the proportion of fees per unit to total development cost per unit ranges from 4 percent in the San Gabriel Valley to 14 percent in the Antelope Valley.

Per-unit fees for multifamily developments in unincorporated Los Angeles County are among the lowest when compared to those for other local jurisdictions in California, as cited in a 2018 study by the Terner Center for Housing Innovation at UC Berkeley. Per-unit fees for single-family homes in unincorporated Los Angeles County are in the middle of the range.[13]

The County recognizes the impact of such fees on affordable housing development. However, the provision of necessary infrastructure and public facilities is critical to ensure that residents of affordable housing have equal opportunity for quality housing in a suitable living environment. To mitigate the financial impacts of such fees, the County uses HOME and Community Development Block Grant (CDBG) funds to help offset the cost of development for affordable housing.

On- and Off- Site Improvements

According to the Subdivision Code, improvements are not required as a condition of project approval for minor land divisions (parcel maps--four or less lots), if the existing systems and improvements have been deemed adequate to serve adjacent developed parcels, unless such improvements are necessary to serve the project or to be consistent with the General Plan. In addition, no improvements are required when all lots shown on a parcel map of a minor land division have a gross area of five acres or more and are within a single family residential or agricultural zone.

In existing urban areas where development has already occurred and for minor land divisions, there are likely to be very few site improvement requirements. In such cases, the costs of on and offsite improvements do not serve as constraints on development. However, in new major subdivisions, the need to provide infrastructure may increase the cost of new housing. Lower land prices in some parts of unincorporated Los Angeles County, such as the Santa Clarita Valley and Antelope Valley, can help offset some of the costs. In addition, the County often provides incentives to affordable housing developers in the form of reduced parking requirements, filing fees, and others.

In general, the following improvements are required of all major subdivisions:

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[13] Terner Center for Housing Innovation. 2018. "It All Adds Up: The Cost of Housing Development Fees in Seven California Cities." https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Development_Fees_Report_Final_2.pdf

Street Right-of-Way Width Requirements

Developers must provide a minimum of 24 feet of offsite pavement to the subdivision. The following are required street right-of-way widths for various types of streets in major subdivisions, as defined by the Subdivision Code:

- Cul-de-sacs (up to 700 feet): 58 feet
- Cul-de-sacs (more than 700 feet in length): 60 feet
- Local streets: 60 feet
- Collector streets: 64 feet
- Limited secondary highways: 64 feet and 80 feet for future streets
- Parkways: 80 feet (minimum)
- Secondary highways: 80 feet
- Major highways: 100 feet
- Expressways: 180 feet
- For industrial/commercial collector streets:
    - Cul-de-sacs (up to 500 feet) 66 feet
    - Collector streets 84 feet

Sidewalk Requirements

In general, where lots in a subdivision are smaller than 15,000 square feet, developers are required to install sidewalks of no less than five feet wide:

- On both sides of entrance and collector streets.
- On both sides of loop, interior, and cul-de-sac streets.
- Along one side of service roads adjacent to abutting lots.
- Along highways shown on the County's Highway Plan where no service road is provided.
- Along highways shown on the Highway Plan where necessary to provide for the safety and convenience of pedestrians.

Streetlighting Requirements

Streetlights are required in most major subdivisions where lots are less than 40,000 square feet in size. In the Rural Outdoor Lighting Districts, less street lighting is required than in the urban areas.

Curbs and Gutters

Curbs and gutters are required in subdivisions with lots less than 20,000 square feet in size.

Water and Sewer Connections

Water systems are not required if lots are at least five acres in size, even in major subdivisions, well water may be used instead. If lot sizes are at least one acre in size, septic systems are deemed adequate in providing sewer services.

Circulation Improvements

Developers are required to provide onsite improvements in the form of direct dedications needed for access and circulation for the development. In designated Bridge and Thoroughfare Districts, developers may also be required to pay an impact fee to offset the cost of constructing bridges over waterways, railways, freeways, and canyons, and/or constructing major thoroughfares. Mitigation measures are only required if level of service falls below level B.

Rural Communities Requirements and Waivers

In rural areas where subdivisions contain lots larger than 20,000 square feet in size, there are no requirements for curbs, gutters, and sidewalks. Street lighting may or may not be required and is determined on a case-by-case basis.

Other General Exemptions

Requirements for improvements may be waived for subdivisions with lots larger than 20 acres and some with lots larger than 10 acres in size.

Inclusionary Housing

The County's Inclusionary Housing Ordinance applies in the following unincorporated submarket areas (**Figure III-24**): Antelope Valley; Coastal South Los Angeles; East Los Angeles/Gateway; San Gabriel Valley; Santa Clarita Valley; and South Los Angeles. Inclusionary requirements apply to all housing developments, excluding mobilehome parks, and including projects to substantially rehabilitate and convert an existing commercial building to residential uses, or the substantial rehabilitation of an existing multifamily dwelling that would result in a net increase in available dwelling units, that meet all of the following:

- Has at least five or more baseline dwelling units;
- Is located in a submarket area, with the following exceptions:
    - Rental projects or condominium projects located in the South Los Angeles or Antelope Valley submarket areas; or
    - Rental projects located in the East Los Angeles/Gateway submarket area; and
- Is not located within an area subject to an affordable housing requirement pursuant to a Development Agreement, specific plan, or local policy.

Table III-31 summarizes the County's inclusionary housing requirements for rental and for-sale projects. In developing the Inclusionary Housing Ordinance, the County conducted a study to test the market feasibility for each submarket area and by type and set-aside of affordable units. To ensure consistency with long-term economic trends, the County will evaluate the appropriateness of the affordable housing set asides required at least every five years.

To facilitate middle income for-sale housing, projects are eligible for one incentive and one waiver or reduction of a development standard provided the project is not eligible for such under the County's Density Bonus Ordinance. On a case-by-case basis, a developer may request an adjustment or waiver of the inclusionary requirements, subject to the approval of the Director of Regional Planning.

Flexible Alternatives: Rather than building the units as part of the primary project, developers may choose to provide the affordable housing units off-site, if the off-site location is in the unincorporated areas and one of the following:

- Within one-quarter mile of the principal project;
- Within a Highest, High, or Moderate Resource Area, as determined by the State Tax Credit Allocation Committee and State Department of Housing and Community Development. Where the principal project is also located in an area designated as Highest, High, or Moderate Resource, the off-site parcel shall be located in an area with the same or higher resource designation as the principal project;
- Located within two miles of the principal project and in an area with known displacement risk based on evidence to the satisfaction of the Department; or
- Developed as part of a community land trust.

Off-site affordable set-aside units must be entitled and permitted prior to or concurrently with the units in the principal project.

Figure III-24: Inclusionary Housing Submarket Areas

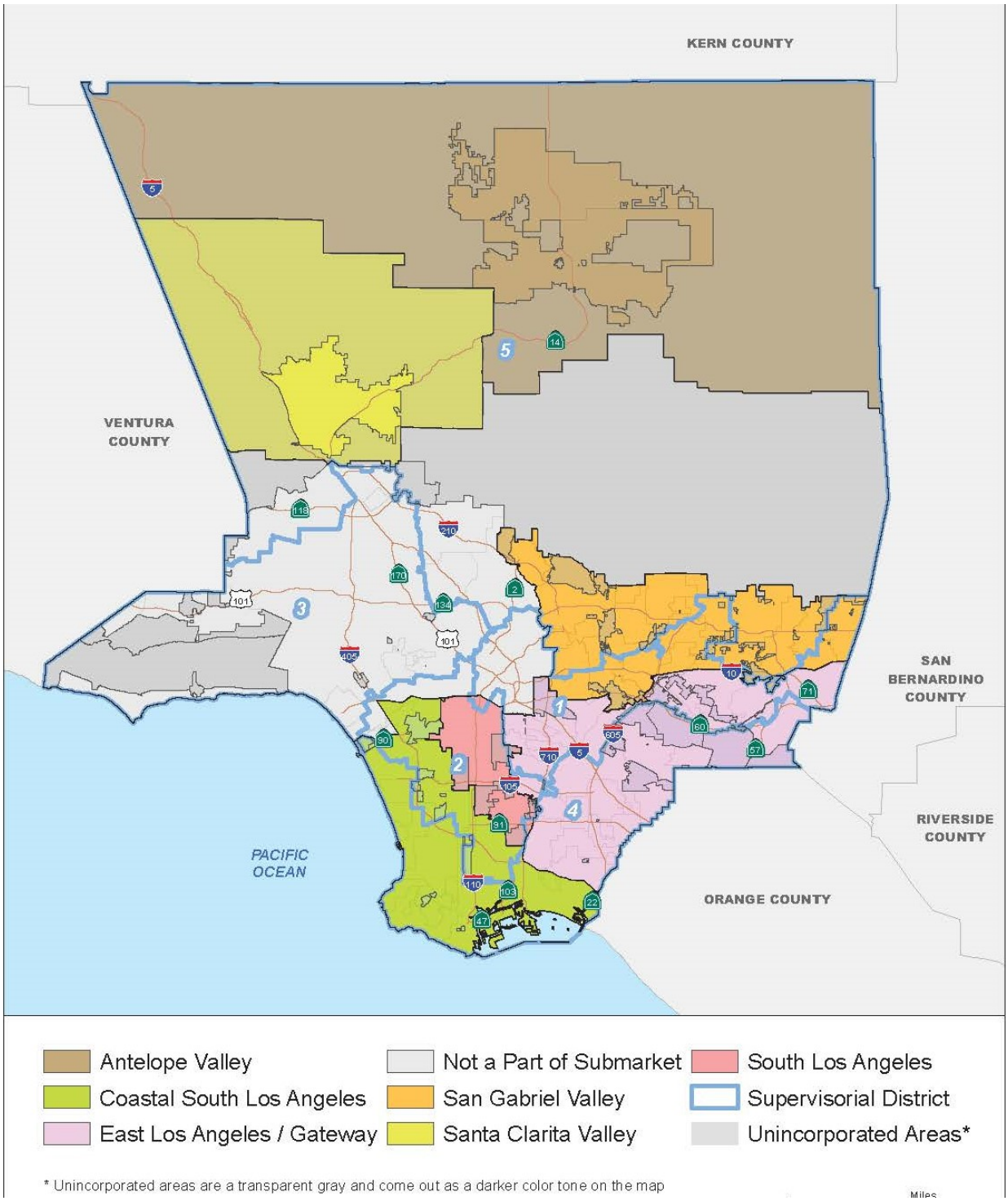


Table III-31: Inclusionary Housing Requirements

Rental Projects	Affordability[1]	Set-Aside	Set-Aside (Small Project)[2]
Option 1	Average Affordability[3] of 40% AMI or Less	10%	5%
Option 2	Average Affordability[3] of 65% AMI or Less	15%	7%
Option 3	80% AMI or Less	20%	10%

Notes:
1. Units shall be set aside for extremely low, very low, or lower income households.
2. Projects with less than 15 baseline dwelling units.
3. Calculations for the average affordability shall comply with the Zoning Code.

For-Sale Projects	Affordability[1]	Set-Aside	Set-Aside (Small Project)[2]
Coastal South Los Angeles South Los Angeles (excluding condominiums) East Los Angeles/Gateway	Average affordability[3] of 135% AMI or Less	20%	10%
San Gabriel Valley		15%	7%
Santa Clarita Valley Antelope Valley (excluding condominiums)		5%	--

Notes:
1. Units shall be set aside for moderate or middle income households.
2. Projects with less than 15 baseline dwelling units.
3. Calculations for the average affordability shall comply with the Zoning Ordinance.

Affordable Housing Replacement

The County's Affordable Housing Preservation Ordinance requires one-for-one replacement of affordable units that existed on a site where new development is proposed, and is in compliance with SB 330 and AB 1397 (Government Code Section 65583.2(g)(3)). Modeled on existing "no net loss" requirements in State Density Bonus Law and Government Code 66300, the Ordinance requires replacement of dwelling units that are proposed to be or have been demolished, vacated, or converted from rental to for sale, if they are or were any of the following within five years prior to application submittal:

- Subject to a recorded covenant that restricts rents to levels affordable to moderate, lower, very low or extremely low income households;
- Rent-stabilized pursuant to County or State law; or
- Occupied by lower, very low, or extremely low income tenants, including mobilehome owners renting spaces in a mobilehome park.

The replacement requirement applies to the following project types:

- New construction of any principal building;
- A change of a principal residential use to another principal use;
- A change in the number of dwelling units;
- A land division subject to Title 21 (Subdivisions) of the County Code; or
- Legalization of an existing unpermitted dwelling unit.

The following project types are not required to replace affordable housing:

- New construction of a single-family residence on a lot with no other principal uses or structures;
- New construction or legalization of accessory dwelling units or junior accessory dwelling units;
- Conversion to resident ownership of all rented spaces in a mobilehome park;
- Addition of mobilehome spaces or mobilehomes in a mobilehome park;
- A lease project, as defined in Section 21.08.090 in Title 21 (Subdivisions) of the County Code;
- A project in a Very High Fire Hazard Severity Zone, as depicted in the General Plan; or
- A project that is located within an area subject to an affordable housing replacement requirement, pursuant to a Development Agreement, specific plan, or local policy.

Certain project types, such as nonresidential developments, may pay the Affordable Housing Replacement Fee instead of providing a replacement unit within the proposed project. The fee ranges from $144 - $346 per square foot of housing that previously existed on the site, or $129,470 to $318,914 per unit, depending on the location of the proposed project.

Incentives

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of affordable housing, the County offers a number of regulatory incentives.

Density Bonuses

The County's Density Bonus Ordinance offers deeper affordability, a simplified process for incentives and waivers, and bonuses that are above and beyond the requirements of the State Density Bonus Law. The Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments and housing developments (minimum size five units) that set aside a portion of the units for lower and moderate income households. In addition, the Ordinance offers incentives for housing developments that set aside a portion of the units for lower and moderate income households (see **Table III-32**).

Table III-32: Density Bonus Ordinance-Density Bonus Sliding Scale

Income Group	Minimum Set-Aside of Affordable Units	Base Bonus	Maximum Bonus for 100% Affordable Projects[2]
Extremely Low Income	5%	25%	120%
Very Low Income	5%	20%	100%
Lower Income	10%	20%	80%
Moderate Income (common interest developments only)	10%	5%	60%
Senior Citizen Housing Development[1]	100%	20%	
Land Donation (very low income projects only)	10%	15%	

[1] Affordability is not a requirement for senior housing developments to qualify for a density bonus and waivers or modifications to development standards. Source: Los Angeles County Zoning Code.

[2] The County's sliding scale also reflects AB 1763 (Chiu), which provides an enhanced density bonus by-right for eligible one hundred percent affordable housing developments.

Typical parking reductions are identified in **Table III-33**. Specifically, housing located within proximity to transit can receive further reductions in parking requirements.

Table III-33: Density Bonus Ordinance-Parking Reductions

Affordability and Project Type	Proximity to Transit	Number of Parking Spaces
100% rental housing affordable to lower or very low income households		
Senior citizen housing development	With paratransit or within ½ mile of a fixed bus route	0.5 space per unit
Special needs housing development		No parking required
Supportive housing development	-	No parking required
Other 100% rental housing affordable to lower or very low income households	Within ½ mile of a major transit stop	0.5 space per unit
At least 11% very low income housing set aside		0.5 space per bedroom
At least 20% lower income housing set aside		0.5 space per bedroom
Extremely low income units		No parking required for extremely low income units only
All other projects subject to Chapter 22.120	-	0-1 bedroom: 1 space per dwelling unit 2-3 bedrooms: 2 spaces per dwelling unit 4 or more bedrooms: 2.5 spaces per dwelling unit

Transit Oriented Districts

Transit Oriented Districts (TODs) are areas where the County encourages infill development, and pedestrian-friendly and community-serving uses near transit stops. The goal is to encourage walking, bicycling, and transit use. To achieve these goals, the General Plan established 11 TODs to create and apply unique development standards and case processing procedures to geographic areas within an approximately 1/2 mile radius around Metro transit stations in unincorporated Los Angeles County.

All TODs will be implemented by TOD specific plans, with standards, regulations, and infrastructure plans that tailor to the unique characteristics and needs of each community, and address issues such as access and connectivity, pedestrian improvements, and safety. Four TOD specific plans have been established to date. The goals of the TOD specific plans are to: 1) increase walking, bicycling, and transit ridership, and reduce vehicle miles traveled; 2) facilitate compact, mixed use development; 3) increase economic activity; 4) facilitate the public investment of infrastructure improvements; and 5) streamline the environmental review process for future infill development projects.

The TOD specific plans offer a range of residential densities. High density residential zones and mixed use zones provide residential densities up to 50 to 70 units per acre in specific areas. TOD specific plans also contain parking reductions for multifamily uses. If a TOD designated area does not have an adopted specific plan, the Zoning Code and General Plan applies. Through the Metro Area Plan and the Florence-Firestone TOD Specific Plan, which are Housing Element implementation programs, the TOD specific plans will be updated for consistency with the General Plan.

- Florence-Firestone TOD
- Del Amo TOD
- Aviation/LAX TOD
- Hawthorne Station TOD
- Vermont Station TOD (Connect Southwest LA TOD Specific Plan adopted in 2020)
- Willowbrook TOD (Specific Plan adopted in 2018)
- Sierra Madre Villa TOD
- East Los Angeles/3rd Street TOD (Specific Plan adopted in 2014)
- West Carson TOD (Specific Plan adopted in 2019)

Housing for Persons with Disabilities

Land Use Controls

The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that persons with mental and physical disabilities are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hours-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in **Table III-17** and as discussed previously, the Zoning Code complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones. As the Conditional Use Permit is a barrier to housing for people with disabilities, the Housing Element implementation program addresses the allowance of licensed housing with more than six persons by right.

The Interim and Supportive Housing Ordinance includes many housing types and facilities that are mandated by the State to be permitted by-right in residential zones, such as transitional housing, supportive housing, and residential care facilities.

Building Code

The Building Code is based on the current California Building Code. The Building Code is considered to have the minimum standards for protecting public health, safety and welfare. It is important to also note that Section 104.2.7 and 104.2.8 of the Los Angeles County Code allows considerations for applications, on a case-by-case basis, for the use of any alternate material, appliance, installation, device, arrangement, design or method of construction not specifically prescribed by the Code. This section also provides is a procedure in place to address the needs of persons with disabilities.

Removing Governmental Constraints

The County completed the Technical Update to the Zoning Code in January 2019. The update amended the definition of "family" as one or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include institutional group living situations, such as dormitories, fraternities, sororities, monasteries, convents, or residential care facilities, nor does it include such commercial group living arrangements as boarding houses, hotels, or motels. This definition is inclusive and does not constrain housing options for persons with disabilities.

The Technical Update also included a simplified definition of "disability" – a condition that renders an individual unable to engage in normal activities by reason of a medically determinable physical or mental impairment that can be expected to last for a continuous period for not less than 12 months.

Reasonable Accommodations

In November 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures serve as barriers to equal housing access, pursuant to state and federal fair housing laws. The Ordinance applies to all of unincorporated Los Angeles County. The sole intent of the Ordinance is to implement state and federal laws on reasonable accommodations to ensure that individuals with disabilities have an equal opportunity to use and enjoy housing. The Ordinance does this by allowing an accommodation or accommodations with respect to certain County regulations, policies, procedures, and standards if the accommodation or accommodations are both reasonable and necessary to provide such equal opportunity. The Ordinance includes definitions, procedures for reviewing reasonable accommodations requests that are consistent with state and federal fair housing laws, and time limits for County review of reasonable accommodations requests. There is no fee charged for reasonable accommodations requests. All reasonable accommodations are determined on a case-by-case basis.

The Ordinance follows a series of state and federal laws that have been enacted over the past several decades to prohibit housing discrimination against individuals with disabilities. Both the Federal Fair Housing Amendments Act of 1988 (FHAA) and the California Fair Employment and Housing Act (FEHA) define discrimination as, among other things, a refusal to make reasonable accommodations in rules, policies, practices, or services, when these accommodations may be necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling. Subsequent legislation expands upon the intent of the fair housing laws. The Housing Element Law requires local housing elements to include programs that "provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."

State and federal law dictate the findings for a reasonable accommodation procedure. Because reasonable accommodation is based upon the specific needs of an individual, the procedure differs from other procedures to waive or modify zoning or land use standards. The findings in the Ordinance relate to the necessity of the accommodation, and the reasonableness of the request. For necessity, the Director determines that the accommodation is intended for a person(s) who has a disability as defined in the law and verified by an appropriate third party. Secondly, the applicant establishes that, but for the accommodation, the applicant likely would be denied an equal opportunity to use or enjoy housing. In another finding, the Director may determine that a request is reasonable, and grant the requested accommodation, unless the Director finds that granting the request would be an undue financial or administrative burden to the County or would result in a fundamental alteration to the County's land use and zoning programs.

The Ordinance also includes procedures for notifying the applicant, as well as nearby property owners, of the decision for the reasonable accommodation request. To accommodate applicants, the applicant may choose to authorize the County to notify the property owners on the applicant's behalf. The applicant and theoretically any stakeholder can appeal the decision. This appeal is subject to an administrative process that narrowly focuses on the findings enumerated in the Ordinance. Furthermore, the Ordinance outlines procedures for concurrent review and enforcement procedures, which are necessary from an implementation standpoint.

In the implementation of the Ordinance, the County has taken affirmative steps to ensure the privacy of information, and to ensure that the process to request reasonable accommodations is accessible and interactive. The application requirements for reasonable accommodations are limited to information that is needed to review the request, and are typical of all land use and zoning applications. Furthermore, the application and information materials developed for reasonable accommodations requests are designed to facilitate the process in a clear and informative way.

As a Housing Element implementation program, the County will update reasonable accommodations requirements, incentives, and processes as needed to align with State law. The program will clarify and simplify the process and investigate expanding applicability.

Constraints to Housing in the Coastal Zone

The unincorporated areas within the Coastal Zone include a portion of the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island (excluding the City of Avalon). The State law (Mello Act) requires that new housing development within the Coastal Zone provide housing opportunities for low and moderate income households, where feasible. Furthermore, the law requires the replacement of housing for low and moderate income households that are demolished or converted into other uses.

Under the State Coastal Act, projects within the Coastal Zone are subject to final approval by the California Coastal Commission (CCC), unless a local jurisdiction has a local coastal program (LCP) that is certified by the CCC. An LCP is comprised of a land use plan and a local implementation program. All unincorporated communities within the Coastal Zone are covered by certified LCPs.

Coastal Zone Residential Development Since 1982

- Single-family Residences - 778 units
- Duplexes - 4 units
- 3 or more units (Multifamily) - 364 units
- Condo units - 77 units

Affordable housing opportunities within the Coastal Zone are focused in Marina del Rey. The Marina del Rey LUP provides for 225 affordable units to be built and reserved for senior citizens. The total number of low and moderate income housing units provided in Marina del Rey exceeds the 225 units projected, and serve both seniors and low and moderate income households. At this time, 260 affordable units exist in Marina Del Rey and one large project undergoing a substantial renovation, Mariners Village, with 981 units will provide 20% affordable units (196 units), nearly doubling the amount of affordable units in Marina del Rey.

The Marina del Rey Affordable Housing Policy requires that all new residential projects provide a minimum 15% set aside of affordable units (very low, low, and moderate income) based on the net new incremental units to be constructed. Any converted or demolished residential units that are occupied by very low, low, and moderate income households must be replaced like-for-like. Of the 260 existing affordable units, 59 units are required replacement units. The current policy does not address standards that would apply to the renovation of an existing residential building.

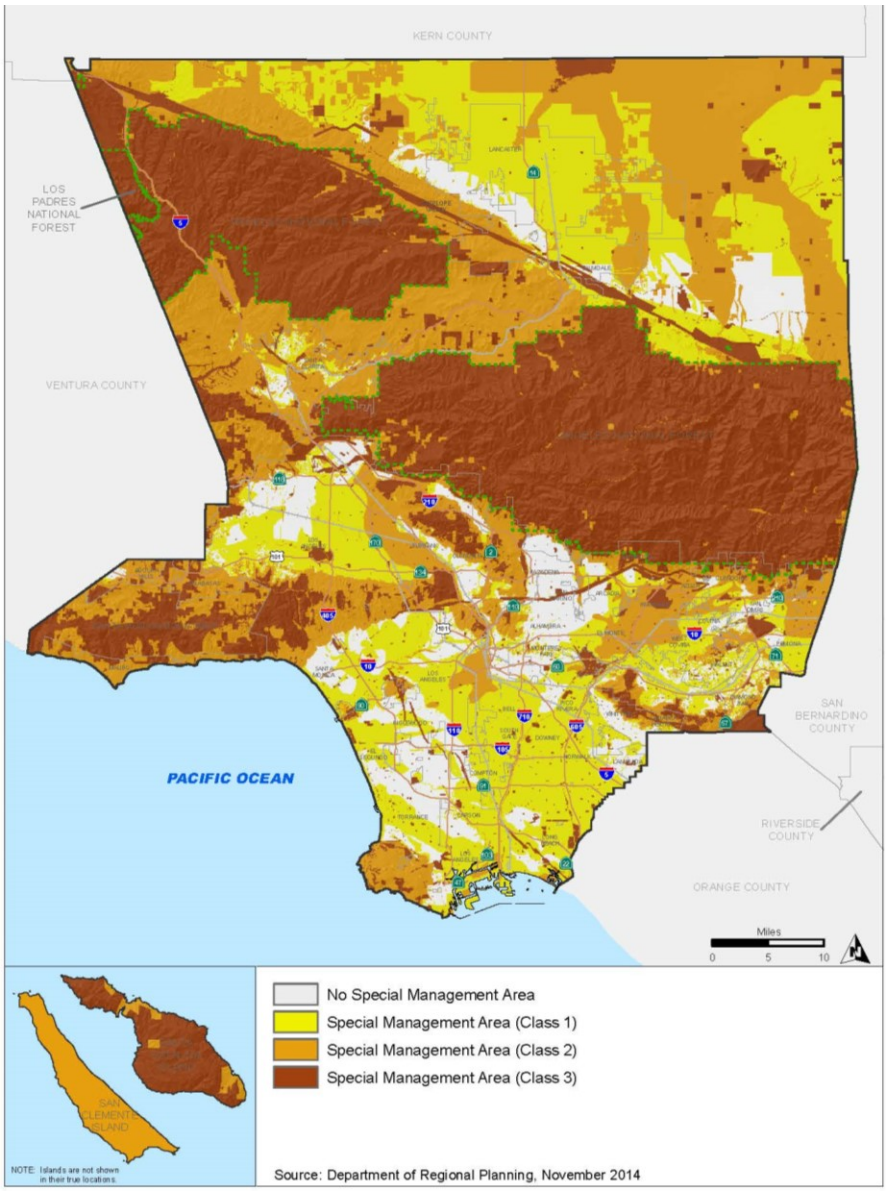
However, the Board of Supervisors has made a motion instructing various County departments to propose an amendment to the current policy and redefine "substantial rehabilitation" to include major projects and ensure affordable units are required. The motion also instructs County departments to propose an amendment to increase the percentage of affordable units from the current 15% to 20%, applicable to both new construction and substantial rehabilitation. For more information on Marina del Rey, please refer to Program 1: Marina del Rey Affordable Housing Policy and the Specific Plan section of the Resources Chapter.

The physical terrain of the Santa Monica Mountains and Santa Catalina Island make the development of housing generally difficult. The County has determined that the restrictions posed by steep slopes, infrastructure constraints, such as limited water, sewer, and roadways, numerous natural hazards, and exorbitant land costs, make it infeasible to provide low or moderate income housing in certain parts of the Santa Monica Mountains. The Santa Catalina Island LUP makes provisions for the development of employee housing (primarily for low and moderate income housing) in conjunction with the future development at Two Harbors and other sites. The LUP requires the replacement of any demolished employee housing units near the City of Avalon. No employee housing has been demolished within the Santa Catalina Island Coastal Zone.

ENVIRONMENTAL AND SAFETY CONSTRAINTS

Unincorporated Los Angeles County consists of a highly diverse topography, with a variety of environmental hazards and invaluable natural resources that may constrain the development of affordable housing. Areas with environmental constraints and resources described in this section are classified in the General Plan as Special Management Areas, as depicted in the General Plan Hazard, Environmental and Resource Constraints Map (**Figure III-25**). In general, the terrain in unincorporated Los Angeles County can be described as 25% mountainous; 15% coastal plains; and 60% hills, valleys, or deserts. The County has previously analyzed and planned for housing in certain unincorporated areas through County-approved specific plans and area plans and analyzed the potential environmental impacts of such planned housing under the California Environmental Quality Act.

Figure III-25: Hazard, Environmental and Resource Constraints Map



Hillsides

The topography in the mountainous portions of unincorporated Los Angeles County serves as a constraint to housing development. In the mountainous areas, the topography is generally rugged with deep V-sloped canyons, which are not conducive to any kind of development.

Hillsides exist in both urbanized and rural parts of unincorporated Los Angeles County, ranging from the hills of the San Jose Hills and Acton/Agua Dulce areas, to the steep hillsides of the San Gabriel Mountains, Santa Monica Mountains, and Ladera Heights-View Park-Windsor Hills. Development on such terrain necessitates severe grading and land modifications, which significantly add to the cost of housing development. Development restrictions apply to all hillsides, but the principal areas are the Santa Clarita Valley, Santa Monica Mountains, and the foothills of the San Gabriel Valley. Allowable development density and standards in these areas are governed by the Hillside Management Area Ordinance. In addition, the Building Code includes requirements for houses built on steep hillside slopes to mitigate potential seismic hazards.

Fire Hazards

Many parts of unincorporated Los Angeles County are susceptible to wildfires because of hilly terrain, dry weather conditions, and the nature of the plant cover. The principal vegetative cover of upper mountain areas consists of various species of brush and shrubs, known as chaparral. Chaparral is extremely flammable and extensive burns to this mountain vegetation frequently occur during dry weather accompanied by high winds. The intensity of development, the size of the potentially affected population, and the difficulties of containment result in high and extreme fire risks in many of the unincorporated areas. To reduce the risk, new housing developments in Very High Fire Hazard Severity Zones are required to comply with certain regulations related to design and mitigation. Included in the Housing Element programs is the Safety Element Implementation: Reducing Wildfire Risk Program, which includes a review of subdivision regulations and consideration of new strategies for development criteria, such as integrating wildfire mitigation measures and home risk reduction strategies.

Flooding and Mudflows

In hillside areas, large-scale fires can eliminate a significant amount of native vegetation that would normally prevent erosion, thereby making nearby housing developments vulnerable to mudflows and landslides.

The Federal Emergency Management Agency (FEMA) and Public Works have identified a number of areas in the County exposed to 100-year floods and the mudflow hazards associated with heavy rainfall. In an effort to protect such areas from these hazards, the County maintains a rigorous development review process that imposes appropriate development and building standards, including engineering and grading, and mitigation measures on both new and remodeled structures. Public Works is also active in maintaining multi-use flood control and water conservation facilities.

Seismic Hazards

Within unincorporated Los Angeles County, there are over 50 active and potentially active fault segments, and an undetermined number of buried faults, which are potentially capable of producing damaging earthquakes.

In 1990, the State legislature passed the Seismic Hazards Mapping Act, which requires the State Division of Mines and Geology (DMG) to prepare new Seismic Hazard Zone Maps showing areas where liquefaction or earthquake-induced landslides have historically occurred or where there is a high potential for such occurrences. The purpose of the maps is to help reduce and, where feasible, mitigate earthquake hazards in new construction. The County is required to use the maps in the regulatory process to mitigate the potential danger and high costs of such events.

Housing developments within seismic hazard zones may require a special geotechnical review before project approval. Construction is allowed in these areas; however, stricter standards may be requested as part of the geotechnical review and approval process.

National Pollutant Discharge Elimination System (NPDES) Requirements

The municipal storm water NPDES permit issued to the County and 85 cities by the Los Angeles Regional Water Quality Control Board on November 8, 2012 required the development and implementation of a program addressing storm water pollution issues in development projects. Public Works began implementing this program on December 8, 2012. All development projects that require discretionary approval and fall into certain types of development as determined by Public Works are required to submit a drainage concept and storm water quality plan.

A residential development equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious area must comply with special NPDES requirements. Complying with these NPDES requirements increases the costs of creating plans and implementing mitigation measures in residential development.

Significant Ecological Areas (SEAs) and Sensitive Environmental Resource Areas (SERAs)

In addition to the environmental constraints posed by fire, floods, and earthquakes, the protection of ecological resources and sensitive habitat areas also presents constraints to housing development.

In areas designated as containing biological resources that are ecologically significant (SEA), the County has created a special development review process to ensure compatibility between the development and the SEA. An adequate biotic analysis of the SEA and affected portions must accompany applications, including zoning, land division, building, and grading permit requests and be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC) in addition to review by the Regional Planning Commission.

Housing development in a SERA is prohibited by the State Coastal Act. Under the Coastal Act, SERAs are designated areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and are sensitive to human activities and

developments. In the Santa Monica Mountains Coastal Zone, SERA types include unique riparian areas, streams, woodlands, grasslands, savannas, and wetlands.

Any unmapped areas that meet these criteria and that are identified through the biotic review process or other means, and any areas that contain plants or animal species listed by either the federal or state government as endangered, threatened, proposed endangered or threatened, or species of concern are designated as SERAs.

Oak Tree Protection

Part one of the Oak Woodlands Conservation Management Plan and the Oak Tree Ordinance has been adopted to protect oak trees. Enacted in 1982, the Ordinance prevents oaks of a certain diameter from being cut down, removed, or transplanted without the issuance of an Oak Tree Permit. The Ordinance also establishes a minimum replacement requirement of two oak trees for each tree that is cut down. The oak tree provision may substantially add to the cost of housing development since it requires additional arborist reports and possible mitigation measures, and may increase case processing time.

INFRASTRUCTURE CONSTRAINTS

Adequate infrastructure and public services are necessary to accommodate future housing development. Existing and projected deficiencies in infrastructure and public services in unincorporated Los Angeles County are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. The following sections discuss the availability of fire protection, water, sewer, dry utilities, streets, educational facilities, and library services to accommodate new development in unincorporated Los Angeles County. In addition, the sections discuss the air quality, safety, and noise impacts that some infrastructure, such as freeways and airports, can have on future housing development.

It is important to note the difference between development in existing urban areas, where infrastructure is already in place, and development in rural areas, which require an extension of infrastructure and public services. The rural areas consist mainly of portions of the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains. The County has previously analyzed and planned for housing in certain portions of these unincorporated rural areas through County-approved specific plans and area plans and analyzed the potential environmental impacts of such planned housing under the California Environmental Quality Act; housing continues to be encouraged in these areas.

Fire Protection

The Fire Department is organized into nine divisions throughout unincorporated Los Angeles County. In the rural areas, developers are required to pay fees to meet the need for increased fire services. As of 2021, Fire Department fees can add between $2,500 and $3,000 to the cost of development.

Water

Los Angeles County is served by a mix of local and imported water supplies, delivered through a system of aqueducts, reservoirs, and groundwater basins. Between 30% and 40% of the water supply comes from local sources, with the remainder imported from outside of Los Angeles County. Local water sources are largely groundwater resources, surface water from mountain runoff, and recycled water. Eight major groundwater basins provide about one-third of the unincorporated areas' overall water demand, except during times of drought.

A major issue in unincorporated Los Angeles County is that most of the groundwater basins never fully recharge because the rate of water extraction is much higher than the rate of replenishment. This issue is particularly severe in south Los Angeles County and the Antelope Valley, where urbanization continues to increase impervious surfaces. Another significant problem is that local groundwater basins are increasingly impacted by man-made and naturally occurring contaminants that infiltrate the groundwater basins and degrade the potable water supplies.

Most of the imported water utilized in unincorporated Los Angeles County is provided by state water contractors, such as Metropolitan Water District (MWD), Castaic Lake Water Agency, Antelope Valley-East Kern Water Agency, Littlerock Creek Irrigation District, and Palmdale Water District. These agencies have exclusive rights to purchase surface water conveyed through the State Water Project (SWP) aqueduct from the California State Department of Water Resources. The reliability of imported

water is subject to global climatic changes, water restrictions, and annual snow and precipitation levels in the watersheds that are tributary to the Sacramento-San Joaquin Delta (Delta). The SWP pumps water from the Delta, and environmental conditions within the Delta can have a significant effect on water deliveries to the SWP. To manage existing and future water supplies, the County coordinates with state agencies and local water districts to operate a complex system that conserves, manages, and efficiently utilizes existing water resources. Some examples of water conservation efforts are the expansion and reuse of recycled water, development of water banking systems, extensive rebate programs, and source water protection projects and programs. The Greater Los Angeles County Region Integrated Regional Water Management Plan for the Los Angeles Basin, the Antelope Valley, and the Upper Santa Clara River was approved in 2014 and amended in 2018.

Sewer Services

Public Works maintains over 4,600 miles of sanitary sewers, 153 pumping stations, and four wastewater treatment plants. To ensure that the demands from new development will be met, the County requires developers to install new sewer pipes to serve the development and connect to the County's system.

Sewer systems in certain parts of unincorporated Los Angeles County are aging and require upgrades. Historically, the County does not plan for sewer infrastructure needs through long-range capital improvement planning, and instead addresses sewer infrastructure incrementally. However, the General Plan has a program for developing area plans with capital improvement plans for unincorporated Los Angeles County.

Dry Utilities

For gas and electric energy, unincorporated areas are served by SoCal Gas and SoCal Edison. In addition, in 2017, the Board of Supervisors approved the creation of a joint powers authority to implement a community choice energy program for Los Angeles County. That program, known as the Clean Power Alliance, began operating in 2018 and now serves 32 jurisdictions across Los Angeles and Ventura counties representing 3 million residents. The Clean Power Alliance offers three tiers of electric service (Lean Energy at 36% renewable, Clean Energy at 50% renewable, and 100% Renewable). Residents and businesses in unincorporated Los Angeles County are receiving 50% renewable energy, plus an additional 20% of GHG-free power from hydroelectric sources.

The County promotes equitable access to internet services through the Board-directed Digital Divide Regional Strategic Plan. The Strategic Plan will identify any gaps in the availability of broadband access, capacity, and services and accelerate solutions for any underserved areas.

Streets

In urban residential neighborhoods, new development can overburden aging infrastructure that is not meant to handle the additional demands that higher density developments can generate. In rural areas, developers may need to build new streets to ensure adequate access to the housing developments and/or implement traffic engineering measures to mitigate project impacts to an acceptable level. In the cases where housing developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

Educational Facilities

In most instances, increases in the number of households with school-aged children have created significant overcrowding in public schools within the school districts serving unincorporated Los Angeles County. Many public schools, especially elementary schools, are currently operating in excess of or near their capacity, which necessitates the construction of new classroom facilities to mitigate additional school overcrowding. School fees are established by state legislation and are beyond the control of most local governments.

Libraries

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of new residential development projects on library facilities in unincorporated Los Angeles County served by the County of Los Angeles Public Library system. The applicant or its successor in interest is required to pay the library facilities mitigation fee at the time a building permit is issued for each new residential unit. There are seven library planning areas. As of 2020, the library fee is $969 per dwelling unit. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to ensure that it continues to meet the cost requirements to construct new and enhance existing library facilities. The program also allows the provision of substitute consideration in lieu of the library facilities mitigation fee.

Major Sources of Air Pollution/Housing Next to Freeways

Where and how land is developed can impact air quality, as well as the impact of air quality on public health. People who live near major sources of air pollution are at a greater health risk. CARB advises distancing requirements for sources of air pollution, including freeways, distribution centers, ports, rail yards, refineries, chrome platers, dry cleaners that use perchloroethylene, and gasoline dispensing facilities. Studies indicate that residing near sources of traffic pollution is associated with adverse health effects, such as the exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality. These associations are diminished with distance from the pollution source. Given the association between traffic pollution and health, the Los Angeles County Department of Public Health recommends that residences be sited at least 500 feet from freeways, in particular. Also, LACDA requires a minimum 500-foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation.

While siting residences further from a pollution source reduces these adverse health impacts, it also reduces the potential for housing development. In particular, the location of major transit lines on or adjacent to freeways in Los Angeles County presents a challenge to siting transit-oriented development. The policies that prohibit and discourage housing near freeways adversely affect affordable housing development by limiting potential sites for affordable housing. In addition, these policies limit affordable housing opportunities by reducing the number of sites that qualify for funding. This issue may potentially be addressed through a number of alternative approaches, including the application of design or other appropriate mitigation measures when siting residences near freeways.

Airport Influence Areas

The Airport Influence Areas are established to ensure compatibility between uses surrounding the County's airports. The Los Angeles County Airport Land Use Commission (ALUC) is unique within the State, as the Regional Planning Commission for the County functions as the ALUC when dealing with airport-related land use decisions, as authorized by Public Utilities Code (PUC) §21670.2. In Airport Influence Areas, proposed General Plan and specific plan amendments, developments, and change of use applications that are enumerated in the PUC, are subject to review pursuant to the applicable airport land use compatibility plan and review procedures adopted by the Los Angeles County ALUC. There are 15 airports in the County. Three are located in unincorporated Los Angeles County (Catalina Airport, Agua Dulce Airport, and Fox Airfield), and three others include unincorporated land within their Airport Influence Areas (LAX, Brackett Field Airport, and Palmdale Regional Airport/Plant 42). Depending on the airport land use compatibility plan, Airport Influence Areas may align with the 60 or 65 CNEL noise contours and runway protection and inner safety zones of airports, which are defined by flight patterns and the type and size of airports, or they may span between two to three miles outward from an airport. Housing development projects of five or more dwelling units located within runaway approach and transitional zones of an airport, or housing development projects of 40 dwelling units or more located elsewhere within the Airport Influence Area, are major land use actions that may be subject to ALUC review, whether or not they are consistent with the General Plan, if concerns of compatibility with an airport may be apparent. Requirements for ALUC review may increase case processing time. In addition, noise and safety issues involved with airport operations, including landings and take-offs, serve as constraints where housing may be placed in proximity to an airport.

MARKET CONSTRAINTS

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing.

Land Costs

High land costs appear to be one of the major contributing factors to housing prices and rents in unincorporated Los Angeles County. Developable portions of unincorporated Los Angeles County are substantially built out, with little vacant land available for development of any kind. The shortage of developable land further drives up the demand and cost of housing construction.

Much of the hillsides and nearly all the valley areas south of the San Gabriel Mountains are densely populated and have been converted into urban and suburban uses. Nearly all of the vacant land remaining in unincorporated Los Angeles County is mountainous and within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer/water infrastructure.In terms of providing affordable housing, the high cost of development in these types of terrain and under such conditions renders affordable housing infeasible within the majority of the vacant land in unincorporated Los Angeles County. This constraint is evident in land costs, which are as low as $5 per square foot in the largely rural Antelope Valley, to as high as $115 per square foot in urban Coastal

South Los Angeles.[14] To address this problem, the County increased residential densities on existing, flatter urban land near transit stations through the General Plan. The General Plan offers opportunities for affordable housing development, with greater access to transit and jobs. Furthermore, as part of the Sixth Revision of Housing Element, the County is proposing to rezone additional land to accommodate higher-density residential development. Nonetheless, the high cost of land in unincorporated Los Angeles County makes developing affordable housing costly. The Inclusionary Housing Ordinance would help mitigate the constraint of high land cost for affordable housing development as it requires on-site construction of the affordable units except under limited conditions.

Construction Costs and Financing

The cost of construction materials (such as timber, steel, and fuel) represents another important market constraint. However, such costs often fluctuate according to national policies and global economic conditions. For instance, the COVID-19 pandemic has caused shortages of construction materials. Construction costs are rising due to lumber and steel price inflation. Shortening duration of project could lower construction costs. In addition, the length of time between receiving planning entitlements for a housing development and submittal of an application for building permits may potentially hinder housing construction. A review of rental multifamily projects built in the past three years shows that approximately 44 percent of projects submitted an application for building permits before receiving planning entitlements. By allowing developers to start the building plan check process during planning review, the overall project duration is shortened, which in turn, helps accelerate housing production. Also, of the projects that submitted an application for building permits after receiving planning entitlements, 44 percent submitted an application for building permits within three months of planning entitlements, and 50 percent submitted an application for building permits between four and six months after receiving planning entitlements.

Construction costs do not usually result in favoring development in one geographic area over another. However, other factors contribute to variation in the cost of construction. In unincorporated Los Angeles County, construction costs for multifamily projects range from $120 per square foot in the rural Antelope Valley to $155 per square foot in urban Coastal South Los Angeles. In urban areas where land is less available and more expensive, higher-density projects often construct subterranean or podium parking at up to $25,500 per space, compared to surface parking ($5,000 per space).[15] The County's Density Bonus Ordinance provides parking reductions for projects that include affordable housing set-asides. The Residential Parking Analysis and Code Update Program will examine the feasibility of alternate parking regulations, such as unbundling parking from housing and parking maximums, to reduce housing construction costs.

Accessing debt is a challenge to affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits (LIHTC) has become a critical source of capital for affordable housing developments; however, it is competitive. Also, a competitive funding

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[14] HR&A Advisors. 2020. "Analysis of Financially Feasible Inclusionary Requirements for Rental Prototypes in Unincorporated Areas." https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

[15] HR&A Advisors. 2020. "Analysis of Financially Feasible Inclusionary Requirements for Rental Prototypes in Unincorporated Areas." https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

application usually scores higher if site control is secured, and yet many nonprofit developers lack the financial capacity to compete for available land in the open market.

To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and Affordable Housing and Sustainable Communities (AHSC) grant. In 2016, the County has committed $100 million a year in local funds for affordable housing.

Mortgage Financing

The Home Mortgage Disclosure Act (HMDA) requires the disclosure of mortgage lending activities by financial institutions. According to the HMDA data compiled by the Federal Financial Institutions Examination Council (FFIEC), close to 350,000 households applied for mortgage financing in Los Angeles County in 2019 (**Table III-34**).

In 2019, the majority of the applicants for mortgage financing were above moderate income households. The approval rates among very low and low income households were significantly lower than the rates for other income groups.

Table III-34: Disposition of Mortgage Applications by Applicant Income

Income Level	TOTAL	% Total	*Originated	% Approved but not Accepted	% Denied	**Other
Very Low (50% AMI)	20,842	6%	40%	3%	33%	24%
Low (80% AMI)	26,363	8%	45%	3%	32%	21%
Median (100% AMI)	12,688	4%	50%	3%	26%	21%
Moderate (120% AMI)	45,639	13%	57%	3%	20%	20%
Above Moderate (>120% AMI)	242,486	70%	63%	3%	14%	19%
TOTAL	348,018	100%	59%	3%	18%	20%

Notes:
* Originated applications are those approved by the lenders and brought by the applicants.
** "Other" includes applications that were withdrawn by the applicants and those closed by the lenders due to incomplete information.
Source: HMDA data for 2019, FFIEC. (HMDA data for 2020 will not be available until fall of 2021.)

Site Constraints and Market Preferences

In addition to the costs associated with construction, land, and financing, other factors, such as site constraints and market preferences, may affect the scope of a project. For instance, applicants may propose to develop housing at a lower density due to topographic features or other site conditions. In other cases, applicants may choose to develop a site at densities below the maximum allowable due to market-driven preferences. The following are examples of site constraints and market preferences:

- Oak Trees: Oak trees are protected by the Oak Tree Ordinance, which requires a discretionary permit for the encroachment, removal, or relocation of more than one oak tree. To avoid the additional cost and time and the uncertainty due to the discretionary review process, an

applicant may design a project to ensure that new structures, grading, underground utilities, footings for new fences and landscaping are at least 15 feet from the trunk and five feet from the canopy/dripline of any oak tree onsite or on a neighboring property. This may limit the buildable area of the site, which in turn, reduces the number of units in the project.

- Hillside Management Areas and Significant Ecological Areas: If a site is partially located within a Hillside Management Area (HMA) or a Significant Ecological Area (SEA), an applicant may design a project to minimize grading and disturbance of biological resources in the HMA or SEA, as excessive grading and disturbance are subject to a Conditional Use Permit. Reducing the overall footprint of the project could also reduce the number of units in the project.

- Narrow Lots and Irregular Lot Shape: Larger and flatter areas of a site are often reserved to accommodate required driveway, fire lane, and turn around radius. On narrow lots with less street frontages, this could be a site planning challenge and result in less units in a development. Similarly, irregular lot shape may also significantly impact the placement of buildings, vehicular access, and parking, and lower the number of units in the development.

- Septic Setbacks and Percolation: A site may have challenging topography and insufficient distances to meet drainage and percolation requirements for onsite wastewater treatment systems.

- Public Easements and Dedications: A site may have existing flood control district basins, utility easements, road and alley dedications, and restricted use areas, which limit the overall buildable area.

- Parking and Amenities Preferences: Applicants may purposefully elect to build at lower densities to provide more onsite parking than required to meet market demands. Some applicants may choose to provide open space, recreational opportunities, and onsite amenities to meet the needs of future residents in lieu of providing more residential units.

- Costs and Construction Types: Budgetary constraints may dictate the construction type and limit the number of stories or materials utilized, which may also limit the number of units provided onsite.

As an effort to address site constraints and ensure certainty in the planning process, the Department conducts one-stop pre-application meetings with representatives from other County Departments including Fire, Public Health, and Public Works. During consultation, County staff provides guidance on site layout and configuration given the topographic features and other site conditions, so that applicants can weigh their options, including the option of pursuing a discretionary permit, if applicable, early in the process and design projects accordingly.

RESOURCES

Regional Housing Needs Allocation (RHNA)

State law requires that all local jurisdictions accommodate a share of the region's projected housing needs, or the Regional Housing Needs Allocation (RHNA), for the planning period. Compliance with this requirement is measured by the local jurisdiction's ability to provide adequate land to accommodate the RHNA. State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to each local jurisdiction within its six-county region. For the Sixth Revision of the Housing Element, the County has been allocated a RHNA of 90,052 units for unincorporated Los Angeles County, which is broken down as follows:

- Extremely Low/Very Low Income (up to 50 percent of Area Median Income [AMI]): 25,648 units (28.5 percent)
- Low Income (up to 80 percent of AMI): 13,691 units (15.2 percent)
- Moderate Income (up to 120 percent of AMI): 14,180 units (15.7 percent)
- Above Moderate Income (more than 120 percent of AMI): 36,533 units (40.6 percent)

Given its magnitude, the County must pursue multiple strategies to accommodate the RHNA (see **Table III-35**).

Table III-35: Summary of RHNA Strategies

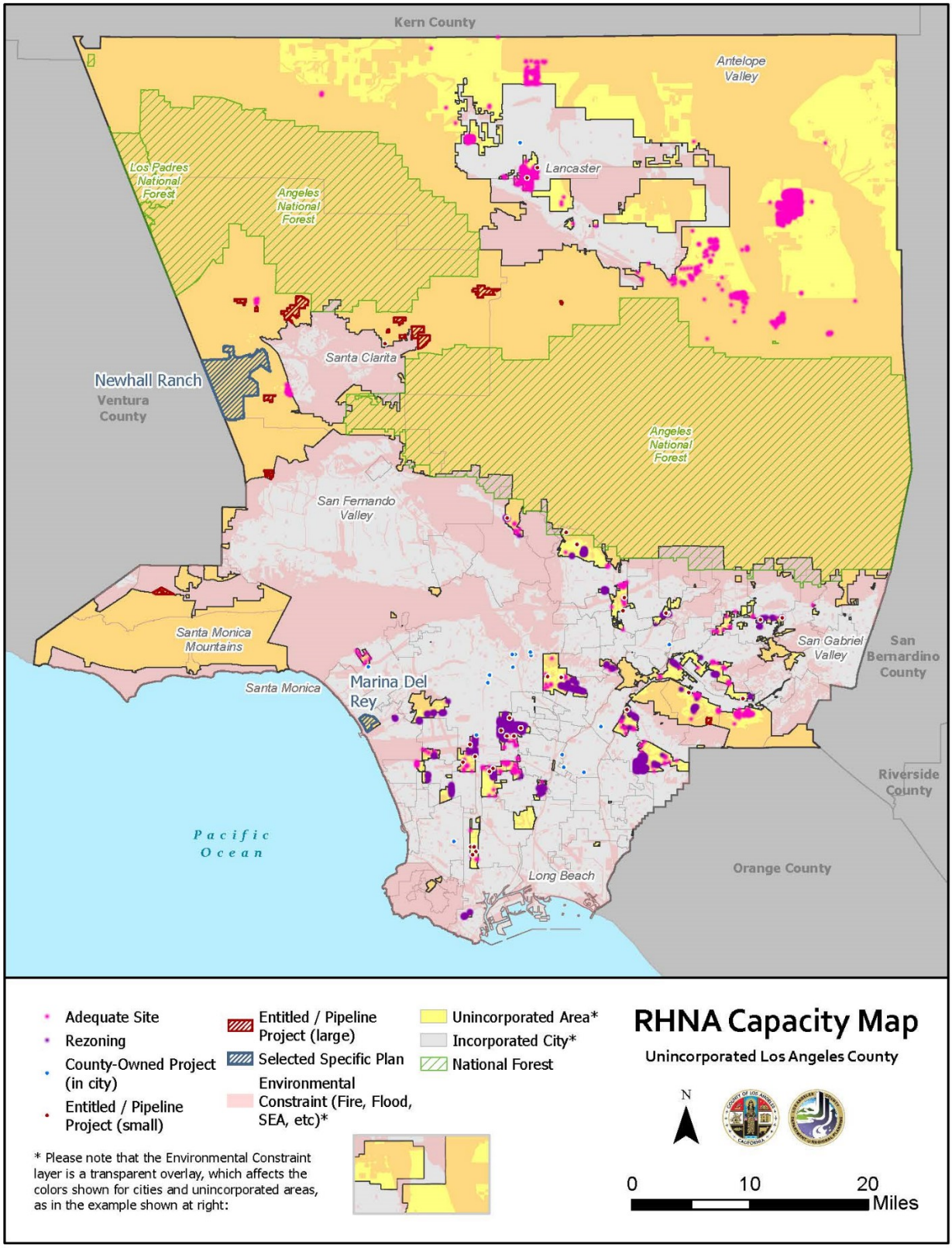
	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	**25,648[1]**	**13,691**	**14,180**	**36,533**	**90,052**
Projected ADUs	0	0	2,808	1,192	4,000
Select Entitled Projects	111	551	26	4,010	4,698
Specific Plans	156	185	553	5,087	5,981
County-Owned Sites in Cities	3,888	3,623	642	157	8,310
Sites Inventory[2]	5,205	5,084	1,413	210	11,912
Rezoning[2]	18,937	18,504	7,012	12,371	56,824
Total	28,297	27,947	12,454	23,027	91,725
Shortfall/Surplus	+2,649[3]	+14,256[3]	-1,726[3]	-13,506[3]	+1,673
Pending Projects[4]	234	199	2,528	8,966	11,927

Notes:

1. The County has a RHNA of 25,648 very low-income units. Pursuant to State law (AB 2634), 50% of the very low-income units are assumed to be extremely low income. Therefore, the County's RHNA of 25,648 very low-income units may be divided into 12,824 extremely low-income units and 12,824 very low-income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low-income households.
2. For sites that are identified in the Sites Inventory and the rezoning program to meet the low income and very low income RHNA, it is assumed that 50% of the net development potential of a site counts toward the low income RHNA, and 50% of the net development potential counts toward the very low income RHNA. In the event that the total net development potential of a site yields an odd number, it is assumed that there is one more very low income unit.
3. The RHNA strategies result in a surplus of 2,649 extremely low/very low income units and 14,256 low income units. A portion of this surplus is assumed to be used to accommodate the shortfall of 1,726 moderate income units and 13,506 above moderate-income units.
4. Pending projects are development proposals that are under review by the Department of Regional Planning for entitlements. Units proposed in these projects are included for reference purposes only and do not count toward the RHNA.

Figure III-26 is a map of the County's RHNA capacity under the strategies listed in **Table III-35** (other than projected ADUs).

Figure III-26: RHNA Capacity



Accessory Dwelling Units (ADUs)

State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the County has seen significant increases in ADUs in unincorporated Los Angeles County.

- 2019: 932 ADUs approved/592 permitted
- 2020: 1,102 ADUs approved/395 permitted
- 2021 (first half): 672 ADUs approved/277 permitted

The County assumes an average of 500 ADUs permitted annually for the duration of the 2021-2029 Housing Element planning period, for a total of 4,000 ADUs. According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis, 70.2 percent of all ADUs in unincorporated Los Angeles County can be considered affordable to very low, low, and moderate income households (**Table III-35**). As a strategy to accommodate the RHNA, the County applies the 70.2 percent (2,808 ADUs) toward the moderate income RHNA, with the remaining 1,192 ADUs applied to the above moderate income RHNA.

One example of how the County has promoted ADUs is as a strategy to combat homelessness. Initiated in October 2017, the County of Los Angeles ADU Pilot Program introduced the County to a new, non-traditional partner in its efforts to combat homelessness: the homeowner. The County of Los Angeles ADU Pilot Program is noteworthy as one of the first (alongside Multnomah County, OR) and few municipal programs in the country to use ADUs as a strategy to combat homelessness. In combination with other subsidy and incentive programs, such as Section 8 and the County's Homeless Incentive Program for landlords, ADUs can provide permanent affordable housing for people experiencing homelessness.

The scope of the ADU Pilot Program includes streamlining the permitting process for ADUs, providing technical assistance to homeowners, providing incentives for developing ADUs in exchange for leasing the ADU to families/individuals experiencing homelessness, and promoting the development of ADUs as an important source of rental and naturally occurring affordable housing in unincorporated Los Angeles County. It is a collaboration between the Chief Executive Office Homeless Initiative, Arts and Culture, Public Works, Regional Planning, and the Los Angeles County Development Authority, and consists of the following components:

- ADU Ordinance and coordinated implementation between County partners;
- *Part of the Solution: YES to ADU* design competition and exhibition; and
- Financial incentives and technical assistance to five homeowners to develop ADUs for tenants with homeless vouchers.

The County supported a total of five homeowners with forgivable loans and technical assistance to construct a new or convert an existing ADU. The final ADU in the pilot program is scheduled for completion in March 2022.

More recently, in February 2020, the County set aside $1,500,000 to continue to support the development of ADUs. LACDA worked with Public Works to identify approximate ADU permitting costs, explored project scope and contracting options, and produced first drafts of Homeowner Affordability Agreements including a Deed of Trust, Loan Agreement, and Promissory Note (Homeowner Affordability Agreements) between participating homeowners and the LACDA. In addition, in May 2021, the Board of Supervisors initiated a program for standardized plans for ADUs and fee waivers for low income homeowners.

Building off of these efforts, the County will continue to explore incentives, and technical and financial assistance throughout the planning period to facilitate the production of ADUs.

Select Entitled Projects

The RHNA planning period begins on July 1, 2021 (different from the Housing Element planning period, which begins on October 15, 2021). All housing units permitted on or after July 1, 2021 can be credited toward the sixth cycle RHNA. These are entitled, but not permitted projects (i.e., no building permits have been issued). **Table III-36** lists residential developments that have been entitled for eight or more units, including both subdivision and non-subdivision projects, as of July 1, 2021. Units that are listed as affordable to extremely low/very low, low, and moderate income households are income-restricted, subject to affordability covenants. LACDA is responsible for the monitoring of long-term rental affordability covenants and equity sharing for for-sale affordable units.

All subdivision projects listed in **Table III-36** have received the approval of a vesting tentative map, as defined in Section 66424.5 of the Subdivision Map Act. A vesting tentative map is a significant milestone, with much of the uncertainty regarding the project removed, as the vesting tentative map is the last discretionary approval required, and the number of units, lot sizes and lot dimensions, and other required improvements have been determined.

Submitting a tentative map is costly. The applicant must hire consultants, such as a licensed land surveyor or registered civil engineer, to prepare a tentative map and to create a salable project. It is typical for a subdivision project to take at least 1.5 years from application submittal to receive a tentative map approval. Some larger subdivision projects could take over 10 years to get to this milestone. Once the tentative map is approved, the applicant is required to record a final map within two years, unless a time extension is approved. Given the resources invested to get to this significant milestone in the development process, applicants are committed to working toward the recordation of the final map or actively requesting a time extension before the tentative map expires. A tentative map approval is therefore a legitimate indicator of the likelihood of the units being built in the RHNA planning period.

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
TR80294 (South Monrovia Islands)	0	0	8	78	86	1/26/2021

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Regional Planning entitlements completed. Final Map in review with Public Works: EFNL2020000372
TR74488 (Hacienda Heights)	0	0	0	12	12	2/24/2021 Regional Planning entitlements completed. Final Map in review with Public Works: ENFL 2019000557
TR52796 (Santa Clarita Valley)	0	0	0	102	102	Regional Planning entitlements completed. Final Map in review with Public Works: EFNL2018000506
Tesoro TR51644 (Santa Clarita Valley)	0	0	0	820	820	6/15/2021 Regional Planning entitlements completed. Final Map in review with Public Works: EFNL2021000041 & EFNL2018000680
Valley Sage TR50385 (Santa Clarita Valley)	0	0	0	251	251	7/9/2020 Regional Planning entitlements completed.
Deerlake TR53138 (Santa Clarita Valley)	0	0	0	235	235	6/22/2021 . Regional Planning entitlements completed. Final Map in review at Public Works: EFNL2018000196 (phase -06); EFNL2018000195 (phase -05), and recorded: EFNL2017000164; ENFL 201700163; EFNL2017000162; ENFL 2017000161
Spring Canyon TR48086 (Santa Clarita Valley)	0	0	0	492	492	Regional Planning entitlements completed.
Sloan Canyon TR072680 (Santa Clarita Valley)	0	0	0	137	137	9/9/2020 Regional Planning entitlements completed.
TR063296 (West Carson)	0	0	5	53	58	10/10/2020 Regional Planning entitlements completed. . Final Map in review at Public Works EFNL2020000306. Estimated sales price for the five moderate income units is $XX-XX
TR073156 (West Rancho Dominguez-Victoria)	0	0	8	0	8	9/16/2020 Regional Planning entitlements completed. Habitat for

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Humanity Project for moderate income households (120% AMI) on County donated land. Estimated sales price is $380k-$420k. Final Map in review at Public Works EFNL2020000371
TR77106 (Florence Firestone)	0	8	0	0	8	9/16/2020 Regional Planning entitlements completed. Habitat for Humanity Project for lower income households (80% AMI) on County donated land. Final Map in review at Public Works EFNL2020000379. Estimated sales price is $121K-$156K
TR068400 (South Monrovia Islands)	14	0	0	289	303	12/15/2020 Regional Planning entitlements completed.Approved Time Extension.
TR53933 (Santa Clarita Valley)	0	0	0	70	70	2/12/2019 Approved Time Extension. Regional Planning entitlements completed. Final Map in review at Public Works: EFNL2018000437)
TR060259 (Santa Clarita Valley)	0	0	0	492	492	4/21/2020 Approved Time Extension. Regional Planning entitlements completed (
TR066202 (Santa Clarita Valley)	0	0	0	31	31	4/18/2020 Approved Time Extension. Regional Planning entitlements completed
TR073310 (La Crescenta-Montrose)	0	0	2	44	46	2/23/2021 Approved CUP Modification. Regional Planning entitlements completed. Estimated sales price for moderate income units $271K-$392K
TR47573 (Santa Clarita Valley)	0	0	0	75	75	11/20/2018 Approved Time Extension. Regional Planning entitlements completed
TR52419 (Santa Monica Mountains)	0	0	0	61	61	2/18/2020 Approved Time Extension. Regional

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Planning entitlements completed.
TR51153 (Hacienda Heights)	0	0	0	47	47	4/20/2021 Regional Planning entitlements completed.
TR060359 (Santa Clarita Valley)	0	0	0	50	50	8/18/2020 Approved Time Extension. Regional Planning entitlements completed
TR064989 (Santa Clarita Valley)	0	0	0	24	24	8/18/2020 Approved Time Extension. Regional Planning entitlements completed
TR43196-02 (Antelope Valley)	0	0	0	22	22	11/6/2018 Approved Time Extension. Regional Planning entitlements completed
TR060027 (West Carson)	0	0	0	21	21	9/22/2020 Approved Time Extension. Regional Planning entitlements completed
TR82256 (West Carson)	0	0	0	10	10	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2020000206
TR69504 (Altadena)	0	0	0	18	18	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2019000358
TR72939 (Altadena)	0	0	0	16	16	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2020000478
TR73683 (East Pasadena-East San Gabriel)	0	0	0	11	11	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2020000479
TR82836 (La Puente)	0	0	3	53	56	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2021000104. Expected construction date 2022. Estimated sales

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						prices for the moderate income units $271K-$392K
Project 2018-003111 (West Carson)	0	9	0	90	99	12/31/2019 Regional Planning entitlements completed. 6/15/2021 Building & Safety Plan Check Pending. Expected construction in 2022. Applicant requested a 35% density bonus in exchange for providing 9 affordable units. Estimated monthly rents will be $800 (1-bedroom) and $900 (2-bedroom)
Project 2019-000236 (West Athens-Westmont)	0	56	0	1	57	8/14/2021 Regional Planning entitlements completed. 3/17/2021 Building & Safety Plan Check Pending Expected construction date 2021. Applicant submitted under AB 2162 Supportive Housing streamlining Publicly funded by LIHTC, HACOLA vouchers and the Dept. of Healthcare Services
Project PRJ2020-000615 (West Athens-Westmont)	0	2	0	8	10	8/14/2020 Regional Planning entitlements completed. 4/19/2021 Building & Safety Plan Check Pending. Expected construction date 2022. Project will be funded by vouchers
Project 2019-003083 (East Los Angeles)	0	77	0	1	78	1/23/2020 Regional Planning entitlements completed. 3/8/2021 Building & Safety Plan Check Pending. Expected construction date 2021. Funding sources include: LACDA NOFA (Notice of Funding Availability) 39 project based vouchers. AHSC recipient, Affordable Housing Trust Fund and LIHTC. County owned.

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
Project PRJ2020-002381 (Walnut Park)	0	62	0	2	64	12/31/2020 Regional Planning entitlements completed. 7/20/21 Affordable Housing Covenant Recorded with LACDA. LIHTC funded and Affordable Housing Sustainable Communities (AHSC) candidate. Expected construction start 2022
Project 2020-000134 (Charter Oak)	2	0	0	24	26	7/2/2020 Regional Planning entitlements completed. 4/30/2021 Building & Safety Plan Check Pending. Applicant requested modified parking incentive in exchange for providing 2 affordable units. Expected construction date 2022. Estimated rent $800 (1-bedroom) Privately funded.
Project 2019-002011 (West Athens-Westmont)	0	56	0	1	57	1/2/2020 Regional Planning entitlements completed. AB 2162 Supportive Housing Streamlining, 128% density bonus in exchange for 100% affordable units. Estimated rents $960 (1-bedroom)
Project 2018-002765 (West Carson)	0	110	0	1	111	2/7/2019 Regional Planning entitlements completed. New project manager hired by People Assisting the Homeless (PATH) LACDA vouchers and LIHTC funded.
Project 2018-003656 (East Los Angeles)	5	0	0	40	45	11/30/2020 Regional Planning entitlements completed. Applicant requested modified parking incentive in exchange for providing 5 affordable units. Expected construction date 2022. Estimated rents $800 (1-bedroom), $900 (2-bedroom) Privately funded.
Project 2019-003774 (Florence Firestone)	0	90	0	2	92	3/12/2020 Regional Planning entitlements

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						completed. 3/22/2021 Building & Safety Plan Check Pending. Funding secured from LIHTC, Project Based Vouchers from LACDA and Dept. Healthcare Services. Expected construction date 2022
Project 2019-003780 (Florence Firestone)	0	2	0	18	20	2/26/2020 Regional Planning entitlements completed. 3/23/2021 Fire Dept. Plan Check Approved. Expected Construction date 2021. Estimated rents $840 (studio). Privately funded
Project 2019-003784 (East Los Angeles)	0	2	0	8	10	4/14/2021 Regional Planning entitlements completed. Applicant requested 35% density bonus in exchange for 2 affordable units. Building & Safety Plan Check Pending. Expected Construction date 2022. Estimated rents $960 (1bed room) Privately funded I
Project 2020-000362 @ Cienega Ave (Charter Oak)	3	0	0	18	21	Regional Planning entitlements completed.7/2/2021 Building & Safety Plan Check Pending. Expected Construction date 2022. 35% Density Bonus requested. Estimated rents $800-1000 (1,2 and 3-bedrooms) Privately funded
Project 2020- 000893 @ Vermont Ave (West Athens-Westmont)	0	21	0	63	84	Regional Planning entitlements completed.6/25/2021 Building & Safety Plan Check Pending. 235% Density Bonus, height and parking incentives requested. Expected Construction date 2022. Estimated rents $960 (1-bedroom) Funding: Brilliant

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Corners and LA County Dept. Healthcare Services
Project 2020-001385 @ 4018 Ave L 14 (Antelope Valley)	0	2	0	10	12	3/18/2021Regional Planning entitlements completed.. Expected Construction date 2022. Estimated rents $960-$1080 (1-2 bedrooms) Privately funded
Project 2020-001830 @ Rosemead Blvd (East Pasadena-East San Gabriel)	11	0	0	117	128	Regional Planning entitlements completed.9/9/2020 Building & Safety Plan Check Pending. Estimated rents for affordable units $700 (studio) Motel conversion to apartments. Privately funded
Project 2020-000784 @ Firestone Blvd (Florence-Firestone)	41	42	0	2	85	Regional Planning entitlements completed.12/31/2020. Affordable Housing Sustainable Communities (AHSC) Award, LACDA project based vouchers. NOFA-25 recipient. Estimated rents $700-$840 Expected construction 2022.
Project 2020-002821 @ W. Ave L-14 (Antelope Valley)	35	0	0	1	36	4/30/2021 Regional Planning entitlements completed. LIHTC and Project based vouchers Estimated rents $480 (1-bedroom) Expected construction 2022. Affordable Covenant currently being drafted by LACDA
Project 2019-001400 (West Whittier-Los Nietos)	0	12	0	89	101	Regional Planning entitlements completed.2/17/2021 Building & Safety Plan Check Pending. Estimated rents for affordable units $840 (studio) Motel conversion to apartments. Privately funded
Total	111	551	26	4,010	4,698	

Specific Plans

A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. The RHNA planning period begins on July 1, 2021 (slightly different from the Housing Element planning period, which begins on October 15, 2021). All housing units permitted on or after July 1, 2021 can be credited toward the sixth cycle RHNA. The affordability of these units is based on Development Agreements, affordability covenants, product types, and market prices. **Table III-37** lists the anticipated number of units to be built within the 2021-2029 planning period.

Newhall Ranch Specific Plan

The Newhall Ranch Specific Plan was adopted in 2003 and encompasses 11,963 acres in the unincorporated Santa Clarita Valley. The Specific Plan provides for numerous integrated mixed-use villages that will provide 21,308 residential units, mixed-use development including residential units, commercial and industrial uses, numerous parks, trails and open space including over 5,000 acres of permanent open space, a new library, sites set aside for schools and several fire stations. Build out is expected to occur over 25 years, and began in earnest in 2017. The total value of the public improvements, as estimated in 2019, was $1.2 billion.

The Newhall Ranch Specific Plan includes numerous policy goals and objectives that align with, and are consistent with, the General Plan. These goals and objectives include: 1) establish land uses and development regulations that permit a wide range of housing densities, types, styles, selling prices, and tenancy (for sale and rental); 2) arrange land uses to reduce vehicle miles traveled and energy consumption; 3) design villages in which a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops; 4) design a mobility system that includes alternatives to automobile use.

A variety of housing types is planned, including Estate Residential, Low Density, Medium Density, Low-Medium Density, High Density, and Mixed Use. Lot sizes will vary depending on the housing type. As an example, within the low-medium density housing type, typical lot sizes will range from 4,500 sq. ft. to 5,500 sq. ft. The Newhall Ranch Specific Plan includes an Affordable Housing Program, which required approximately 10% of all units to be set aside for affordable housing units. In 2010, the Newhall Ranch Affordable Housing Implementation Plan was developed, consistent with the Specific Plan. The current estimated affordable housing mix includes a total of 2,200 affordable units, broken out into the following income categories:

- 1,210 units for households with incomes at or below 120% AMI
- 220 units for households with incomes at or below 80% AMI
- 330 units for households with incomes at or below 65% AMI
- 440 units for households with incomes at or below 50% AMI. A minimum of 44 of these units will be reserved for seniors 55 years of age or older.

The Affordable Housing Implementation Plan also requires the delivery of affordable units concurrent with the delivery of market rate residential units. These units will be provided in a variety of residential units (for-sale and rental) and will be disbursed throughout the Specific Plan area. The affordable units will be similar in size, have the same number of bedrooms as the market-rate units, and will be constructed at a rate that is consistent with the overall development of the Specific Plan.

Within the Newhall Ranch Specific Plan area, two neighborhoods have been approved or are under construction:

Landmark Village (TR53108) is an approved 291-acre project within the "Riverwood" village of the Specific Plan. It is planned for 1,444 residential units, of which approximately 301 will be affordable. This project also comprised of 1,033,000 square feet of mixed-use – commercial/retail/residential uses, 45 acres of open space, including a 16-acre community park, trail system, and an elementary school. This development is satisfying its Quimby obligation by providing a 9.87-acre public community park and 9.06 acres of private parks.

Mission Village (TR061105) is another approved 1,252-acre project within "The Mesas" village of the Specific Plan. It is comprised of 4,055 residential units, of which approximately 373 units (including 73 ADUs) will be affordable. This project is also comprised of 224,100 square feet of commercial/mixed-uses, 1,331,000 square feet of office uses, a school, fire station, public library, open space, public and private recreational facilities, trails and road improvements. Off-site improvements include the Commerce Drive Bridge, Magic Mountain Parkway, and Westridge Parkway extensions. This development is satisfying its Quimby obligation by providing 25 acres of public parkland (a 20 acre community park and a 5 acre neighborhood park), 14.4 acres of private parkland, trails, and a 21.3 acre river corridor.

Within Mission Village, there are eight separate phases. Final Tract Maps have been recorded for three phases (phase 1A, 1B and 2A); a fourth Tract Map (phase 3B) is expected to record by the end of 2021. The remaining four Final Tract Maps are expected to record in six month increments through July 2024. With the recordation of the Final Tract Maps, Mission Village is fully under construction, and absent the issuance of future building permits, no further action or approvals by the County are required.

During the 2014-2021 RHNA planning period, the County issued building permits for 338 units. The County expects to issue the following permits over the next five years:

Fiscal Year	Permits Projected or Issued
By July 2021	338 (issued)
By July 2022	1,000 (projected)
By July 2023	1,000 (projected)
By July 2024	1,000 (projected)

By July 2025	500 (projected)
By July 2026	217 (projected)

The first residential sales have already occurred within Mission Village, and the first residents are expected to move into the neighborhood by the end of 2021.

Marina del Rey Specific Plan

Marina del Rey is located in the Coastal Zone and is required to incorporate affordable housing, where feasible, per the State Mello Act and the County Marina del Rey Affordable Housing Policy. Unincorporated Marina del Rey is County-owned and operated by the Department of Beaches and Harbors, and property is offered through long-term leases. The Marina del Rey Specific Plan was recertified as part of the County Local Coastal Program (LCP) by the California Coastal Commission on February 8, 2012.

There are a total of 6,769 rental units in Marina del Rey, of which 456 units are affordable (196 are in the pipeline and 260 are existing):

- Admiralty Apartments: 204 units/15 VLI units
- AMLI Residential: 585 units/47 VLI units
- Avalon Marina Bay Apartments: 205 units
- Breakwater Apartments: 224 units
- Capri Apartments: 99 units/10 LI units
- Dolphin Apartments: 332 units
- Espirit Marina del Rey Apartments: 437 units/35 VLI
- Marina 41 Apartments: 623 units
- Marina City Club Apartments: 101 units
- Marina Harbor Apartment Homes: 966 units/18 LI units
- Mariner's Village: 981 units/196 ELI (added with renovation/lease extension)
- Neptune Marina Apartments: 526 units/19 VLI, 32, LI, 30 MI
- Oakwood Garden Apartments; 597 units
- The Shores Marina del Rey: 544 units/17 VLI units, 37 MI units
- Villa del Mar: 196 units
- Waves Marina del Rey Apartments: 149 units

For the 2021-2029 Housing Element planning period, the remaining capacity of the Specific Plan is 706 units (of which 106 units are affordable), 114 senior accommodation units, and 15 congregate care units. Per the Marina del Rey Affordable Housing Policy, 5 percent of the units are set aside for very low income households, 5 percent for low income households, and 5 percent for moderate income households. As a strategy to accommodate the RHNA, the 114 senior accommodation units are identified as moderate income. Due to housing type, the 15 congregate care units are not counted toward the RHNA.

The 706 unit potential is located in Development Zones (I, II, III) in the Land Use Plan, which is a component of the LCP, as follows: 355 units remaining in DZ # I, 96 units remaing in DZ #2, and 255 units in DZ #3. The 114 senior accommodation units are located on Lot 147.

The most recent project, Neptune Marina, was completed in 2020. While there are currently no open applications for residential development projections in Marina del Rey, there are projects in the pre-planning stages for several locations throughout the Specific Plan area.

For more information on Marina del Rey, please refer to Program 1: Marina del Rey Affordable Housing Policy and the **Constraints to Housing** in the Coastal Zones section.

Summary of Specific Plans

Table III-37: Specific Plans

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Newhall Ranch Specific Plan	120	150	404	4,487	5,161
Marina del Rey Specific Plan	36	35	149	600	820
Total	156	185	553	5,087	5,981

County-Owned Sites in Cities

While the County has land use jurisdiction in unincorporated Los Angeles County, it also owns land in cities within Los Angeles County (see **Table III-38**). Through interjurisdictional partnerships, the County has used these sites to increase opportunities for interim and permanent housing. As a strategy to accommodate the RHNA, the County includes the capacity or planned development on County-owned sites in cities, where the County is the authority to approve planning entitlements and issue building permits pursuant to the County's sovereign immunity, as established by California Government Code §53090 and 53091. Zoning and land use regulations for cities do not apply to these sites.

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
Maclaren Children's Center	8549004900	El Monte	200	200	0	0	400	
Agricultural Comm - Former Warehouse	6369023900	Pico Rivera	50	50	0	0	100	
Vignes Parking Lot	5409014001	Los Angeles	316	316	0	0	632	

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
Lot 45, Chinatown/Spring St. parking lot	5408025900, 5408026903, 5408027902	Los Angeles	100	100	0	0	200	
Military and Veterans Affairs - Patriotic Hall	5126009900	Los Angeles	40	40	0	0	80	
Adams & Grand Campus Auto Park 46 Parking Structure	5122014907	Los Angeles	64	219	627	0	910	
LAC+USC Medical Center - West Campus	5201001901	Los Angeles	750	750	0	0	1,500	
321 S. Hewitt Street & 813 E. 4th Place	5163012900, 5163013900	Los Angeles	25	25	0	0	50	
LAC-USC Restorative Care Village Permanent Supportive Housing	5210015902, 5210015904, 5210015905, 5210015906	Los Angeles	100	100	0	0	200	
Vermont-Manchester	6032012916	Los Angeles	94	22	0	2	118	Entitled on 6/30/2020
West LA Commons	4261011915, 4261011910, 4261011909, 4261011908, 4261011913, 4261011914	Los Angeles	176	79	15	155	425	425 units on County-owned site (project total: 926 units)
Torrance Health Center	7359004903	Torrance	113	112	0	0	225	
Rancho Los Amigos, South Campus	6245016934	Downey	1,000	1,000	0	0	2,000	
Probation Los Padrinos Juvenile Hall	6233033906	Downey	200	200	0	0	400	

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
Probation and Internal Services Departments	6256014904	Downey	200	200	0	0	400	
Mira Loma	3203014901	Lancaster	460	210	0	0	670	
Total			3,888	3,623	642	157	8,310	

Assumptions in Sites Inventory and Rezoning Program

In the Sites Inventory and the Rezoning Program, certain assumptions were used to determine the development potential on a site.

Density Bonus in Inclusionary Housing Ordinance Rental Submarket Areas

In the Sites Inventory and the Rezoning Program, a 27.5 percent density bonus was applied on sites within one of the three Inclusionary Housing Ordinance rental submarket areas (Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley).

Pursuant to the Density Bonus Ordinance, a project must have a minimum of five baseline (pre-bonus) units in order to be eligible for a density bonus. In the Sites Inventory, sites selected for the lower-income RHNA are at least 0.5 acres in size with a default density of 30 du/ac or more. These sites yield at least 15 units per site. In the Rezoning Program, sites selected for the lower income RHNA must yield at least 16 additional units per site. Therefore, sites selected to accommodate the lower income RHNA in the Sites Inventory and the Rezoning Program would meet the minimum baseline (pre-bonus) unit threshold and be eligible for a density bonus if an affordable housing set-aside is provided pursuant to the Density Bonus Ordinance. A density bonus was only applied on sites in the three submarket areas where inclusionary housing is mandatory in rental developments, since the likelihood of developers taking advantage of the density bonus is much higher in those submarket areas.

As shown in **Table III-31**, there are three inclusionary housing set-aside options for rental developments in the three submarket areas. Applicants may request the following density bonus under each inclusionary housing set-aside option pursuant to the Density Bonus Ordinance:

- Under Option 1, a five percent set-aside at 30% AMI and a five percent set-aside at 50% AMI yield a 32.5 percent density bonus.
- Under Option 2, a 7.5 percent set-aside at 50% AMI and a 7.5 percent set-aside at 80% AMI yield a 27.5 percent density bonus.
- Under Option 3, a 20 percent set-aside at 80% AMI yields a 35 percent density bonus.

A density bonus of 27.5 percent is the minimum that a rental development that is subject to the Inclusionary Housing Ordinance could request out of the three options, and therefore, it was applied on sites in the three rental submarket areas when determining development potential.

As of July 1, 2021, approximately 67 percent of the rental housing projects that are subject to the Inclusionary Housing Ordinance and eligible for a density bonus requested a density bonus. Because the Inclusionary Housing Ordinance was designed to align with and facilitate the use of the Density Bonus Ordinance, which offers bonuses and other benefits that are above and beyond the requirements of the State Density Bonus Law, the Density Bonus Ordinance will continue to be an effective tool to help offset the cost of development for affordable housing, especially for for-profit private developers who are required to provide affordable units without any public funding. The number of eligible projects requesting a density bonus is expected to increase as the County continues to implement the Inclusionary Housing Ordinance, which has been in effect since December 2020.

Realistic Capacity in Sites Inventory and Rezoning Program

Unless otherwise specified, an 80 percent factor was applied to account for realistic capacity on each site in the Sites Inventory and the Rezoning Program. A review of projects built in the past three years indicates that on average, multifamily residential developments in unincorporated Los Angeles County achieve approximately 80 percent of the maximum allowable density. **Table III-39** is a comparison between the number of units in selected multifamily developments built in the past three years and the maximum number of units allowed pursuant to the applicable land use and zoning regulations at the time of entitlement approval.

Table III-39: Selected Built Multifamily Residential Developments and Maximum Allowable Units

APN	Community	Project Description	Number of Units Built	Maximum Allowable Units	Development Capacity
5807019033	La Crescenta-Montrose	Triplex	3	5	60.00%
7344007042-7344007081	West Carson	Mixed income condos with 1 unit at 120% AMI and 3 units at 160% AMI	40	77	51.95%
5804003015	La Crescenta-Montrose	Apartment	6	6	100.00%
5807006058	La Crescenta-Montrose	Apartment	5	6	83.33%
5379035009	East Pasadena-East San Gabriel	Apartment	8	8	100.00%
5807004016	La Crescenta-Montrose	Apartment	9	9	100.00%
5807016082-5807016097	La Crescenta-Montrose	Condos	16	17	94.12%
5807004014	La Crescenta-Montrose	Apartment	8	9	88.89%
8215022057-8215022071, 8215022073-8215022078	Hacienda Heights	Condos	21	31[1]	67.74%[1]
8465002029	La Puente	HOME-funded mixed income senior affordable apartment	54	107	50.47%
6021016046-6021016047	Florence-Firestone	Apartment	9	9	100%
8571001015-8571001029	South Monrovia Island	Condos	15	24	62.50%
6060011034	West Athens-Westmont	100% low-income senior affordable apartment	74	21[2]	352.38%[2]
6021015018	Florence-Firestone	100% mixed income (very low and low income) affordable apartment with 22 units for special needs	44	33[3]	133.33%[3]
6149014048	Willowbrook	100% very-low income apartment	61	87	70.11%
6342023017	East Los Angeles	Apartment	4	4	100%

Note:
1. Project included a Plan Amendment request to change the allowable density from 9 du/ac (H9) to 18 du/ac (H18). Only 12 units were allowed under the old H9 land use designation.
2. Project requested a density bonus to increase the maximum allowable density from 17 du/ac to 58 du/ac.
3. Project requested a 35% density bonus.

Likelihood of Residential Development on Sites Designated Commercial or Mixed Use

The Sites Inventory and the Rezoning Program include sites that are designated or proposed to be designated commercial or mixed use. Per zoning and per the By-Right Housing Ordinance, multifamily housing is allowed through a ministerial review process on these non-residentially designated sites. Residential development standards for these sites are also comparable to standards in the residential zones. Moreover, the commercial real estate market is in the midst of a steep downturn, and this nationwide trend has been intensified by the COVID-19 crisis, as many workers are working remotely and not going to their offices, consumers are making purchases online and not in stores, not eating at restaurants, and not staying in hotels because they are not traveling. As the pandemic has led to high vacancy rates in many commercial buildings, these underutilized sites and buildings are likely to be redeveloped and repurposed into housing. As the County continues to work on programs such as the Adaptive Reuse Ordinance (Program 21) to facilitate the conversion of underutilized commercial spaces and buildings into housing, the likelihood of residential development on these sites will become even higher in the near future.

Suitability of Nonvacant Sites for Lower-Income Housing Developments

The Sites Inventory and the Rezoning Program include nonvacant sites to accommodate the lower-income RHNA. Together, nonvacant sites identified in the Sites Inventory and the Rezoning Program can accommodate 30,180 lower-income units,[16] which is about 77 percent of the County's lower-income RHNA.

In general, the nonvacant sites identified in the Sites Inventory and the Rezoning Program are currently occupied by the following uses:

- Churches;
- Commercial retail and neighborhood services;
- Offices;
- Restaurants;
- Auto-related uses, such as auto repair, car rental and dealership;
- Residential uses, such as single-family residences or other multi-family residences;
- Surface parking lots; and
- Motels and hotels.

These nonvacant sites are considered underutilized and likely to be redeveloped into multifamily housing due to one or more of the following reasons:

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[16] This does not include the surplus units for very low/low income housing created by additional rezoning.

- Existing buildings are aging and/or not in good condition;
- The lot coverage of existing buildings is low (i.e., a large portion of a site is not covered by buildings);
- Sites with existing residential uses are not built at the maximum allowable density;
- Land value is higher than improvement value;
- Site is in proximity to existing multifamily, commercial, and mixed use developments;
- Site is in proximity to transit corridors, services, and amenities;
- Site is in proximity to other recently entitled or built multifamily residential developments; and
- Site has access to existing public water and sewer systems, and dry utilities.

Furthermore, the likelihood of multifamily development on these nonvacant sites will become higher in the near future as the County continues to work on various programs to incentivize infill housing development on underutilized sites. For instance, parking reduction strategies and alternative parking regulations under Program 11: Residential Parking Program Analysis and Code Update could incentivize the conversion of underutilized commercial sites with excessive surface parking into high-density mixed use development as less on-site parking will be required. Program 17: Incentives for Lot Consolidation will also encourage the assemblage of smaller lots, including those that are along major commercial corridors in older, urbanized areas into larger lots that can be developed more efficiently into high density multifamily residential or mixed-use projects.

The following case studies illustrate the suitability of nonvacant sites for lower-income housing developments.

Nonvacant Sites for Lower-Income Housing Development – Case Studies

Case studies #1-3 feature nonvacant sites from the Sites Inventory, and case studies #4-6 feature nonvacant sites from the Rezoning Program. They meet all of the locational criteria identified in their respective site selection methodology. They are located in urban areas and are geographically representative of unincorporated Los Angeles County's diverse communities. Income restricted projects are generally organized into three size categories – Small (20 units and fewer), Medium (50 units and fewer), and Large (60 units and greater). A review of previously entitled income restricted projects from the last three years indicates that the majority of projects are 60 units or greater, located near major transit stops, with land to improvement values of 2.00 or greater.

Case Study #1 – Church in West Covina, APN: 8743001013

The subject property is a 1,500 sq. ft. church built in the 1980s on a 0.53 acre site, with storage containers and mostly unimproved surface parking lot. The site is zoned commercial, which allows for multifamily uses with a ministerial review and is surrounded by single-family and lower density multifamily uses. The site is an ideal candidate for a "small" income restricted project because it would

yield 15 residential units. The site is underutilized, located on a corner lot with adequate connections to sewer, water, and improved public roads. The land value to improvement value ratio is 2.28; therefore, an applicant may be motivated to redevelop the site.

Case Study #2 – Low-Rise Motel in Del Aire, APN: 4140005037

The subject property is a 24 bedroom low-rise motel built in 1964 on a 0.74 acre site with a surface parking lot. The site is zoned Mixed Use, which would yield 74 units and be considered a " large " size income restricted project. The site could potentially qualify for a density bonus depending on the number of affordable units provided onsite. The site is underutilized as the current layout of the motel does not maximize the allowed height, reduced setbacks, or parking reductions granted by the Mixed Use Zone. The site is a corner lot accessible via three frontages ideal for fire truck and emergency personnel access. The site is within 0.5 mile of the Aviation Station Metro C Line (Green) and would qualify for additional parking reductions. Lastly, the land value to improvement value ratio is 2.28; therefore, an applicant may be motivated to redevelop the site.

Case Study #3 – Restaurant in Florence-Firestone, APN: 6009029060

The subject property is a vacant 5,000 sq. ft. restaurant built in 1923 on a 0.58 acre site with a 60-car surface parking lot abutting a the Metro Line A (Blue) Station. The site is zoned Mixed Use and would yield 47 units with potential for a large density bonus and reduced parking. The only building is located in the middle of the lot, perpendicular to the main public road without direct connection to pedestrians. Instead, there are two curb cuts for vehicle access, splitting the lot into two underutilized sections. However, the site is ideal for residential development because there are existing sewer and water services, including a fire hydrant immediately in front of the property. Additionally, the property has 262 linear feet of street frontage, which can accommodate separate access for residential and commercial uses. Lastly, the land value to improvement value ratio is 4.25; therefore, an applicant may be motivated to redevelop the site.

Case Study #4 – Boat and Recreation Vehicle Storage in Ladera Heights/View Park, APN: 4004001029

The subject property consists of a 600 sq. ft. office and retail building built in 1941 on a 6,500 sq. ft. lot. The majority of the lot is outside storage for boats and recreational vehicles and is inconsistent with the commercial uses along Slauson Boulevard. The proposed rezoning from Commercial to Mixed Use could potentially yield 25 residential units for lower income households. The site is a corner lot accessible from a rear alley or directly from West Slauson Boulevard. The current storage use may be more adequate in a suburban or even rural setting. The Mixed Use Zone would encourage a mix of neighborhood serving commercial uses and residences at this site.

Case Study #5 – Banquet Hall in West Athens, APN: 6056004028

The subject property is a two story 8,400 sq. ft. vacant banquet hall built in 1931. The structure is in significant disrepair and was originally used as a light manufacturing textiles sewing warehouse. The use is no longer in operation and is inconsistent with the current residential and commercial uses along Vermont Avenue. The proposed rezoning from Commercial to Mixed Use would yield an estimated 23 residenital units for lower income households and would qualify for reduced parking. The site is accessible via an existing rear alley and directly from Vermont Avenue. Vermont Avenue is over 200

feet wide and runs the Metro Rapid Bus (Line 754), which is the second busiest transit line in the Los Angeles basin. The line connects to the Metro Light Rail Line (C), and the proposed zoning would encourage a mix of land uses that can better meet market demands near transit.

Case Study #6 – Parking Lot in East Los Angeles, APN: 6341040001

The subject property is a two story private parking lot on a 10,000 sq. ft. lot. The site is on the same intersection as the proposed Atlantic Boulevard and Whittier Boulevard Metro Station (Eastside Transit Corridor Extension). The proposed rezoning from Commercial to Mixed Use would yield an estimated 30 units for lower income households and qualify for a parking reduction, given the proximity to a major transit stop. The site is accessible via two streets and if developed, would support continuity of commercial and residential uses along Whittier Boulevard, which is a major thoroughfare. In its current location, the parking lot does not enhance the pedestrian experience, or encourage a mix of uses near public transit. However, other larger parking lots are located approximately one block north from pedestrian-oriented and commercial uses. Those lots may still serve transit riders who wish to park and take transit or shop along Whittier Boulevard.

Sites Inventory – Lower-Income RHNA

The County has a total very low/low income RHNA of 39,339 units. The County is required to identify the availability of residential sites at adequate densities and appropriate development standards in unincorporated Los Angeles County to accommodate the RHNA. Specifically, State law (AB 2348) establishes a default density of 30 units per acre or more as a threshold for facilitating very low/low income housing development. Pursuant to State law (AB 1397), sites smaller than 0.5 acres or larger than 10 acres are presumed to be infeasible for very low/low income housing development, unless there is evidence that the site is adequate to accommodate very low/low income housing, or there is potential for consolidation of smaller lots and other planning tools are available to help develop larger properties. For the purpose of the Sites Inventory, contiguous lots are assumed to have the potential for consolidation if the lots are under same ownership.

In order to identify the vacant and non-vacant (underutilized) sites that allow multifamily and mixed use residential developments by right, various factors were considered.

Vacant and Non-Vacant Sites (0.5 acres - 10 acres)

The County utilized the Assessor's records and other GIS data to identify vacant and non-vacant properties that are zoned for multifamily and mixed-use development at densities of 30 units per acre or more. A parcel-by-parcel review resulted in a list of sites with potential for development during the 2021-2029 Housing Element planning period. The following adjustments were made to the Sites Inventory to account for development trends and realistic potential:

- The following sites were excluded:
    - Sites that are located in the Special Management Area (SMA) Class II or III of the General Plan Hazard, Environmental, and Resource Constraints Model. SMA Class II

and III include various moderate and severe hazard, environmental, and resource constraints on development, including but not limited to:

    - FEMA 100-year Flood Zone;
    - Significant Ecological Areas;
    - Sensitive Environmental Resource Areas;
    - Active Fault Trace;
    - Seismically Induced Landslide Zone;
    - Hillside Management Areas with 50 percent or greater slope; and
    - Agricultural Resource Areas;
  - Sites in the Coastal Zone;
  - Sites in a Moderate, High, or Very High Fire Hazard Severity Zone;
  - Sites that are developed with condominiums;
  - Sites with pending or recently approved entitlements for a non-residential development; and
  - Sites with recently issued building permits.
- Factors such as existing land use, age of existing structures, the value of the land compared to the value of the improvement, and ownership patterns were considered.
- The net development potential was estimated on sites with no pending applications for residential developments:
  - The number of base maximum allowable units was calculated based on the General Plan land use designation.
  - A 27.5 percent density bonus was applied on lots within one of the three Inclusionary Housing Ordinance rental submarket areas (Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley).
  - The number of existing units was then subtracted from the maximum allowable units (including the density bonus units if applicable) on non-vacant sites.
  - An 80 percent factor was applied to account for realistic capacity (see **Table III-39** for more information about this factor).
  - Another surplus/buffer factor was applied to account for No Net Loss (SB 166) and yield the net development potential:

- A 65 percent factor was applied on lots designated CG or MU (or an equivalent land use designation in an Area or Community Plan) where mixed use developments are allowed.

- An 80 percent factor was applied on lots designated H30 or above (or an equivalent land use designation in an Area or Community Plan) where only residential developments are allowed.

Vacant and Non-Vacant Sites (< 0.5 acres)

The County-owned parking lot on Ditman Avenue in East Los Angeles (APN 5232014900) is the only site that is less than 0.5 acres in the Sites Inventory. Please see **Table III-40** for more information on publicly-owned sites included in the Sites Inventory.

Other Publicly-Owned Sites with Pending Projects

Table III-40 shows the publicly-owned sites that are included in the Sites Inventory. The net development potential on these sites is based on the number of units proposed in the pending projects, which are neither entitled nor permitted. For sites that are County-owned, the County has sovereign immunity, as established by California Government Code §53090 and 53091. Zoning and land use regulations therefore do not apply to these sites.

Table III-40: Low Income RHNA – Publicly-Owned Sites with Pending Projects

Project	APN(s)	Site Size	Owner	Net Development Potential (Units)	Additional Notes on Sites < 0.5 acres or > 10 acres
Parking lot on Ditman Avenue	5232014900	0.31 acres	County of Los Angeles	50	The net development potential is estimated based on prior County projects on lots of similar size.
Parking lot on La Verne Avenue	5240007900	0.73 acres	County of Los Angeles	100	N/A
Parking lot on Fetterly Avenue	5246021900	0.90 acres	County of Los Angeles	50	N/A
East LA vacant lots on 3rd Street	5248001902, 5248001903, 5248001904	0.91 acres	County of Los Angeles	37	N/A
West Los Angeles Veterans Affairs (West LA VA) Campus	4324017903, 4363027902, 4365007902, 4365007903, 4365007904, 4365008902, 4365008906	506.9 acres	U.S. Government and State of California	1,032	The U.S. Department of Veteran Affairs selected the West LA Veterans Collective, LLC (made up of three (3) developers: Century Housing, Thomas Safran & Associates and U.S. VETS) as the Principal Developer team to transform the West LA VA North Campus into a vibrant community with permanent supportive housing for homeless and at-risk Veterans and their households at

Table III-40: Low Income RHNA – Publicly-Owned Sites with Pending Projects

Project	APN(s)	Site Size	Owner	Net Development Potential (Units)	Additional Notes on Sites < 0.5 acres or > 10 acres
					30%-60% AMI levels. The plan envisions the new construction and the historically sensitive adaptive reuse of over 20 buildings over five (5) phases. For more information, visit: Community Plan - West LA VA (wlavc.org)
Willowbrook Joint Development at former Lincoln Elementary school site and adjacent County-owned parcel	6149012901, 6149014900, 6149014903, 6149014904, 6149014906	12.84 acres	Compton Unified School District and County of Los Angeles	252	An Exclusive Negotiating Agreement (ENA) was executed by and among the Compton Unified School District (CUSD), the Los Angeles County Development Authority (LACDA) and the Developer, who was procured through an RFP issued in November 2019. The Developer has proposed a mixed-use project that includes approximately 585 or more residential units that are a mix of approximately 252 affordable housing units, 70 workforce and market rate housing units, 263 residential student housing dormitory units for the nearby medical school, and up to 110,000 square feet of general commercial space. For the purpose of the ASI, the 252 units are identified as lower income, and the 70 units are identified as above moderate income.
			Total	1,521	

Summary of Sites Inventory

Based on this analysis, the County identified about 717 acres of non-vacant sites and 27 acres of vacant sites that are zoned for residential and mixed use. These sites can accommodate 10,289 units at densities of 30 or more units per acre, suitable for very low and low income housing development. Appendix A includes a list of sites selected to accommodate the very low/low income RHNA. **Table III-41** summarizes the net development potential and the total acreage of these sites by General Plan land use designation.

Table III-41: Very Low/Low Income RHNA - Sites Inventory by General Plan Land Use Designation

Land Use Designation[1]	Maximum Allowable Density	Acres	Net Development Potential (Units)
Nonvacant			
C (Rowland Heights Community Plan)	50 du/net ac	72.08	1,900
CC (East Los Angeles Community Plan)	50 du/net ac	7.07	209
CG (Hacienda Heights Community Plan)	30 du/net ac	39.03	626
CG	50 du/net ac	78.66	2,414
CM (Santa Clarita Valley Area Plan)	50 du/net ac	37.99	1,288
GC (Altadena Community Plan)	50 du/net ac	3.47	118
H30	30 du/net ac	20.24	318
H30 (Santa Clarita Valley Area Plan)	30 du/net ac	1.10	23
H50	50 du/net ac	14.40	426
MC (East Los Angeles Community Plan)	50 du/net ac	2.63	71
MD (East Los Angeles Community Plan)	30 du/net ac	1.58	33
MU	150 du/net ac	8.92	810
P[2]	N/A	412.52	1,032
RP (East Los Angeles Community Plan)[3]	N/A	0.73	100
SP (East Los Angeles Community Plan)[4]	30 du/net ac[4]	0.30	50[4]
U5 (Rowland Heights Community Plan)	35 du/gross ac[5]	16.14	223
Subtotal		716.86	9,641
Vacant			
C (Rowland Heights Community Plan)	50 du/net ac	3.94	105
C.2 (West Athens-Westmont Community Plan)	50 du/net ac	0.58	16
CC (East Los Angeles Community Plan)	50 du/net ac	0.69	17
CG	50 du/net ac	4.27	128
H30	30 du/net ac	1.54	36
H30 (Santa Clarita Valley Area Plan)	30 du/net ac	1.02	26
MC (East Los Angeles Community Plan)	50 du/net ac	1.15	31
MU	150 du/net ac	12.84	252
SP (East Los Angeles Community Plan)[6]	40 du/net ac[6]	0.91	37
Subtotal		26.94	648
Total		743.80	10,289

Notes:

1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. While the "P" (Public and Semi-Public) land use category does not specify maximum allowable density, the federally-owned site, known as the West Los Angeles Veterans Affairs (West LA VA) Campus, is subject to neither the County's zoning regulations nor the County's General Plan land use policies. The net development potential is based on the 2016 Draft Master Plan for West LA VA Campus.
3. While, the "RP" (Residential Parking) land use category in the East Los Angeles Community Plan does not specify maximum allowable density, the net development potential is based on a pending proposal (County project) on the County-owned parking lot.
4. The net development potential is based on a pending proposal on a County-owned parking lot rather than the allowable density specified in the First Street (FS) Transect Zone of the East Los Angeles Third Street Specific Plan.
5. Equivalent to 50 du/net ac.
6. The net development potential is based on the allowable density specified in the Third Street (TOD) Transect Zone of the East Los Angeles Third Street Specific Plan.

Prior Housing Elements

The Sites Inventory includes 138 nonvacant sites from the Fifth Revision of the Housing Element and 12 vacant sites from the Fourth Revision and Fifth Revision of the Housing Element that count toward the very low/low income RHNA. These sites meet the requirement pursuant to Government Code section 65583.2 (c), as they already permit multifamily residential uses at the beginning of the planning period at a default density (30 units per acre or more) by right regardless of affordability (which goes beyond the state mandate), per zoning and per the By-Right Housing Ordinance.

For the past two housing element cycles, the County did not make sufficient progress toward meeting its RHNA in terms of building activities. Approximately 10 percent of the County's very low/low income RHNA was constructed during the fifth housing element cycle, and approximately 1.4 percent of the County's very low/low income RHNA was constructed during the fourth housing element cycle. However, in recent years, the County has pursued various strategies to facilitate housing development, particularly affordable housing and multifamily projects. In the past three years, the County adopted seven housing ordinances – Density Bonus Update, Inclusionary Housing, Compact Lot Subdivisions, Accessory Dwelling Unit (Update), By-Right Housing, Interim and Supportive Housing, and Affordable Housing Preservation. Together, these ordinances streamline the entitlement process, incentivize the development of various housing types, and encourage the development and preservation of affordable housing. In this housing element cycle, the County is committed to further remove or mitigate constraints to housing development through various programs, including the Rezoning Program, since adequate sites are not available to fully accommodate the County's lower income RHNA under current land use policy.

Sites Inventory – Moderate Income and Above Moderate Income RHNA

Sites that accommodate the moderate income RHNA are located within the South Los Angeles and Antelope Valley submarket areas that are identified in the County's Inclusionary Housing Ordinance. The analyses in the Inclusionary Housing Feasibility Study indicate that market-rate rental and for-sale housing within these submarket areas are generally affordable to moderate income households.[17] With the exception of one underutilized site less than 0.5 acres located in the South Los Angeles submarket area, all other sites identified for the moderate income RHNA are vacant. The underutilized small site is designated Mixed Use (MU) with the maximum allowable density of 150 du/ac, and has a net development potential of at least 16 units. All other sites accommodating the moderate income RHNA are designated for densities of up to 18 du/ac (H18). All sites are outside of Very High Fire Hazard Severity Zones.

Included in the Sites Inventory are sites that are 0.5 to 10 acres. For vacant sites in the South Los Angeles submarket area, the Sites Inventory assumes the development of one single family home per H9-designated parcel or the maximum allowable density, with an 80 percent factor, per H18-

[17] https://planning.lacounty.gov/assets/upl/project/housing_la_ahap_appendixE.pdf
https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

designated parcel. For vacant sites in the Antelope Valley submarket area, the Sites Inventory assumes the development of one single family home per parcel.

Also included in the Sites Inventory are sites that are 5,000 sq. ft. to 0.5 acres. For vacant sites less than 0.5 acres in the South Los Angeles submarket area, the Sites Inventory assumes the development of one single family home per H9-designated parcel or one duplex per H18-designated parcel. For vacant sites less than 0.5 acre in the Antelope Valley submarket area, the Sites Inventory assumes the development of one single family home per parcel.

In addition, based on the Willowbrook Joint Development project proposal at the former Lincoln Elementary School site and the adjacent County-owned parcel (see Table III-38), there will be 70 workforce and market rate housing units, which, for the purpose of the Sites Inventory, count toward the above moderate income RHNA.

Lastly, the Sites Inventory includes three underutilized sites less than 0.5 acres located in the San Gabriel Valley submarket area to accommodate the above moderate income RHNA. These underutilized small sites are designated Mixed Use (MU) with the maximum allowable density of 150 du/ac, and have a net development potential of at least 16 units per site. These sites are outside of Very High Fire Hazard Severity Zones.

Appendix A includes a list of sites selected to accommodate the moderate and above moderate-income RHNA. **Table III-42** summarizes the net development potential and the total acreage of these sites by General Plan land use designation.

Table III-42: Moderate and Above Moderate Income RHNA - Sites Inventory by General Plan Land Use Designation

Submarket Area	Site Size	Land Use Designation[1]	Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
Antelope Valley	0.5 to 10 acres	H18	18 du/net ac	22.54	9	0
		H2	2 du/net ac	646.28	606	0
		H5	5 du/net ac	255.43	64	0
		RL1	1 du / 1 gross ac	19.91	23	0
		RL10	1 du / 10 gross ac	34.06	8	0
		RL2	1 du / 2 gross ac	32.75	8	0
		RL20	1 du / 20 gross ac	0.91	1	0
		RL5	1 du / 5 gross ac	3.97	2	0
	5000 SF to < 0.5 acres	H18	18 du/net ac	4.17	13	0
		H2	2 du/net ac	75.49	189	0
		H5	5 du/net ac	1.52	5	0
		H9	9 du/net ac	0.12	1	0
		RL1	1 du / 1 gross ac	13.83	41	0

Table III-42: Moderate and Above Moderate Income RHNA - Sites Inventory by General Plan Land Use Designation

Submarket Area	Site Size	Land Use Designation[1]	Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
		RL10	1 du / 10 gross ac	3.85	15	0
		RL2	1 du / 2 gross ac	52.33	279	0
		RL20	1 du / 20 gross ac	2.62	6	0
		RL5	1 du / 5 gross ac	3.28	9	0
South Los Angeles	0.5 to 10 acres	H18	18 du/net ac	0.56	11	0
	5000 SF to < 0.5 acres	H18	18 du/net ac	4.51	54	0
		H9	9 du/net ac	5.45	22	0
		RD2.3 (West Athens-Westmont Community Plan)	8 du/net ac	0.80	5	0
		RD3.1 (West Athens-Westmont Community Plan	17 du/net ac	0.41	6	0
		MU	150 du/net ac	0.44	36	0
	> 10 acres	MU	150 du/net ac	12.84	0	70[2]
San Gabriel Valley	5000 SF to < 0.5 acres	MU	150 du/net ac	1.37	0	140
Total				1,198.07	1,413	210

Notes:
1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. Based on project proposal at the former Lincoln Elementary School site and adjacent County-owned parcel (Willowbrook Joint Development). See Table III-39 for more information.

Rezoning – Very Low/Low Income RHNA

In selecting the sites for rezoning for the County's very low/low income RHNA, various factors were considered:

- The following sites were excluded:
    - Sites that are in the Sites Inventory;
    - Sites that are designated Mixed Use (MU – 50-150 du/net ac) in the General Plan, as MU is the land use designation that allows the highest density in the General Plan Land Use Legend;
    - Sites that are designated Residential 9 (H9 – 0-9 du/net ac) in the General Plan (or an equivalent land use designation in an Area or Community Plan), or any other land use designations that allow less than 9 du/net ac;
    - Sites in the Santa Clarita Valley or the Antelope Valley;
    - Sites that are located in the Special Management Area (SMA) Class II or III of the General Plan's Hazard, Environmental and Resource Constraints Model. SMA Class II and III include various moderate and severe hazard, environmental and resource constraints on development, including but not limited to the following:
        - FEMA 100-year Flood Zone;
        - Significant Ecological Areas;
        - Sensitive Environmental Resource Areas;
        - Active Fault Trace;
        - Seismically Induced Landslide Zone; and
        - Agricultural Resource Areas;
    - Sites in the Coastal Zone;
    - Sites in a Moderate, High, or Very High Fire Hazard Severity Zone;
    - Sites that front on a private street;
    - Sites in a Hillside Management Area;
    - Sites in the 65 or above dB CNEL noise contour of an Airport Influence Area;
    - Sites in an area covered by a specific plan; and
    - Sites that are not within a water or a sewer district boundary, or with access to dry utilities.

- A weighting/scoring method was used to prioritize sites for rezoning based on the following factors:
    - Proximity to existing multifamily, commercial, and mixed use developments;
    - Proximity to transit corridors, services, and amenities;
    - Access to existing public water and sewer systems, and dry utilities;
    - Land value-to-improvement value ratio;
    - Development potential if the site is located in a special land use regulatory district (e.g., community standards district) with development standards that are different from the Countywide development standards;
    - Access to resources and opportunities based on the California Tax Credit Allocation Committee Opportunity Area Map;
    - Environmental Justice Screening Method (EJSM) score. The EJSM is an environmental justice mapping application and scoring system developed for Los Angeles County;
    - Proximity to freeways or railways; and
    - Proximity to a High Quality Transit Area or a transit center.
- The net development potential was estimated per site (with the assumption that contiguous lots have the potential for consolidation if they are under the same ownership), and only sites with a net development potential of at least 16 units were then selected:
    - The number of base maximum allowable units was calculated based on the proposed General Plan land use designation.
    - A 27.5 percent density bonus was applied on lots within one of the three Inclusionary Housing Ordinance rental submarket areas (Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley).
    - The number of existing units was then subtracted from the maximum allowable units (including density bonus units, if applicable) on nonvacant sites.
    - An 80 percent factor to account for realistic capacity was applied to yield the net development potential (see **Table III-39** for more information about this factor).
- Among the nonvacant sites that were prioritized for rezoning based on the composite score and have a net development potential of at least 16 units, only those that meet the following were included:
    - If the existing use is residential:

        - The site is not developed with condominiums or planned unit developments; and
        - The existing residential building(s) are at least 50 years old, and the maximum allowable number of units based on the proposed General Plan land use designation is at least twice the existing number of units.
    - If the existing use is non-residential, the existing non-residential building(s) are at least 20 years old.
    - The site has no pending entitlement or entitlement approved in the last three years.
    - The site has no building permit issued for a new or refurbished building in the last three years.
    - Contamination is not known to be present on the site based on various databases such as the Cortese List, Envirostor, Geotracker, and the Resource Conservation and Recovery Act.
    - The site is not developed with uses such as cemeteries, parks, landfills, military uses, hospitals, schools, pumping facilities, water tanks and other utility-related uses, which are highly unlikely to be terminated in the next eight years.

Summary of Rezoning Capacity

The rezoning of sites can potentially create 37,441 units for very low/low income housing. Appendix B includes a list of sites selected to be rezoned to accommodate the very low/low income RHNA. **Table III-43** summarizes the net development potential and the total acreage of these sites by proposed General Plan land use designation.

Table III-43: Very Low/Low Income RHNA - Rezoning Capacity

Existing Land Use Designation[1]	Proposed Land Use Designation[1]	Proposed Maximum Allowable Density	Acres	Net Development Potential (Units)
C.1 (West Athens-Westmont Community Plan)	MU	150 du/net ac	15.14	1,789
C.2 (West Athens-Westmont Community Plan)	MU	150 du/net ac	1.47	165
CC (East Los Angeles Community Plan)	MU	150 du/net ac	8.26	1,021
CG (Hacienda Heights Community Plan)	CG	50 du/net ac	20.10	813
CG	MU	150 du/net ac	188.82	25,760
CM (East Los Angeles Community Plan)	MU	150 du/net ac	1.75	208
GC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	23.44	2,774
H18	H30	30 du/net ac	3.21	86
H18	MU	150 du/net ac	1.16	176
H30[2]	H30[2]	30 du/net ac	2.59	83
H30	H50	50 du/net ac	0.39	20
H30	MU	150 du/net ac	0.12	15
H50	H100	100 du/net ac	7.70	644
H50 (Hacienda Heights Community Plan)	H100	100 du/net ac	1.21	54
MC (East Los Angeles Community Plan)	MU	150 du/net ac	18.31	2,264
MC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	4.01	481
MD (Altadena Community Plan)	H50	50 du/net ac	1.59	60
MD (East Los Angeles Community Plan)	MU	150 du/net ac	0.15	18
MU (Altadena Community Plan)	CG	50 du/net ac	7.44	371
NR (Walnut Park Neighborhood Plan)	MU	150 du/net ac	0.14	16
OC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	4.64	543
P (East Los Angeles Community Plan)	MU	150 du/net ac	0.66	80
Total			312.30	37,441

Notes:
1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. While the land use category remains unchanged (H30, which allows a maximum density of 30 du/net acre), the sites included in the rezoning program are zoned A-1 (Light Agricultural), which does not allow multifamily residences. The rezoning program will correct the inconsistency between zoning and the land use policy.

Sites Designated for Commercial or Mixed Uses

Pursuant to Government Code section 65583.2 (h), at least 50 percent of the shortfall of the very low/low income RHNA must be accommodated on sites designated exclusively for residential uses in the rezoning program, except that 50 percent or more of the shortfall may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use to occupy 50 percent of the total floor area of a mixed use project. The County has a shortfall of 20,539 very low/low income RHNA -- about 4.74 percent of this shortfall is accommodated on sites designated exclusively for residential uses. Most of the shortfall is accommodated on sites designated for commercial (CG) or mixed uses (MU), where 100 percent residential use is permitted by right. Also, per zoning, at least two-thirds of the square footage of a mixed use project must be designated for residential use, which goes beyond the state mandate.

Rezoning – Moderate Income and Above Moderate Income RHNA

To maintain cohesive and compatible land use patterns, sites located adjacent to sites to be rezoned for the very low/low income RHNA will also be rezoned--most of which count toward the moderate or above moderate income RHNA. Sites located within the South Los Angeles submarket area, as identified in the County's Inclusionary Housing Ordinance, accommodate the moderate income RHNA.[18] The remainder of the sites accommodate the above moderate income RHNA. Note that only sites that are at least 5,000 sq. ft. are considered for the purpose of determining rezoning capacity.

Also included in the rezoning program are sites that are at least 5,000 sq. ft. located in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos. While the existing land use categories H18 (18 du/ac), H30 (30 du/ac), and H50 (50 du/ac) allow multifamily residential uses, these sites are currently zoned A-1, R-1, and R-A, none of which allow multifamily residential uses by-right. The rezoning program will correct the zoning to align with the land use policy. These sites accommodate the above moderate income RHNA.

In addition, the Rezoning Program includes sites that are proposed to be redesignated from H9 (9 du/ac) to H18 (18 du/ac), or from H18 (18 du/ac) to H30 (30 du/ac) in the Florence-Firestone Transit Oriented District Specific Plan (Program 2), which in currently in development. For the purposes of this Housing Element, only sites that are at least 5,000 sq. ft. with no pending or recently approved entitlements or permits are considered. As they are located within the South Los Angeles submarket area as identified in the County's Inclusionary Housing Ordinance, these sites accommodate the moderate income RHNA.

18 https://planning.lacounty.gov/assets/upl/project/housing_la_ahap_appendixE.pdf
https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

Summary of Rezoning Capacity

The rezoning of sites can potentially create 7,012 units for moderate income housing and 12,371 units for above moderate income housing. Appendix B includes a list of sites selected to be rezoned to accommodate the moderate and above moderate income RHNA. **Table III-44** summarizes the net development potential and the total acreage of these sites by proposed General Plan land use designation.

Table III-44: Moderate- and Above Moderate-Income RHNA - Rezoning Capacity

Submarket Area	Existing Land Use Designation[1]	Proposed Land Use Designation[1]	Proposed Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
South Los Angeles	C.1 (West Athens-Westmont Community Plan)	MU	150 du/net ac	2.44	282	0
	C.2 (West Athens-Westmont Community Plan)	MU	150 du/net ac	0.50	60	0
	CG	MU	150 du/net ac	27.98	3,265	0
	GC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	6.80	780	0
	H9	H18	18 du/net ac	13.51	208	0
	H18[2]	H18[2]	18 du/net ac	1.05	8	0
	H18	H30	30 du/net ac	106.31	2,203	0
	H30	H50	50 du/net ac	0.43	15	0
	MC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	0.97	105	0
	NR (Walnut Park Neighborhood Plan)	MU	150 du/net ac	0.21	25	0
	OC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	0.56	61	0
Other Submarket Areas	CC (East Los Angeles Community Plan)	MU	150 du/net ac	2.72	0	315
	CG (Hacienda Heights Community Plan)	CG	50 du/net ac	9.39	0	381
	CG	MU	150 du/net ac	34.60	0	4,859
	H18[2]	H18[2]	18 du/net ac	290.04	0	3,886
	H18	H30	30 du/net ac	1.48	0	35
	H30[3]	H30[3]	30 du/net ac	0.96	0	24
	H30	H50	50 du/net ac	0.71	0	36
	H50	H100	100 du/net ac	8.49	0	641
	H50[4]	H50[4]	50 du/net ac	1.89	0	36
	MC (East Los Angeles Community Plan)	MU	150 du/net ac	8.11	0	985
	MD (Altadena Community Plan)	H50	50 du/net ac	1.41	0	60

Table III-44: Moderate- and Above Moderate-Income RHNA - Rezoning Capacity

Submarket Area	Existing Land Use Designation[1]	Proposed Land Use Designation[1]	Proposed Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
	MD (East Los Angeles Community Plan)	MU	150 du/net ac	0.12	0	15
	MU (Altadena Community Plan)	CG	50 du/net ac	21.61	0	1,098
Total				542.29	7,012	12,371

Notes:

1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. While the land use category remains unchanged (H18, which allows a maximum density of 18 du/net acre), the sites included in the rezoning program are zoned R-1 (Single-Family Residence) or A-1 (Light Agricultural), and neither zone allows multifamily residences by right. The rezoning program will correct the inconsistency between zoning and the land use policy.
3. While the land use category remains unchanged (H30, which allows a maximum density of 30 du/net acre), the sites included in the rezoning program are zoned R-A (Residential Agricultural), which does not allow multifamily residences by right. The rezoning program will correct the inconsistency between zoning and the land use policy.
4. While the land use category remains unchanged (H50, which allows a maximum density of 50 du/net acre), the sites included in the rezoning program are zoned R-A (Residential Agricultural), which does not allow multifamily residences by right. The rezoning program will correct the inconsistency between zoning and the land use policy.

Surplus and No Net Loss

As shown in **Table III-35**, once completed, the Rezoning Program will yield an overall surplus of 1,673 units. The Rezoning Program also includes a reserve capacity of 16,905 units for very-low and low-income households. This is needed to meet the "no net loss" requirement pursuant to Government Code section 65863(c)(1), or in other words, enough capacity to meet the very low/low income RHNA throughout the planning period in the event that some of the sites identified for the very low/low income RHNA are developed with units that are less affordable. In the event that the surplus is not sufficient to address the "no net loss" requirement, the County will include a list of additional sites rezoned to accommodate the shortfall in the Housing Element Annual Progress Report pursuant to Government Code section 65400(a)(2)(G).

Pending Projects-Reference Only

Table III-45 shows a list of select proposed pending projects of 200+ units for reference only. The units are not counted toward the RHNA, and inclusion in the Housing Element does not guarantee approval of the project.

Table III-45: Select Pending Projects

Select Projects	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
Centennial Specific Plan (Antelope Valley)	120	120	1,760	0	2,000
Lyons Canyon TR 83301 (Santa Clarita Valley)	35	0	13	469	517
Entrada North TR071377	0	0	29	1,121	1,150

Table III-45: Select Pending Projects

Select Projects	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
(Santa Clarita Valley)					
Entrada South TR53295 (Santa Clarita Valley)	0	0	40	1,534	1,574
Amargosa Creek TR83119 (Antelope Valley)	0	0	220	0	220
Legacy Village TR061996 (Santa Clarita Valley)	0	0	0	3,457	3,457
Gorman Post Ranch TR062053 (Antelope Valley)	0	0	309	0	309
Tapia TR072126 (Santa Clarita Valley)	0	0	0	405	405
Northlake Specific Plan (Santa Clarita Valley)	79	79	157	1,980	2,295
Total	234	199	2,528	8,966	11,927

Availability of Infrastructure and Services

Developers cannot receive building permits to initiate construction without demonstrating water availability, and either sewer availability or the ability to accommodate septic systems. As a condition to the projects being approved by the Regional Planning Commission, developers must annex into existing sewer/water districts or ensure the extension of sewer/water lines to the project. In the urban areas and near other developments, water and sewer may extend to the selected vacant lot. However, in rural areas, such as the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains, developers of vacant lots may have to make a larger infrastructure investment in order to bring services to the lots from a significant distance. In the case of single-family homes in rural areas, septic systems and wells can be used to demonstrate availability. In general, unincorporated Los Angeles County has access to dry utilities, and these do not present a barrier to housing development.

Developers of large master planned projects are responsible for installing infrastructure and services to serve the anticipated households. For high density residential and mixed use areas, water will be supplied by existing water service providers that serve the urban areas. Infrastructure improvements and upgrades may be needed to accommodate the increased demand. In selecting sites to be rezoned, the County excluded areas that are not within existing water and sewer districts, or that do not have access to dry utilities.

Mixed use development is expected to occur as infill development in commercial zones that are already served by infrastructure and facilities. Mixed use development is considered less intensive than commercial-only development and therefore, it can be inferred that adequate infrastructure for mixed use development is already in place to serve the identified sites.

In addition, as mixed use development is expected to occur as infill development throughout the commercial zones in areas that are already served by infrastructure and facilities, and such development are less intensive than commercial-only development, there is adequate infrastructure to serve the identified sites.

Regarding sewer and wastewater management, a review of the 2005-2010 Municipal Service Review (MSR) for the Los Angeles County Sanitation Districts indicates that wastewater treatment facilities are operating with sufficient infrastructure to support projected growth. Completed and planned expansions, in addition to preventative maintenance, will accommodate wastewater needs for regional growth expectations; however, some landfills are near capacity. The Sanitation Districts facilities and systems plans are prepared with consideration of population growth and development trends. Capital improvement and service expansion analyses start with SCAG's most recent RTP growth projections and are adjusted with community-level and on-the-ground data. In addition, the General Plan includes an implementation program to develop capital improvement plans (CIPs) in conjunction with an area plan.

Financial Resources

Service Areas

Various housing and community development funds are available to the County. Each funding program is subject to specific regulations and is available to different geographic areas.

Los Angeles County

Los Angeles County is comprised of 88 cities and unincorporated areas, which covers a land area of 4,086 square miles, including the islands of San Clemente and Santa Catalina. According to the 2020 California Department of Finance (DOF) estimates, the population was 10,172,951. All of the cities in varying degrees contract with the County to provide municipal services, including the administration of housing programs.

Unincorporated Los Angeles County

Almost 65 percent of the land area of Los Angeles County is unincorporated. According to the 2020 DOF estimate, more than one million residents were living in unincorporated Los Angeles County. The County of Los Angeles Board of Supervisors (Board) is the governing body and County departments and agencies provide municipal services, including all housing programs.

Los Angeles Urban County

The Los Angeles Urban County is comprised of unincorporated Los Angeles County and 48 participating cities, as shown in **Table III-46**. **Table III-47** summarizes the service areas covered by each funding program.

Table III-46: Los Angeles Urban County Participating Cities

Agoura Hills	Covina	La Puente	San Gabriel
Arcadia	Cudahy	La Verne	San Marino
Artesia	Culver City	Lawndale	Santa Fe Springs
Avalon	Diamond Bar	Lomita	Sierra Madre
Azusa	Duarte	Malibu	Signal Hill
Bell	El Segundo	Manhattan Beach	South El Monte
Bell Gardens	Hawaiian Gardens	Maywood	South Pasadena

Beverly Hills	Hermosa Beach	Monrovia	Temple City
Calabasas	Irwindale	Rancho Palos Verdes	Torrance
Cerritos	La Canada Flintridge	Rolling Hills Estates	Walnut
Claremont	La Habra Heights	San Dimas	West Hollywood
Commerce	La Mirada	San Fernando	Westlake Village

Source: Los Angeles County Development Authority.

Table III-47: Funding Sources and Applicable Service Areas

Funding Program	Responsible Agency	Los Angeles County	Unincorporated Areas	Urban County
Community Development Block Grant (CDBG)	LACDA			X
Department of Mental Health Housing Trust Fund	DMH	X		
Emergency Solutions Grants (ESG)	LACDA			X
HOME Investment Partnership (HOME)	LACDA			X
Homeless Prevention Initiative	CEO, LACDA, DCFS, DPSS, Sheriff	X		
Housing Opportunities for Persons with AIDS (HOPWA)	City of Los Angeles	X		
HUD Comprehensive Grant Program (CGP)	LACDA	All public housing units owned and managed by LACDA		
Mortgage Credit Certificate (MCC)	LACDA	Unincorporated areas and 55 cities		
Section 8 Housing Choice Voucher Program	LACDA	All jurisdictions except those with their own public housing authority		
Supportive Housing Program (SHP)	LAHSA	X		

LACDA=Los Angeles County Development Authority; CEO=Chief Executive Office; DCFS=Department of Children and Family Services; DMH=Department of Mental Health; DPSS=Department of Public Social Services; LAHSA=Los Angeles Homeless Services Authority; Sheriff=Sheriff's Department
Source: Los Angeles County Development Authority.

Funding Sources

The following financial resources are available to the County for new construction and rehabilitation of affordable housing, as well as the preservation of housing units that are at risk of converting to market-rate housing.

Affordable Housing and Sustainable Communities

The State's Affordable Housing and Sustainable Communities (AHSC) program, initiated in 2014, provides affordable housing loans and capital grants for the creation of affordable housing in conjunction with transportation improvements. The goal of AHSC is to reduce greenhouse gas

emissions (GHGs) and vehicle miles traveled (VMT), and increase access to housing and employment. The program prioritizes funding for communities impacted by pollution and at least 50 percent of all AHSC funding must benefit disadvantaged communities, as defined by the CalEnviroscreen 3.0 Tool.

Since 2018, the County's AHSC Team has provided technical assistance to eligible affordable housing developers with projects in unincorporated Los Angeles County and on County-owned land. AHSC candidates partner with County staff, Enterprise Community Partners, and transit agencies, such as METRO or LADOT, to prepare competitive applications. The County's interdepartmental team includes the Chief Executive Office, Chief Sustainability Office, Los Angeles County Development Authority, Parks and Recreation, Public Health, Public Works, and Regional Planning.

Since 2018, the California Strategic Growth Council has awarded $100 million dollars to six project sites plus related transit upgrades in unincorporated Los Angeles County to deliver 670 affordable units.

No Place Like Home

On July 1, 2016, Governor Brown signed SB 1206, the No Place Like Home (NPLH) Act of 2018, which dedicated up to $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness

The Los Angeles County Development Authority (LACDA) will function as the lead in requesting funding from HCD, releasing the Notice of Funding Availability (NOFA), loan underwriting, and asset management. The Department of Mental Health will provide supportive services to the tenants in the NPLH-funded units, monitor the provision of services, and approve eligible tenants.

LACDA and the Los Angeles County Department of Mental Health (DMH) are recommending a total of 60 projects for funding under the No Place Like Home (NPLH) Program NOFA 2019-1. A total of $207 million in NPLH funds was advertised, but approximately $432 million in project funding was requested.

During the most recent round of applications in 2019, $44 million were allocated to nine (9) projects in unincorporated Los Angeles County, all of which have been entitled by the Department of Regional Planning or are in the process of obtaining approval.

Affordable Housing Programs Budget Unit

In October 2015, the Board adopted a motion that created a new Affordable Housing Programs Budget Unit (Budget Unit) within the General Fund. The 2015 motion directed that a minimum of 75 percent of the Budget Unit be dedicated to producing new, or preserving existing, affordable housing for very and extremely low-income or homeless households, including workforce housing and permanent supportive housing. The motion further directed that any remaining funds be reserved to support rental assistance, rapid re-housing, shared housing, move-in assistance, and other related services. Pursuant to a subsequent motion in 2017, the Chief Executive Office (CEO) is responsible for making recommendations to the Board regarding expenditures from the Budget Unit. In FY 2016-17 and FY 2017-18, the Budget Unit was used exclusively for purposes related to the LACDA's Notice of Funding Availability (NOFA) process and housing strategies associated with the County Homeless Initiative. In

FY 2018-19, the CEO expanded the use of the Budget Unit to include strategies that included the implementation of a coordinated approach to housing preservation. With the public health and economic crises created by COVID-19, for FY 2020-21, the CEO recommended prioritizing funding for emergency rental assistance/eviction defense due to COVID-19 impacts, LACDA's NOFA, the Office of Diversion and Reentry's Permanent Supportive Housing Program, and the County's Affordable Housing Acquisition Fund. As the County plans ahead, the CEO will continue to work with relevant departments to monitor the economic impacts resulting from COVID-19 to meet the most pressing needs of County residents, while balancing planning efforts to develop a comprehensive program that addresses the affordable housing crisis.

SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The County received $625,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

Annual allocations will fluctuate depending on the real estate activities in previous years.

Community Development Block Grant (CDBG)

The federal CDBG program, which was initiated by the Housing and Community Development Act of 1974, has provided eligible metropolitan cities and urban counties (called "entitlement communities") with annual direct grants for revitalizing neighborhoods, expanding affordable housing and economic opportunities, and/or improving community facilities and services--principally to benefit low income persons (up to 80% AMI). CDBG projects must fulfill at least one of the following three criteria: 1) benefits low income persons; 2) prevents or eliminates slums or blight; or 3) meets other urgent community development needs.

In the Los Angeles Urban County, CDBG funds are used for supportive services, site acquisition, site improvements, and infrastructure and neighborhood improvements in conjunction with LACDA-sponsored housing developments. For fiscal year (FY) 2021-22, the CDBG allocation for the Los Angeles Urban County was $22,420,821.

County of Los Angeles Homeless Prevention Initiative (HPI) and Measure H

In 2006, the Board approved a $100 million Homeless Prevention Initiative (HPI) to prevent and reduce homelessness in Los Angeles County. The HPI funds are administered by the LACDA on behalf of Supervisorial Districts and provide capital and operating subsidies to projects that serve homeless or at risk of homelessness populations. Furthermore, in March 2017, voters in Los Angeles County passed Measure H, the landmark ¼ percent increase to the County's sales tax to provide an ongoing revenue stream – an estimated $355 million per year for ten years — to fund services, rental subsidies and housing. It is designed to fund a comprehensive regional approach encompassing 21 interconnected strategies in six areas to combat homelessness:

- Prevent homelessness
- Subsidize housing
- Increase income
- Provide case management and services
- Create a coordinated system
- Increase affordable/homeless housing

As of September 2020, Measure H-funded programs have served approximately 80,000 individuals, including approximately 48,700 persons who were sheltered in interim housing, 26,100 persons who were permanently housed, and approximately 5,100 persons who were prevented from becoming homeless.

Department of Mental Health Housing Trust Fund

The Los Angeles County Department of Mental Health (DMH) offers onsite or scattered site supportive services and/or operating subsidies for affordable permanent housing projects for individuals with mental illness through the Housing Trust Fund program, which comes from DMH's Community Services and Supports Plan (CSS) to implement the Mental Health Services Act. The operating subsidies are restricted to project-based permanent housing projects. These services and subsidies are intended to provide leverage for other local, state, and federal financial resources for developing permanent affordable supportive housing for all age groups, including youth and households, transition age youth, adults, and older adults.

Emergency Solutions Grant (ESG)

The ESG program, which was initiated by the Stewart B. McKinney Homeless Assistance Act of 1989, is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to

homeless individuals. The ESG program ensures that the homeless have access to safe and sanitary shelter, and to supportive services and other kinds of necessary assistance. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

On December 17, 1993, the City of Los Angeles and County of Los Angeles entered into a joint powers agreement to create the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. Programs initially assigned to LAHSA by the City and County include the ESG program and the Cold/Wet Weather Emergency Shelter Program, which is funded in part by CDBG funds, as well as other homeless services programs. For FY 2021-2022, the ESG allocation for the Los Angeles Urban County was $1,873,395.

HOME Investment Partnerships (HOME)

The HOME program, which was initiated by Cranston-Gonzales National Affordable Housing Act (NAHA) of 1990, is the largest federal block grant to state and local governments that is designed exclusively to create affordable housing for low income households (up to 80% AMI). HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposit.

HOME funds are used throughout the Los Angeles Urban County for short-term and long-term "gap" financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other non-profit housing developers. For FY 2021-2022, the HOME allocation for the Los Angeles Urban County was $8,998,893.

Housing Opportunities for People with AIDS (HOPWA)

The federal HOPWA program helps low income people with AIDS and their households by providing funds for securing housing that can serve as a basis for health care and other services. HOPWA also funds the following activities that serve people at any income level: 1) housing information; 2) community outreach; and 3) education.

As the amendments made to NAHA in 1992 state that the largest city in the eligible metropolitan statistical area (MSA) is responsible for the HOPWA program, the City of Los Angeles is a designated recipient of HOPWA funds on behalf of Los Angeles County.

HUD Comprehensive Grant Program (CGP)

The federal CGP is the primary source of modernization funds for physical improvements to public housing units and for improvements to the management and operational practices for existing public housing projects for large public housing authorities (PHAs). Through CGP, HUD makes funds available to help PHAs correct physical and management deficiencies and keep units in the housing stock safe and desirable places to live.

The CGP gives larger PHAs, such as the LACDA, discretion for planning specific improvements, and facilitates long-term planning by providing funds annually on a formula basis. Funds are given as project grants, based on the backlog and accrual of modernization needs.

HUD Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program increases affordable housing choices for very low income households by allowing households to choose privately-owned rental housing. The PHA generally pays the landlord the difference between 30% of household income and the PHA-determined payment standard, which is approximately 80 to 100% of the fair market rent (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR and pay the landlord the difference, or choose a lower cost unit and keep the difference.

Mortgage Credit Certificates (MCC) Program

The MCC Program offers first-time homebuyers with a federal income tax credit. This credit reduces the amount of federal taxes that the holder of the certificate pays. It can also help first-time homebuyers qualify for loans by allowing lenders to reduce the housing expense ratio by the amount of tax savings.

Qualified homebuyers that are awarded MCCs may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is taken as a deduction from the income.

Supportive Housing Program (SHP)

The 1989 Stewart B. McKinney Homeless Assistance Act authorized the establishment of the SHP to help develop housing and related supportive services for people moving from homelessness to independent living. Program funds help people experiencing homelessness live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives. HUD awards these funds annually on a competitive basis.

Administrative Resources

The following agencies and organizations form the delivery system of affordable housing and related services in unincorporated Los Angeles County, including new construction and acquisition/rehabilitation of affordable housing, preservation of affordable housing that are at risk of converting to market-rate housing, as well as short-and long-term rental assistance and operating subsidies for low income households with housing challenges.

County of Los Angeles Chief Executive Office

Homeless Initiative

To combat the County's homelessness crisis, the Board launched the Los Angeles County Homeless Initiative (HI) within the Chief Executive Office (CEO) in 2015. In 2016, through a collaborative process with community and government partners, the Board approved 47 initial strategies that reach across government and community boundaries, and allocated $100 million to this countywide effort. With the passage of Measure H in 2017, the Board approved four additional strategies. Each strategy has designated lead and partnering organizations that work together to develop detailed implementation plans, evaluation plans, and budgets. The Chief Executive Office – Homeless Initiative (CEO – HI)

provides oversight and hands-on guidance to deploy the infusion of Measure H funds for 21 of these strategies and maximize the alignment and effectiveness of this unprecedented commitment.

Anti-Racist, Diversity, and Inclusion Initiative (ARDI)

On July 21, 2020, the Board of Supervisors adopted a comprehensive anti-racist agenda that will guide, govern, and increase the County's ongoing commitment to fighting racism in all its dimensions, especially racism that systemically and systematically affects Black residents. The ARDI builds off of previous efforts, focuses on workforce training, reviews national effective practices, and carries out the Board-directed anti-racism agenda. The ARDI is tasked with evaluating practices, operations, and programs through a lens of racial equity in order to more effectively promote and support policies that prioritize physical and mental health, housing, employment, public safety, and justice in an equitable way for Black residents.

Department of Consumer and Business Affairs

The Los Angeles County Department of Consumer & Business Affairs (DCBA) serves consumers, businesses and communities through education, advocacy, and complaint resolution with the end goal to create a fair marketplace for all. The DCBA operates and oversees specialized programs such as the Office of Immigrant Affairs, Self-help Legal Access Centers, the Office of Cannabis Management and Military Consumer Protection. In addition, the DCBA established the Rental Housing Oversight Commission, Small Business Commission, and the Advisory Commission to advice and support the Los Angeles County Board of Supervisors.

Due to the COVID-19 public health crisis, DCBA has overseen the Los Angeles County Temporary Eviction Moratorium, effective March 4,2020, through June 30, 2021 unless repealed or extended by the Board, places a Countywide ban on evictions for residential and commercial , including mobilehome space renters. Under the County's Moratorium, tenants may not be evicted for COVID-19 related nonpayment of rent, as well as no-fault reasons, denying entry to a landlord, nuisance, or unauthorized occupants or pets – if related to COVID-19.

The DCBA also oversees the implementation of the Rent and Mobilehome Stabilization Ordinance (RSO) which standardizes rent increases and extends eviction protections in unincorporated Los Angeles County. As part of the RSO, DCBA will establish a rental unit registry program to track all qualified units long-term.

County of Los Angeles Department of Regional Planning (DRP)

DRP performs all land use planning functions for unincorporated Los Angeles County. Its responsibilities include long-range planning, land development counseling, development project/case intake and processing, environmental review, and zoning enforcement.

DRP is the lead agency in the preparation and amendments of the General Plan, including the Housing Element. DRP also implements and facilitates amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code including the recently adopted housing ordinances such as: Inclusionary Housing Ordinance, By-Right Housing Ordinance, Affordable Housing Preservation Ordinance, and the Interim and Supportive Housing Ordinance.

Los Angeles County Development Authority (LACDA)

LACDA serves as the County's affordable housing and community development agency. It represents the consolidation of the Community Development Commission and the Housing Authority of the County of Los Angeles. LACDA's wide-ranging programs benefit residents and business owners in unincorporated Los Angeles County and in participating cities. LACDA monitors and enforces the duration of affordability and/or age restrictions of income- and/or age- restricted units through covenants. Also, LACDA ensures that the supportive services identified covenant are rendered in supportive housing developments.

LACDA maintains the Los Angeles County Housing Resource Center web site (http://housing.lacounty.gov), which provides information on affordable, special needs, and emergency housing resources. Specifically, the Resource Center offers the following:

- Rental listings by community (including information on income restriction, acceptance of Section 8 vouchers, accessibility, etc.);
- Calculation of affordable housing cost by household size, income, and unit size requirements;
- Shelter listings; and
- Other resources, such as links to information on funding resources, advocacy and non-profit groups, state and federal programs and regulations, and other housing organizations.

Los Angeles Homeless Services Authority (LAHSA)

LAHSA is a Joint Powers Authority established in 1993 as an independent agency by the City and the County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages various federal, state, local funds for programs providing shelter, housing, and services to homeless persons in the City and County of Los Angeles.

Through LAHSA, funding, program design, outcomes assessment, and technical assistance are provided to over 100 non-profit partner agencies that operate within the City and County to assist the homeless. LAHSA's partner agencies provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention along with the necessary supportive services.

Affordable Housing Providers

The County works with a number of non-profit and for-profit housing providers to expand affordable housing opportunities, including new construction, acquisition/rehabilitation, and preservation of affordable housing. See Appendix F for a list of qualified entities.

Resources for Special Needs Housing

Los Angeles County Development Authority (LACDA)

LACDA develops and administers housing programs that serve a wide range of individuals and households earning below 80% of AMI, with the majority of rental housing programs targeted to income ranges from 25% - 60% of AMI. Allocation of resources among different special needs

populations are primarily decided by the Board of Supervisors. These special needs populations include, but are not limited to persons with disabilities, such as mental illness; seniors; veterans; homeless; and families.

Accessibility requirements are incorporated into all types of housing financed by the LACDA. County-funded developers of affordable and special needs housing are required to meet Americans with Disabilities Act (ADA) and California Building Code requirements for accessible units. If federal funds are involved, they are also required to construct Uniform Federal Accessibility Standards (UFAS) compliant units. LACDA reviews building plans, inspects completed units, and requires Certified Accessibility Specialist certifications. The units must remain complaint for 55 years and are monitored on an ongoing basis.

For housing notice of funding availability (NOFAs), LACDA uses the term "Special Needs," which incorporates categories as determined by funding source or County Board policy decisions. The NOFA process competitively and transparently rates the projects that serve the desired populations and also leverage the best use of County funds. Accessibility, adaptability, fair housing, affirmative marketing, and reasonable accommodations are incorporated into all LACDA funded rental projects as a matter of compliance with HUD, ADA, and local building codes.

In addition, LACDA requires all new housing projects (all of which have fully accessible units) to list their properties on the Los Angeles County Housing Resource Center web site. The web site, established in 2007, provides a way for landlords to advertise accessible units, and allows tenants to search for affordable and accessible units online or phone toll free.

County of Los Angeles Department of Health Services Housing For Health

The Los Angeles County Department of Health Services (DHS) Housing for Health (HFH) division provides housing and supportive services to homeless clients with physical and/or behavioral health conditions, high utilizers of County services, and other vulnerable populations. Permanent supportive housing, which is the foundation of HFH approach, includes decent, safe, and affordable housing linked to a flexible array of supportive services. These on-site or roving, field-based supportive services with access to medical and behavioral health care are integral to achieving housing stability, improved health status, and greater levels of independence and economic security.

In February 2014, HFH launched the Flexible Housing Subsidy Pool (FHSP), a new and innovative way to provide rental subsidies operated by the non-profit partner, Brilliant Corners, and is designed to provide rental subsidies in a variety of housing settings, including project-based and scattered site housing. The FHSP was designed so that other funders, including other County departments, would be able to add funds to serve clients that they prioritize for housing. Funding for the FHSP currently comes from DHS, the Department of Mental Health, the Probation Department, the Sherriff's Department, the CEO's Homeless Initiative (including a significant amount of Measure H and Homeless Prevention Initiative funding), LA Care, Whole Person Care, the Department of Public and Social Services, the California Department of Social Services and from the Board.

In addition, HFH also administers the Housing and Jobs Collaborative (HJC), which is a rapid rehousing program that connects individuals experiencing homelessness to affordable permanent housing through a tailored package of services that includes flexible term rental subsidies, case management

and employment services. HJC is client-centered and employs a "whatever it takes approach" to assist clients in their transition from homelessness to permanent housing.

County of Los Angeles Department of Health Services – Office of Diversion and Reentry

DHS Office of Diversion and Reentry (ODR) was created by the Board in September 2015 to develop and implement county-wide criminal justice diversion for persons with mental and/or substance use disorders and to provide reentry support services. ODR is another division within DHS that focuses on permanent supportive housing and Enriched Residential Care for their clients. The goals of ODR include reducing the number of mentally ill inmates in the Los Angeles County Jails, reducing recidivism, and improving the health outcomes of justice-involved populations who have the most serious underlying health needs. ODR leverages HFH's infrastructure to provide permanent supportive housing to individuals exiting the criminal justice system.

County of Los Angeles Department of Mental Health

The Los Angeles County Department of Mental Health (DMH) Countywide Housing, Employment and Education Resource Development (CHEERD) Division provides a range of housing services and resources for homeless consumers that includes housing subsidies through the Section 8 Housing Choice Voucher Program and Shelter Plus Care Program; financial assistance for rental assistance, household goods and eviction prevention through the Countywide Housing Assistance Program; and temporary shelter through the Specialized Shelter Bed Program. In addition, the CHEERD Division provides capital development funding and operating subsidies from resources such as Mental Health Service Act (MHSA), the Mental Health Housing Program Funds (MHHP), Special Needs Housing Program (SNHP) and Federal Housing Subsidy Unit Program for the creation of new permanent supportive housing throughout Los Angeles County. Through partnerships with developers, on-site service providers and property management companies, DMH is increasing the amount of affordable housing available to individuals with mental illness and their families.

Reasonable Accommodations Ordinance

The Reasonable Accommodations Ordinance is a procedure in the Zoning Code for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws. As part of the Housing Element Implementation Program, by 2029, DRP will study the need to update the Reasonable Accommodations Ordinance and amend it if necessary.

Opportunities for Energy Conservation

Green Building Construction and Operations

In 2010, in response to the mandates set forth in CALGreen (2010 California Green Building Standards Code), the Board of Supervisors adopted the Los Angeles County Green Building Standards Code (Title 31), which is updated every three years.

The County also encourages the use of sustainable construction materials and energy-efficient equipment, as well as the installation of energy-efficient appliances and fixtures in affordable housing developments. As part of the Notice of Funding Availability issued by LACDA, the County encourages

sustainable development and green building practices. Applications that incorporate sustainable development and energy conservation measures receive higher scores, and therefore have better chances for being funded.

Climate Action Plan

The Los Angeles County Community Climate Action Plan (CCAP), adopted in 2015, specifies the County's goals for greenhouse gas (GHG) emission reductions within unincorporated Los Angeles County. The update to the CAP, which is included as a Housing Element program, will identify actions to reduce greenhouse gas emissions and adapt to a changing climate, including transit-oriented development and other pro-housing strategies. Completing the update to the CAP will also create a streamlined procedure for environmental clearance for individual projects.

Southern California Regional Energy Network (SoCalRen)

The County Internal Services Department (ISD) manages a portfolio of energy efficiency programs that support communities, local governments, commercial businesses and residential and multifamily property owners. Through annual funding provided by the California Public Utilities Commission (PUC), ISD also administers the Southern California Regional Energy Network (SoCalREN) that supports energy efficiency programs and has held secured funding guaranteed until 2025. Despite the challenges posed by the COVID-19 pandemic, the SoCalREN was able to achieve over 11 million in kWh electricity savings and over 200,000 therms of natural gas savings. In addition, SoCalREN has launched a program that helps tackle homelessness for at-risk foster youth, training them to enter the green job workforce as entry level applicants. In 2020, the SoCalREN also launched its Multifamily Financing Loan Loss Reserve to assist multifamily property owners in the implementation of their energy efficiency projects so that they may reduce their operating expenses and reduce their energy usage.

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	LOS ANGELES COUNTY
Housing Element Cycle	6th
Contact Information	
First Name	Tina
Last Name	Fung
Title	Supervising Regional Planner
Email	tfung@planning.lacounty.gov
Phone	(213) 974-6417
Mailing Address	
Street Address	320 West Temple Street
City	Los Angeles
Zip Code	90012

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	5544 W 119TH ST	90304	4140006002	A	MU	MXD	50 du/net ac	150 du/net ac	0.377112307	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	38	0	0	38	3.995839356	1953	1953	295800	74027	Restaurant, built in 1953
Unincorporated Los Angeles County	11918 AVIATION BLVD	90304	4140006037	A	MU	MXD	50 du/net ac	150 du/net ac	0.366096963	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	37	0	0	37	1.699232123	1953	1992	1452767	854955	Commercial strip mall, built in 1953
Unincorporated Los Angeles County	11706 AVIATION BLVD	90304	4140003001	B	MU	MXD	50 du/net ac	150 du/net ac	0.230440191	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	15	0	0	15	0.826448931	1946	1947	67006	81077	Motel built in 1946, on the other side of 117th St is a MF/mixed use project built in 2016
Unincorporated Los Angeles County	11702 AVIATION BLVD	90304	4140003002	B	MU	MXD	50 du/net ac	150 du/net ac	0.183226283	Nonvacant - Residential - 0	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	19	0	0	19	3.050221501	1939	1939	139084	45598	Looks like a duplex, built in 1939, on the other side of 117th St is a MF/mixed use project
Unincorporated Los Angeles County	11720 AVIATION BLVD	90304	4140003036	B	MU	MXD	50 du/net ac	150 du/net ac	0.411674483	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	42	0	0	42	0.443386461	1979	1979	125074	282088	Built in 1979, looks like there is 3 detached units and a commercial strip mall with liquor store. on the other side of 117th St is a MF/mixed use project
Unincorporated Los Angeles County	5539 W 120TH ST	90304	4140007001	C	MU	MXD	50 du/net ac	150 du/net ac	0.3744565	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	38	0	0	38	1.470598416	1982	1982	637275	433344	2-story strip mall
Unincorporated Los Angeles County	11942 AVIATION BLVD	90304	4140007002	C	MU	MXD	50 du/net ac	150 du/net ac	0.138305789	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	15	0	0	15	2	1952	1952	600000	300000	Seafood restaurant, one story
Unincorporated Los Angeles County	11934 AVIATION BLVD	90304	4140007003	C	MU	MXD	50 du/net ac	150 du/net ac	0.22216045	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	23	0	0	23	0.605521004	1953	1953	291694	481724	restaurant, one story
Unincorporated Los Angeles County	3524 E COLORADO BLVD	91107	5754018021	D	MU	MXD	50 du/net ac	150 du/net ac	0.164439921	Nonvacant - Residential - 0	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	17	17	421.4940805	1947	1947	534033	1267	car rental, SPR approved in 2017 to demolish portion of bldg for open lot area to show cars, but no demo permit found in Energov and SRP expired in Jan 2020. Land improvement value ratio is very high. Within 500' there is an existing apartment on R-3 lot.
Unincorporated Los Angeles County	3536 E COLORADO BLVD	91107	5754018022	D	MU	MXD	50 du/net ac	150 du/net ac	0.164395331	Nonvacant - Residential - 0	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	17	17	19.28752528	1947	1947	534033	27688	car rental, SPR approved in 2017 to demolish portion of bldg for open lot area to show cars, but no demo permit found in Energov and SRP expired in Jan 2020. Land improvement value ratio is very high. Within 500' there is an existing apartment on R-3 lot.
Unincorporated Los Angeles County	3540 E COLORADO BLVD	91107	5754019001	D	MU	MXD	50 du/net ac	150 du/net ac	0.164378191	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	17	17	421.4940805	1951	1951	534033	1267	car rental, SPR approved in 2017 to demolish portion of bldg for open lot area to show cars, but no demo permit found in Energov and SRP expired in Jan 2020. Land improvement value ratio is very high. Within 500' there is an existing apartment on R-3 lot.
Unincorporated Los Angeles County	155 S ROSEMEAD BLVD	91107	5755007002	E	MU	MXD	50 du/net ac	150 du/net ac	0.20651367	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	21	21	0.778536946	1952	1952	269482	346139	One commercial buliding and parking lot, the building is almost 70 years old, and the LVIV on one parcel is under 1 (0.78), however, the LVIV on the other parcel is so high (30.67) that it overcomes the smaller LVIV on the other
Unincorporated Los Angeles County	147 S ROSEMEAD BLVD	91107	5755007003	E	MU	MXD	50 du/net ac	150 du/net ac	0.206580016	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	21	21	30.66231536	1986	1986	267774	8733	One commercial buliding and parking lot, the building is almost 70 years old, and the LVIV on one parcel is under 1 (0.78), however, the LVIV on the other parcel is so high (30.67) that it overcomes the smaller LVIV on the other
Unincorporated Los Angeles County	3725 E COLORADO BLVD	91107	5755031027	F	MU	MXD	50 du/net ac	150 du/net ac	0.114914489	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	12	0	0	12	0.630601045	1946	1946	99850	158341	Lot is ideally situated at the corner of the block, the LVIV is low for the parcels with buildings, but the parking lot parcels are over 1 (one is over 4), and it is within 1/4 mile of a recently approved 100-unit project
Unincorporated Los Angeles County	3719 E COLORADO BLVD	91107	5755031028	F	MU	MXD	50 du/net ac	150 du/net ac	0.1149377	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	12	0	0	12	4.036859601	1984	1984	41289	10228	
Unincorporated Los Angeles County	Buff Ave & Corta Cll	91107	5755031029	F	MU	MXD	50 du/net ac	150 du/net ac	0.11485792	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	12	0	0	12	1.947006092	1985	1985	39312	20191	
Unincorporated Los Angeles County	3701 E COLORADO BLVD	91107	5755031030	F	MU	MXD	50 du/net ac	150 du/net ac	0.274418352	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	28	0	0	28	0.266244032	1985	1985	198228	744535	
Unincorporated Los Angeles County	3722 E COLORADO BLVD	91107	5755030004	G	MU	MXD	50 du/net ac	150 du/net ac	0.229462391	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	23	23	0.408122434	1938	1938	82615	202427	80 year old commercial building and two parking lot parcels, LVIV of two of the parcels is very high (over 32), these parcels are on the same block as a recently approved 100-unit MF development
Unincorporated Los Angeles County	3722 E COLORADO BLVD	91107	5755030005	G	MU	MXD	50 du/net ac	150 du/net ac	0.114735907	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	12	12	32.10653188	1944	1944	41289	1286	
Unincorporated Los Angeles County	3722 E COLORADO BLVD	91107	5755030006	G	MU	MXD	50 du/net ac	150 du/net ac	0.114713231	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	12	12	32.10653188	1944	1944	41289	1286	
Unincorporated Los Angeles County	1552 E FLORENCE AVE	90001	6021015013	H	MU	MXD	50 du/net ac	150 du/net ac	0.224201674	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	18	0	18	0		0	289283	0	mostly vacant, has a little bit of paved parking, same block as 44-unit affordable project under construction
Unincorporated Los Angeles County	1560 E FLORENCE AVE	90001	6021015014	H	MU	MXD	50 du/net ac	150 du/net ac	0.220043257	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	0	18	0	18	1.153854575	1941	1941	168637	146151	pawn shop and vacant commercial, land to improvement over 1, across the street from 116-unit affordable project, same block as 44-unit affordable project under construction
Unincorporated Los Angeles County	Compton Ave & E 117th Pl	90059	6149014904	I	MU	SP - MU - 2	50 du/net ac	150 du/net ac	1.819722828	Vacant	YES - Current	YES - Special District-Owned	Vacant	Not Used in Prior Housing Element	252	0	70	322	0		0	0	0	
Unincorporated Los Angeles County	Compton Ave & E 117th Pl	90059	6149014900	I	MU	SP - MU - 2	50 du/net ac	150 du/net ac	4.365667453	Vacant	YES - Current	YES - Special District-Owned	Vacant	Not Used in Prior Housing Element	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Compton Ave & E 117th Pl	90059	6149012901	I	MU	SP - MU - 2	50 du/net ac	150 du/net ac	2.811306058	Vacant	YES - Current	YES - Special District-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Compton Ave & E 117th St	90059	6149014903	I	MU	SP - MU - 2	50 du/net ac	150 du/net ac	2.541244865	Vacant	YES - Current	YES - Special District-Owned	Vacant	Not Used in Prior Housing Element	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	E 117th St & Holmes Ave	90059	6149014906	I	MU	SP - MU - 2	50 du/net ac	150 du/net ac	1.297491712	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Gratian St & S Ferris Ave	90022	5248001902	J	SP	SP - TOD	0	0	0.344487288	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	37	0	0	37	0		0	0	0	
Unincorporated Los Angeles County	Gratian St & S La Verne Ave	90022	5248001903	J	SP	SP - TOD	0	0	0.191618879	Vacant	YES - Current	YES - County-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Gratian St & S La Verne Ave	90022	5248001904	J	SP	SP - TOD	0	0	0.37754747	Vacant	YES - Current	YES - County-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Strathmore Dr & Veteran Ave	90049	4363027902	K	P	O-S	0	0	111.6241541	Nonvacant - Government	YES - Current	YES - Federally-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	0	0						
Unincorporated Los Angeles County	Veteran Ave & Wellworth Ave	90024	4324017903	K	P	IT	0	0	28.59006166	Nonvacant - Government	YES - Current	YES - Federally-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	0	0						
Unincorporated Los Angeles County	Barrington Walk & Chayote St	90073	4365007902	K	P	O-S	0	0	1.183000978	Nonvacant - Government	YES - Current	YES - Federally-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Bringham Ave & Montana Ave	90073	4365007904	K	P	O-S	0	0	13.38034433	Nonvacant - Government	YES - Current	YES - State-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	0	0						
Unincorporated Los Angeles County	Federal Ave & Texas Ave	90025	4365008902	K	P	IT	0	0	3.852430373	Nonvacant - Government	YES - Current	YES - State-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	0	0	0		0	0	0	
Unincorporated Los Angeles County	Bringham Ave & Montana Ave	90073	4365007903	K	P	O-S	0	0	136.4348297	Nonvacant - Government	YES - Current	YES - Federally-Owned	Nonvacant	Not Used in Prior Housing Element	1032	0	0	1032						
Unincorporated Los Angeles County	Bonsall Ave & Constitution Ave	90073	4365008906	K	P	IT	0	0	117.4549182	Nonvacant - Government	YES - Current	YES - Federally-Owned	Nonvacant	Not Used in Prior Housing Element	0	0	0	0						
Unincorporated Los Angeles County	4315 N VINCENT AVE	91722	8435001026		CG	C-1-DP	20 du/net ac	50 du/net ac	1.409800889	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	48	0	0	48	0.198415638	1960	1961	88916	448130	Church is 60 years old, half of parcel used for surface parking, near commercial uses
Unincorporated Los Angeles County	4514 N LARK ELLEN AVE	91722	8420006017		CG	C-1	20 du/net ac	50 du/net ac	0.793565222	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	27	0	0	27	1.85717305	1971	1971	474504	255498	Private school structures are 49 years old, high land-to-improvement ratio, is adjacent to multifamily residential uses and commercial uses
Unincorporated Los Angeles County	15940 E SAN BERNARDINO RD	91722	8435024011		CG	C-1	20 du/net ac	50 du/net ac	0.508931763	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	18	0	0	18	2.750015924	1957	1957	1295241	470994	Store building is 63 years old, adjacent to and part of the Irwindale Square Shopping Center, high land-to-improvement ratio
Unincorporated Los Angeles County	5569 N AZUSA AVE	91702	8620001019		CG	C-2-BE	20 du/net ac	50 du/net ac	0.7726249	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	26	0	0	26	2.105263158	1978	1979	2080800	988380	Store buildings are 42 years old, with high land-to-improvement ratio, is adjacent to Edgewood Shopping Center and existing multifamily residential uses
Unincorporated Los Angeles County	8151 ARROYO DR	91770	5275011053		CG	C-1	20 du/net ac	50 du/net ac	0.570605932	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	20	0	0	20	1.900807867	1981	1981	1173612	617428	LIV ratio = 1.9, building is 39 years old, considerable existing MFR development located within 1/4 mile in both unincorporated and City of Montebello
Unincorporated Los Angeles County	E Baseline Rd & N San Dimas Canyon Rd	91773	8661020901		CG	C-3	20 du/net ac	50 du/net ac	0.866723575	Nonvacant - Commercial	YES - Current	YES - Special District-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	30	0	0	30	0		0	0	0	The site is currently used as a plant nursery, there are historic plot plans noted (not reviewed), no structures are recorded by the Assessors, no zoning enforcement onsite regarding unpermitted use, presumed to be legally
Unincorporated Los Angeles County	525 N AZUSA AVE	91744	8262007076		CG	C-1	20 du/net ac	50 du/net ac	1.20183775	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	32	0	0	32	1.533333082	1984	1984	2440778	1591812	LIV ratio = 1.53, completed one stop counseling appointment in November 2019 for apartment complex with 30 to 50 du
Unincorporated Los Angeles County	4523 W SLAUSON AVE	90043	5009003043		CG	C-2	20 du/net ac	50 du/net ac	0.686806261	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	24	0	0	24	0.875835243	1973	1973	192287	219547	Church building & parking lot, built 1973, last TI in 2009, LV_IV greater than 1.0, adjacent to many commercial uses & major roads, with adjacent parcels CG & H9 by the GP.
Unincorporated Los Angeles County	2361 FLORENCITA AVE	91020	5807022025		H30	R-3	20 du/net ac	30 du/net ac	3.17511473	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	79	0	0	79	1.443343393	1955	1955	1936020	1341344	Existing school (Armanian Sister's Academy (Pre K-8th) with one-story buildings near existing and pending MF developments.
Unincorporated Los Angeles County	25860 THE OLD ROAD	91355	2826095006		CM	C-3-DP	18 du/net ac	50 du/net ac	0.508234963	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	18	0	0	18	3.723395386	1998	1998	1598893	429418	Established use is retail stores. Built in 1998, and LV-IV ratio is 3.72.
Unincorporated Los Angeles County	858 N SUNSET AVE	91744	8212008022		CG	C-2-DP	20 du/net ac	50 du/net ac	1.62321222	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	43	0	0	43	1.102779258	2003	2003	3123920	2832770	Legally established CVS Pharmacy. Building is 17 years old and LV_IV Ratio is >1. Existing multifamily within .25 miles along Amar Rd., in City of La Puente. Sunset Elementary School is across the street on Sunset Ave.
Unincorporated Los Angeles County	1443 VALINDA AVE	91744	8741011001		CG	C-1	20 du/net ac	50 du/net ac	2.156694139	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	57	0	0	57	2.234057733	1947	1968	1312042	587291	LIV ratio = 2.23, building is 60 years old, some multifamily housing located within 1/4 mile in City of West Covina
Unincorporated Los Angeles County	8147 ARROYO DR	91770	5275011052		CG	C-1	20 du/net ac	50 du/net ac	0.672426919	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	23	0	0	23	1.652892562	1973	1973	2080800	1258884	LIV ratio = 1.65, building is 47 years old, considerable existing MFR development located within 1/4 mile in both unincorporated and City of Montebello
Unincorporated Los Angeles County	362 N AZUSA AVE	91744	8730005012		CG	C-2-BE	20 du/net ac	50 du/net ac	0.749241517	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	7.143741545	1969	1969	448877	62835	LIV = 7.14, existing service station 51 years old, located within 1/4 mile of existing MFR in City of West Covina
Unincorporated Los Angeles County	701 HOEFNER AVE	90022	6341033031		MD	R-3	0	30 du/net ac	0.504061896	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	11	0	0	11	0.214641307	1943	1999	84808	395115	Church/school built in 1950s in R-3 zone. Near MF development.
Unincorporated Los Angeles County	6000 WHITTIER BLVD	90022	6339009040		CC	C-3	20 du/net ac	50 du/net ac	0.647699575	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	18	0	0	18	1.333338896	2000	2000	1038679	779006	Property contains existing 9,336-square-foot strip shopping center built in 2000. May be appropriate for multi-family or mixed-use structure. Property approx. 5,000 feet (0.9 miles) from future Metro Eastside Phase II station at
Unincorporated Los Angeles County	5830 WHITTIER BLVD	90022	6339003030		CC	C-3	20 du/net ac	50 du/net ac	0.51203888	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0.666658295	1960	1960	291999	438004	Property contains single-story office building with surface parking. Map be appropriate for multi-family construction. Property 3,700 feet from possible future Eastside Metro station.
Unincorporated Los Angeles County	1381 PASS AND COVINA RD	91744	8743001013		CG	C-1	20 du/net ac	50 du/net ac	0.527983293	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	2.275563579	1986	1986	147477	64809	LIV ratio = 2.28, within 1/4 mile of multifamily houisng located within City of West Covina
Unincorporated Los Angeles County	15532 GALE AVE	91745	8218016034		CG	C-2-BE	18 du/net ac	30 du/net ac	0.684986823	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	11	0	0	11	0.465860991	1977	1977	124588	267436	Hair salon, realtor's office and dentist office. Building is 43 years old. LV_IV Ratio is .46 but parcel is directly adjacent to R-3 zoned parcel with existing senior housing.
Unincorporated Los Angeles County	3870 E FOOTHILL BLVD	91107	5757025031		CG	C-2	20 du/net ac	50 du/net ac	0.621390294	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	22	0	0	22	0.649794933	1997	1997	1359846	2092731	existgin development older than 15 ars, large parking lot and adjacent to residential uses.
Unincorporated Los Angeles County	3000 FOOTHILL BLVD	91214	5801010063		CG	C-3-BE	20 du/net ac	50 du/net ac	0.807933149	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	28	0	0	28	3.333333333	1999	1999	2040000	612000	Commercial/retail building (Office Depot store) with surface parking lot, adjacent to vacant and underutilized parcels.
Unincorporated Los Angeles County	2963 FOOTHILL BLVD	91214	5802029009		CG	C-3-BE	20 du/net ac	50 du/net ac	0.6009818	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	21	0	0	21	2.32573124	1967	1967	712518	306363	One story commercial building (bank) with surface parking lot, adjacent to R-3 zoning w/MF uses.
Unincorporated Los Angeles County	4370 OCEAN VIEW BLVD	91020	5810012059		H30	R-3	20 du/net ac	30 du/net ac	0.50581559	Nonvacant - Residential - 12	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	6	0	0	6	0.636682352	1958	1958	516846	811780	Existing 12 unit apartment with low land imp ratio and GP density of 16 du.
Unincorporated Los Angeles County	2560 FOOTHILL BLVD	91214	5804001033		CG	C-2-BE	20 du/net ac	50 du/net ac	1.199300562	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	41	0	0	41	1	1930	1954	2077085	2077085	Existing chruch (St. Luke's of the Mountians) with historical features and low development potential.
Unincorporated Los Angeles County	10412 HAWTHORNE BLVD	90304	4034017033		CG	C-3	20 du/net ac	50 du/net ac	0.510006621	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	18	0	0	18	11.11443862	1925	1959	421604	37933	Market and car dealership with a lot of surface parking; land is worth much more than the improvement; buildings date from 1925-1959 with minimal/not recent improvements. R3 proximity and recent multifamily cases nearby.
Unincorporated Los Angeles County	18236 COLIMA RD	91748	8270017022		C	C-2-BE & C-3-BE	20 du/net ac	50 du/net ac	2.273687301	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	60	0	0	60	1.434643458	1975	1976	2827622	1970958	Existing use - commercial, more than 15 years old, nearby designated multifamily.
Unincorporated Los Angeles County	3157 FOOTHILL BLVD	91214	5802010001		CG	C-1	20 du/net ac	50 du/net ac	0.576792472	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	0.946994005	1994	1994	857951	905973	Single-story commercial building with surface parking lot adjacent to similary commercial parcel and near MF uses with R-3 zoning. Across from large shopping center in the City of Glendale.
Unincorporated Los Angeles County	13720 VALLEY BLVD	91746	8112007079		CG	C-1	20 du/net ac	50 du/net ac	0.643254796	Nonvacant - Residential - 1	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	5.40028505	1948	1948	772959	143133	Appears to be a parking lot for adjacent mobile home park. LV/IV greater than 1.
Unincorporated Los Angeles County	3945 CITY TERRACE DR	90063	5226008037		CC & MD	C-3 & R-3	20 du/net ac	50 du/net ac	1.42838516	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	33	0	0	33	0.347516291	1970	1976	325261	935959	Property contains church with large parking lot, which be able to accommodate specialized residences such as supportive housing. Split zoning (C-3) and (R-3), which can support denser residential uses.
Unincorporated Los Angeles County	2367 DEL MAR RD	91020	5807001029		H30 & W	R-3	20 du/net ac	30 du/net ac	0.642973866	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	17	0	0	17	0.060462085	1926	1926	133390	2206176	Existing chruch building and part of a private school with low land improvement ratio and GP density of 20 du.
Unincorporated Los Angeles County	5160 WHITTIER BLVD	90022	5245001023		MC	C-3	20 du/net ac	50 du/net ac	1.545870269	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	41	0	0	41	2.398701535	1939	2006	3906746	1628692	Property appears ideally suited to redevelopment. Site is near the intersection of Atlantic, which is planned for a future Eastside Metro station. Land value ratio is over 1.0 (2.39). Property contains single-story discount shoe
Unincorporated Los Angeles County	15906 E SAN BERNARDINO RD	91722	8435024068		CG	C-1	20 du/net ac	50 du/net ac	5.324616131	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	178	0	0	178	0.595264156	1958	1991	2068812	3475452	Church building is 19 years old, is adjacent to existing multifamily residential uses, is adjacent to areas designated as commercial uses
Unincorporated Los Angeles County	18400 COLIMA RD	91748	8253001001		C	C-3-BE & C-2-BE	20 du/net ac	50 du/net ac	3.090149259	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	81	0	0	81	0.968964598	1961	1984	2079274	2145872	Existing commercial more than 15 yr old, multifamily res designation nearby.
Unincorporated Los Angeles County	4243 E ALONDRA BLVD	90221	6181023034		H30	R-3	20 du/net ac	30 du/net ac	1.077081369	Nonvacant - Residential - 18	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	10	0	0	10	0.409163834	2002	2002	572554	1399327	18 unit apartment complex. not meeting the maximum density allowed in the General Plan.
Unincorporated Los Angeles County	13676 TELEGRAPH RD	90604	8029033045		CG	C-2-BE	20 du/net ac	50 du/net ac	0.812726813	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	2.000002013	1964	1972	993513	496756	Commercial buillding constructed in 1972. LV/IV is 3. There are a number of multi family residence approvals within 1/4 mile.
Unincorporated Los Angeles County	11834 AVIATION BLVD	90304	4140005037		MU	MXD	50 du/net ac	150 du/net ac	0.739908864	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	74	0	0	74	2.000045729	1964	1964	787270	393626	Low-rise motel. Already zoned as MXD, so has potential for more density and services.
Unincorporated Los Angeles County	18419 COLIMA RD	91748	8270001047		C & U2	C-2-BE-DP & A-1-P-DP	20 du/net ac	50 du/net ac	2.278781351	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	48	0	0	48	0.888888501	1995	1995	6613566	7440265	Existing commercial development more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	22711 S VERMONT AVE	90502	7344022023		H50	R-3	20 du/net ac	50 du/net ac	1.88547422	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	79	0	0	79	0.267856411	1981	1981	2026210	7564538	(E) senior residential of 40 yrs oldin R-3/H50. Also within quarter mile of areas that allows multifamily & commercial.
Unincorporated Los Angeles County	10212 S LA CIENEGA BLVD	90304	4038003035		CG	C-3	20 du/net ac	50 du/net ac	0.646883767	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	23	0	0	23	1.320553868	1947	1948	160030	121184	The property appears to be a vacant parcel with a billboard sign, there are no building structures onsite, it is currently developed with less than General Plan allowable density (33). The Land-to-Improvement ratio is 1.32. There are
Unincorporated Los Angeles County	1168 SAN GABRIEL BLVD	91770	5279023098		CG	C-2	20 du/net ac	50 du/net ac	0.608958772	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	21	0	0	21	1.182420025	1987	1987	1672286	1414291	LIV ratio = 1.18, building is 33 years old, adjacent MFR development in City of Rosemead
Unincorporated Los Angeles County	20530 NORMANDIE AVE	90502	7350012033		CG & H18	C-3 & R-2	20 du/net ac	50 du/net ac	1.19963435	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	33	0	0	33	15.15011308	1930	1931	1607730	106120	The property is currently automotive repair/body work business built in 1930, it is currently developed with less than General Plan allowable density (60). The Land-to-Improvement ratio is 15.1. There are multi-family residential
Unincorporated Los Angeles County	31537 CASTAIC RD	91384	2865010010		CM	C-3	18 du/net ac	50 du/net ac	1.531137824	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	52	0	0	52	2.010078119	1938	1938	259883	129290	Established use is restaurant. Built it 1938, and LV-IV ratio is 2.01. MFR across the street.
Unincorporated Los Angeles County	11000 WASHINGTON BLVD	90606	8178005030		H50	R-4	20 du/net ac	50 du/net ac	6.020004919	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	194	0	0	194	1.747890262	1951	2002	6053339	3463226	LIV ratio = 1.75, existing church and accessory uses, located in promixity to other MFR development
Unincorporated Los Angeles County	Van Gorder Wy & Violin Canyon Rd	91384	2865008033		H30	R-3	18 du/net ac	30 du/net ac	1.019627024	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	26	0	0	26	0		0	110218	0	Parcel is vacant; but unpermitted storage (junk & salvage material, cargo container, etc.) visible on aerial.
Unincorporated Los Angeles County	14147 LEFFINGWELL RD	90604	8031001018		CG	C-2-BE	20 du/net ac	50 du/net ac	0.730280275	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	1.165560605	1990	1990	715350	613739	Retail use constructed in 1990. LV/IV is greater than 1. It appears to be currently vacant. There are a number of recently multifamily residenc approvals within 1/4 mile .
Unincorporated Los Angeles County	11309 WASHINGTON BLVD	90606	8173002026		CG	C-2-BE	20 du/net ac	50 du/net ac	0.550322467	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	1.471197513	1968	1968	1361583	925493	LIV ratio = 1.47, building is 49 years old, current use is a fast food restaurant, parcel is located within 1/4 mile of H30 designated land and existing multi-family uses
Unincorporated Los Angeles County	1725 E FLORENCE AVE	90001	6009029060		MU	MXD	50 du/net ac	150 du/net ac	0.57876526	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	46	0	0	46	4.2553235	1923	1982	832320	195595	Site is mostly parking lot. building appears vacant, built in 1923. Land value is roughly 8x improvement value. Right next to Florence blue line station
Unincorporated Los Angeles County	10703 SARAGOSA ST	90606	8176007027		H30	R-3	20 du/net ac	30 du/net ac	1.05839447	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	21	0	0	21	1.499675276	1952	1961	787421	525061	LIV ratio = 1.5, existing building (church) is 67 years old, immediate vicnity has multiple existing MFR buildings and is designated at H30 GP density
Unincorporated Los Angeles County	11321 LA MIRADA BLVD	90604	8227036041		CG	C-3-BE	20 du/net ac	50 du/net ac	0.861348746	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	23	0	0	23	4.750013322	1965	1965	2139368	450392	Retail built in 1965. LV/IV is greater than 4. There are more than one recent multi family approvals within 1/4 mile.
Unincorporated Los Angeles County	E Olympic Blvd & S Hicks Ave	90023	5242006018		MC	C-3	20 du/net ac	50 du/net ac	1.147657729	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	31	0	0	31	0		0	2210000	0	
Unincorporated Los Angeles County	9150 PAINTER AVE	90602	8163006047		CG	C-1	20 du/net ac	50 du/net ac	0.963611547	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	26	0	0	26	1.055574162	1989	1989	1717701	1627267	Retail use established in 1989. LV/IV is 1.05. The property is surrounded by residential uses.
Unincorporated Los Angeles County	7435 NORWALK BLVD	90606	8176007026		H30	R-3	20 du/net ac	30 du/net ac	1.03842845	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	21	0	0	21	8.999918351	1961	1961	551137	61238	LIV ratio = 9, existing building (church) is 59 years old, immediate vicinity has multiple existing MFR buildings and is designated at H30 GP density
Unincorporated Los Angeles County	27514 LAKE HUGHES RD	91384	2865003025		CM	C-3-DP	18 du/net ac	50 du/net ac	1.969392489	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	67	0	0	67	3.850253024	1975	1975	586613	152357	Established use is boat repair facility. Adjacent to MFR. 3.85 LV-IV ratio, and built in 1975.
Unincorporated Los Angeles County	23814 VERMONT AVE	90710	7409019013		CG	C-2	20 du/net ac	50 du/net ac	1.032405433	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	35	0	0	35	2.303954663	1972	2000	671612	291504	The property is currently a church (New Creation Church), built in 1972, it is currently developed with less than General Plan allowable density (52). The Land-to-Improvement ratio 2.3. There are multi-family residential within ¼ of
Unincorporated Los Angeles County	Big Canyon Pl & S Walker Ave	90732	7452032001		CG	C-1	20 du/net ac	50 du/net ac	0.69846258	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	24	0	0	24	0		0	706493	0	No structure on site, no applications in Energov. Also, the contiguous street could easily be extended to serve residential.
Unincorporated Los Angeles County	1228 SEPULVEDA BLVD	90710	7409001049		CG	C-2	20 du/net ac	50 du/net ac	0.563662722	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	20	0	0	20	0.451073686	1966	1978	107886	239176	The property is currently commercial stores (liquor, yoga, beauty) built in 1966, it is currently developed with less than General Plan allowable density (29). The Land-to-Improvement ratio 0.45. There are multi-family residential
Unincorporated Los Angeles County	1457 NOGALES ST	91748	8761011017		C	C-3-BE	20 du/net ac	50 du/net ac	3.194589472	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	84	0	0	84	1.439230294	0	1979	3047396	2117379	Existing Commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	7907 SORENSEN AVE	90606	8173038060		CG	C-3-BE	20 du/net ac	50 du/net ac	0.644576494	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	18	0	0	18	0		0	809751	0	Parcel is vacant; aerial and google street view show few cars parked on the property.
Unincorporated Los Angeles County	820 SEPULVEDA BLVD	90710	7409019014		CG	C-2	20 du/net ac	50 du/net ac	1.308513205	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	45	0	0	45	1.566667547	1979	1979	2075341	1324685	The property is currently a commercial motel (Motel 6), built in 1979, it is currently developed with less than General Plan allowable density (66). The Land-to-Improvement ratio 1.56. There are multi-family residential within ¼ of a
Unincorporated Los Angeles County	9719 CARMENITA RD	90605	8167014031		CG	C-2-BE	20 du/net ac	50 du/net ac	0.616776852	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	3.090924884	1974	1974	747262	241760	Restaurant use built in 1974. LV/IV is greater than 3. Currently being used as a Del Taco.
Unincorporated Los Angeles County	11529 WASHINGTON BLVD	90606	8173023024		CG	C-2-BE	20 du/net ac	50 du/net ac	1.067766876	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	29	0	0	29	0.215202158	0	1969	193142	897491	Building is 51 years old, current use is a fast food restaurant, located within 1/4 mile of existing MFR and areas designated for H30 densities or above
Unincorporated Los Angeles County	8536 NORWALK BLVD	90606	8169021016		CG	C-3-BE	20 du/net ac	50 du/net ac	0.501888092	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	1.916731021	1970	1970	342516	178698	LIV ratio = 1.92, building is 50 years old, located within 1/4 mile of public transit and areas designated for commercial/MFR uses at H30 densities or above
Unincorporated Los Angeles County	24820 PICO CANYON RD	91381	2826063026		CM	C-3	18 du/net ac	50 du/net ac	0.780483439	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	27	0	0	27	1.657469318	1994	1994	1288273	777253	Established use is restaurant built in 1994 and lv-iv ratio is 1.65.
Unincorporated Los Angeles County	9727 CARMENITA RD	90605	8167014030		CG	C-2-BE	20 du/net ac	50 du/net ac	0.531791327	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	2.500151533	1972	1972	404227	161681	Commercial use established in 1972. Currently being used as a 7-11. LV/IV is greater than 2.
Unincorporated Los Angeles County	1629 S AZUSA AVE	91745	8209020027		CG	C-2-BE	18 du/net ac	30 du/net ac	8.718971374	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	137	0	0	137	2.272728463	1976	1977	12495702	5498106	Shopping center. Building is 44 years old and most recent TI was approved in 2015. LV_IV ratio is >2. There are existing multifamily developments within .25 miles.
Unincorporated Los Angeles County	Daisetta St & S Nogales St	91748	8761011013		C	C-3-BE	20 du/net ac	50 du/net ac	8.129027004	Nonvacant - Recreational	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	212	0	0	212	0.339999389		0	444862	1308420	Existing driving range. Multifamily res designation nearby.
Unincorporated Los Angeles County	19208 COLIMA RD	91748	8276006022		C	C-1	20 du/net ac	50 du/net ac	0.503066485	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0.690909004	1974	1974	144809	209592	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	12600 S MAIN ST	90061	6086009009		CG	C-2	20 du/net ac	50 du/net ac	0.502524787	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0.371150273	1947	1947	26368	71044	The property is an existing auto repair business, mostly unimproved, structure built in 1947, the structures are more than 15 years old, currently developed with a less than General Plan allowable density (26). The Land-to-
Unincorporated Los Angeles County	2010 BATSON AVE BLD A	91748	8253001007		U5	R-3	22.1 du/gross ac	35 du/gross ac	6.093145907	Nonvacant - Residential - 175	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	84	0	0	84	0.931402449	1979	1979	12967961	13923048	Apartments. Over 30 yo. Below max density for site. Near multifamily.
Unincorporated Los Angeles County	18837 COLIMA RD	91748	8761012007		C	C-2-BE	20 du/net ac	50 du/net ac	0.775253718	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	21	0	0	21	0.811000192	1971	1971	223493	275577	Existing commercial development more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	17100 COLIMA RD	91745	8295012158		CG	C-2	18 du/net ac	30 du/net ac	5.194291646	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	82	0	0	82	0.44660177	1986	1986	5179527	11597641	Shopping center. Building is 34 years old and most recent TI was approved in 2016. LV_IV ratio is .45 but there are existing multifamily developments within .25 miles.
Unincorporated Los Angeles County	24949 PICO CANYON RD	91381	2826085008		CM	C-3-DP	18 du/net ac	50 du/net ac	0.630689998	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	22	0	0	22	2.056074371	1999	1999	1167328	567746	Est use is restaurant. Built in 1999 and lv-iv ratio is 2.05.
Unincorporated Los Angeles County	1940 FULLERTON RD	91748	8270023025		U5	R-3	22.1 du/gross ac	35 du/gross ac	4.26697167	Nonvacant - Residential - 126	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	57	0	0	57	0.423460696	1974	1974	8874000	20955900	Apartments. Over 30 yo. Near multifamily. Below max density for site.
Unincorporated Los Angeles County	24955 PICO CANYON RD	91381	2826085131		CM	C-3-DP	18 du/net ac	50 du/net ac	2.935297862	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	98	0	0	98	0.753742522	1996	1999	5343182	7088869	Use is shopping center. Built in 1999, and MFR within .25 mile
Unincorporated Los Angeles County	10701 LA MIRADA BLVD	90604	8226022042		CG	C-2-BE	20 du/net ac	50 du/net ac	1.613061518	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	43	0	0	43	4.666706996	1966	1966	1620010	347142	A shopping center built in 1960. LV/IV is greater than 4.
Unincorporated Los Angeles County	18250 COLIMA RD	91748	8270017024		C	C-3-BE	20 du/net ac	50 du/net ac	0.548751227	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	0.502091732	2002	2002	2637400	5252825	Existing commercial, more than 15 years old, nearby designated multifamily.
Unincorporated Los Angeles County	4508 W SLAUSON AVE	90043	4019012009		CG	C-2	20 du/net ac	50 du/net ac	0.976613336	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	33	0	0	33	7.405458999	1958	1958	1142766	154314	Current use is a restaurant. The structure was built in 1958. There is a recent multi family approval within 1/4 mile radius. LV/IV is greater than 7.
Unincorporated Los Angeles County	19153 COLIMA RD	91748	8761015014		C	C-1	20 du/net ac	50 du/net ac	0.932758504	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	25	0	0	25	3.034790245	1975	1976	1997417	658173	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	25660 THE OLD RD	91381	2826096004		CM	C-3-DP	18 du/net ac	50 du/net ac	0.646833794	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	23	0	0	23	1.414721822	1997	1997	1210975	855981	Established use is restaurant. Built in 1997 and LV-IV ratio is 1.41. MFR within .25 mile
Unincorporated Los Angeles County	1920 BATSON AVE	91748	8253001006		U5	R-3	22.1 du/gross ac	35 du/gross ac	5.780663494	Nonvacant - Residential - 163	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	82	0	0	82	0.939818619	1977	1977	12097771	12872453	Apartmens building, over 30 yo. near multifamily. below max density for site.
Unincorporated Los Angeles County	18958 DAISETTA ST	91748	8761011014		C	C-3-BE	20 du/net ac	50 du/net ac	0.711690493	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	19	0	0	19	0.324949909	2009	2009	1323068	4071606	Existing commerical more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	1788 SIERRA LEONE AVE	91748	8253002015		C	C-3-BE	20 du/net ac	50 du/net ac	0.578955366	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	16	0	0	16	0.955273297	2007	2007	1321719	1383603	Existing commercial les than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	1425 NOGALES ST	91748	8761011008		C	C-3-BE	20 du/net ac	50 du/net ac	0.825397097	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	0.353723512	1973	1973	165908	469033	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	24917 PICO CANYON RD	91381	2826085011		CM	C-3-DP	18 du/net ac	50 du/net ac	2.004866135	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	68	0	0	68	1.225000017	1996	1996	3639943	2971382	Established use is shopping center. Built in 1996. LV-IV ratio is 1.23. MFR within a quarter mile of parcel.
Unincorporated Los Angeles County	17175 COLIMA RD	91745	8209020026		CG	C-2-BE	18 du/net ac	30 du/net ac	0.87091019	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	2.316285079	1997	1997	2447271	1056550	Shopping center. Building is 44 years old and most recent TI was approved in 2015. LV_IV ratio is >2. There are existing multifamily developments within .25 miles.
Unincorporated Los Angeles County	24909 PICO CANYON RD	91381	2826085012		CM	C-3-DP	18 du/net ac	50 du/net ac	0.639780896	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	22	0	0	22	3.537832773	1996	1996	1095030	309520	Established use is restaurant (Del Taco). Built in 1996. LV-IV ratio is 3.54. MFR within a quarter mile of parcel.
Unincorporated Los Angeles County	25341 CHIQUELLA LN	91381	2826021011		CM	C-3	18 du/net ac	50 du/net ac	0.853899682	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	29	0	0	29	2.046237233	1968	1968	1306236	638360	Established use is restaurant (Denny's). Built in 1972. LV-IV ratio is 2.05. MFR within a quarter mile of parcel.
Unincorporated Los Angeles County	24840 PICO CANYON RD	91381	2826063028		CM	C-3	18 du/net ac	50 du/net ac	1.614389219	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	55	0	0	55	2.676929674	1994	1994	4700817	1756048	Goodwill store. Built in 1994, LV_IV ratio 2.68, within a 1/4 mile of multifamily residential uses and surrounded by areas that allow densities of at least 30du/acre.
Unincorporated Los Angeles County	18970 LABIN CT	91748	8761011019		C	C-3-BE	20 du/net ac	50 du/net ac	1.616378082	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	43	0	0	43	0.285239951	0	1981	1881789	6597214	Existing motel more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	1501 NOGALES ST	91748	8761012006		C	C-3-BE	20 du/net ac	50 du/net ac	1.198397949	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	32	0	0	32	0.073808695	1980	1980	114258	1548029	Existing commerical more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	1724 NOGALES ST	91748	8272017024		C	C-2-BE	20 du/net ac	50 du/net ac	0.51459568	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0.527304362	1970	1970	259120	491405	over 15 yo, commercial property
Unincorporated Los Angeles County	519 N AZUSA AVE	91744	8262007077		CG	C-1	20 du/net ac	50 du/net ac	1.039544946	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	28	0	0	28	3.319910733	1983	1983	1021998	307839	LIV ratio = 3.32, building is 37 years old, located across Asuza Avenue from multifamily apartments in City of West Covina
Unincorporated Los Angeles County	7215 ROSEMEAD BLVD	91775	5379006039		CG	C-2-DP	20 du/net ac	50 du/net ac	1.291157074	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	44	0	0	44	0.489799744	2009	2009	945866	1931128	Parking lot size, near residential zones and uses
Unincorporated Los Angeles County	1229 S HACIENDA BLVD	91745	8218022011		CG	C-2-BE & C-2	18 du/net ac	30 du/net ac	1.026642229	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	1.416140642	1964	1964	616953	435658	Commercial use established in 1964, and the property is being used as restaurants. LV/IV is greater than 1. Adjacent to a housing permit.
Unincorporated Los Angeles County	1734 NOGALES ST	91748	8272017033		C	C-2-BE	20 du/net ac	50 du/net ac	1.59456145	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	42	0	0	42	0.45259086	1965	1968	822158	1816559	Over 15 yo commercial property, multifamily nearby
Unincorporated Los Angeles County	18156 COLIMA RD	91748	8270017020		C	C-2-BE	20 du/net ac	50 du/net ac	0.612189888	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	1.266111326	1976	1976	758897	599392	Existing use commercial, more than 15 years old, nearby designated multifamily.
Unincorporated Los Angeles County	8320 COMPTON AVE	90001	6028032027		CG	C-3	20 du/net ac	50 du/net ac	0.533802482	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	1.454545455	1990	2007	816000	561000	Currently being used as a strip mall. LV/IV greater than 1.
Unincorporated Los Angeles County	15731 GALE AVE	91745	8218004013		CG	C-2	18 du/net ac	30 du/net ac	1.966009151	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	31	0	0	31	22.00466067	1960	1960	1732735	78744	Commercial use built in 1960. The property is being used as a cabinet store. LV/IV is greater than 1. Within .25 mile of a recent multi family approval.
Unincorporated Los Angeles County	25850 THE OLD RD	91381	2826095008		CM	C-3-DP	18 du/net ac	50 du/net ac	1.522857282	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	52	0	0	52	0.727686131	1997	1997	2742601	3768934	Vons supermarket. Although LV_IV .73 and not near multifamily residential it was built in 1997 and surrounded by commercial area that allows density of at least 30 du/acre. Also part of larger underutilized commercial center.
Unincorporated Los Angeles County	18934 COLIMA RD	91748	8272016038		C	C-2-BE	20 du/net ac	50 du/net ac	0.568003624	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	16	0	0	16	0.56241587	1968	1968	997336	1773307	Over 15 yo commercial property, multifamily nearby.
Unincorporated Los Angeles County	4929 ROSEMEAD BLVD	91776	5388022055		H30	R-3	20 du/net ac	30 du/net ac	1.066177086	Nonvacant - Residential - 36	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	4	0	0	4	0.540538661	1960	1960	1298349	2401954	36 unit apartment built in the 1960s. Not meeting the max GP allowed density.
Unincorporated Los Angeles County	15978 FRANCISQUITO AVE	91744	8254001030		CG	C-1 & P-R	20 du/net ac	50 du/net ac	0.973954657	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	26	0	0	26	1.431510585	1952	1956	632606	441915	LIV ratio = 1.43, building is 64 years old,
Unincorporated Los Angeles County	8230 NORWALK BLVD	90606	8178001009		CG	C-1	20 du/net ac	50 du/net ac	0.936852968	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	25	0	0	25	1.243478261	1979	1979	2860000	2300000	LIV ratio = 1.24, building is 41 years old, existing use is laundromat, adjacent to existing MFR is both unincorporated LAC and in City of Santa Fe Springs
Unincorporated Los Angeles County	3001 FOOTHILL BLVD	91214	5802011092		CG	C-1	20 du/net ac	50 du/net ac	0.824786964	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	29	0	0	29	3.316181437	2009	2009	5218751	1573723	Existing one sotry commerical building (Walgreen Pharmacy) with surface parking lot with land land to improvement ratio and near MF developments.
Unincorporated Los Angeles County	S Ferris Ave & Whittier Blvd	90022	5240006020		CC	C-2	20 du/net ac	50 du/net ac	0.73992086	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	9.276407896		0	147096	15857	Property underutilized as a parking lot. Land value very high (9.28) and GP max density is 37 units. However, site may potentially accommodate more units. Near possible future Metro station (2,000 feet).
Unincorporated Los Angeles County	3945 WHITTIER BLVD	90023	5239008066		CC & MD	C-3 & R-3	20 du/net ac	50 du/net ac	1.090516925	Nonvacant - (unknown)	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	26	0	0	26	0.879068719	1920	1947	1314751	1495618	Property contains single-story non-descript medical office building. Overall area pedestrian-friendly. Appropriate for redevelopment with GP max of 55 units.
Unincorporated Los Angeles County	1019 S ATLANTIC BLVD	90022	5245012036		MC	C-3	20 du/net ac	50 du/net ac	0.501270091	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	14	0	0	14	16.03930163	1950	1950	666032	41525	Property contains auto sales. Zoning and land use (C-3 and MC) allow for greater density. Land value ratio extremely high (16.03).
Unincorporated Los Angeles County	25560 THE OLD RD	91381	2826096008		CM	C-3-DP	18 du/net ac	50 du/net ac	4.739221245	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	158	0	0	158	0.766153697	1996	1996	5923230	7731125	Staples, Bobs Furniture and other small commercial shops. Large portions of parcel is parking though. Although LV_IV_Ratio .77 it was built in 1996 and there is multifamily across the street.
Unincorporated Los Angeles County	7220 MAIE AVE	90001	6021019013		MU	MXD	50 du/net ac	150 du/net ac	0.765295088	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	60	0	0	60	1.5	1964	1990	1273449	848966	Land worth more than improvement. Commercial building built in 1942. Next to Florence Blue line Station
Unincorporated Los Angeles County	12815 S CENTRAL AVE	90059	6134038021		CG	C-1	20 du/net ac	50 du/net ac	0.608432169	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	17	0	0	17	6.000037693	1955	1955	636724	106120	The property is currently a 7-11 store within a structure built in 1955, the structure is more than 15 years old, currently developed with a less than General Plan allowable density (31). The Land-to-Improvement ratio is 6. There are
Unincorporated Los Angeles County	5229 N BARRANCA AVE	91722	8630015006		H30	R-3	20 du/net ac	30 du/net ac	0.875083977	Nonvacant - Residential - 26	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	6	0	0	6	0.182178965	1987	1987	397123	2179851	Apartment building is over 30 years old, close to commercial corridor on Arrow Hwy, below max density
Unincorporated Los Angeles County	1144 E FLORENCE AVE	90001	6024001027		MU	MXD	50 du/net ac	150 du/net ac	1.164201368	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	91	0	0	91	2.035795974	1955	1955	320418	157392	Building built in 1955. Land is twice as valuable as improvements. Next to elementary school.
Unincorporated Los Angeles County	4169 WHITTIER BLVD	90023	5236005036		CC & MD	C-3 & R-3	20 du/net ac	50 du/net ac	0.688788264	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	17	0	0	17	0		0	1830900	0	
Unincorporated Los Angeles County	15237 LEFFINGWELL RD	90604	8228016068		CG	C-1	20 du/net ac	50 du/net ac	0.608896111	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	17	0	0	17	0		0	64617	0	Parcel is vacant. There is an old enforcement case, however, no notes or details available.
Unincorporated Los Angeles County	2551 E WASHINGTON BLVD	91107	5751005033		GC	C-1	20 du/net ac	50 du/net ac	0.705785718	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	24	0	0	24	1.721016094	1960	1960	895930	520582	One-story office. Building is 60 years old. LV_IV ratio is 1.72. Several R-3 properties along Altadena Dr. within .25 miles of parcel.

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	1059 S GAGE AVE	90023	5239012028		MD	R-3	0	30 du/net ac	1.079977281	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	3.00001104	1953	1956	3532489	1177492	Property contains church with large parking lot. Land value high (3.0) and 33 units can be accomodated per plan category.
Unincorporated Los Angeles County	14229 IMPERIAL HWY	90638	8031021032		CG	C-3-BE	20 du/net ac	50 du/net ac	0.52409831	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	1	1959	1959	309174	309174	Retail land use, which was established in 1959. LV/IV is exactly 1. A recent multi family residential project is located within 1/4 mile radius.
Unincorporated Los Angeles County	25520 THE OLD RD	91381	2826096011		CM	C-3-DP	18 du/net ac	50 du/net ac	0.715061848	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	24	0	0	24	0.654935766	1997	1997	1784977	2725423	Dean Edwards paints shop. Although LV_IV_Ratio .65 it was built in 1997 and there is multifamily across the street and part of larger commercial strip with a large amount of parking.
Unincorporated Los Angeles County	15741 FRANCISQUITO AVE	91744	8489012072		H50	R-4 & P-R	20 du/net ac	50 du/net ac	1.78254424	Nonvacant - Residential - 63	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	18	0	0	18	0.150084599	1963	1963	156029	1039607	Existing MFR development combined w/ 8489012071 = 126du, max GP density = 199 units. Current density is 63% of maximum. Building is 57 years old.
Unincorporated Los Angeles County	750 S FETTERLY AVE	90022	5240006008		CC	C-2	20 du/net ac	50 du/net ac	0.544278778	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	24.71095377	1937	1937	118662	4802	Propoerty adjacent to government-owned parking lot. Appropriate for multi-family development. Land value at 24.71.
Unincorporated Los Angeles County	19119 COLIMA RD	91748	8761015011		C	C-2-BE	20 du/net ac	50 du/net ac	1.003326179	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	27	0	0	27	0.204537731	1992	1992	333419	1630110	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	18455 COLIMA RD	91748	8270001049		C	C-2-BE	20 du/net ac	50 du/net ac	3.557935104	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	93	0	0	93	1.609673145	1976	1978	5662410	3517739	Existing commercial development more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	19225 COLIMA RD	91748	8761026038		C	C-1	20 du/net ac	50 du/net ac	0.826999095	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	0.693461014	1962	1962	185747	267855	over 15 yo commercial property, multifamily nearby.
Unincorporated Los Angeles County	10614 S INGLEWOOD AVE	90304	4036031021		CG & H18	C-2 & R-2	20 du/net ac	50 du/net ac	0.769401745	Nonvacant - Residential - 5	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	11.64973587	1921	1940	727759	62470	The property is a combination parcel ½ C-2, CG and ½ R-2, H18 restaurant, outdoor storage, maybe residential, the structure(s) build date is 1921, it is currently developed with less than General Plan allowable density (39). The
Unincorporated Los Angeles County	18389 COLIMA RD	91748	8270005040		C	C-1	20 du/net ac	50 du/net ac	0.559807384	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	1.666671461	1990	1990	1274557	764732	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	24945 PICO CANYON RD	91381	2826085004		CM	C-3-DP	18 du/net ac	50 du/net ac	1.218067206	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	41	0	0	41	0.81034462	1999	1999	2493838	3077503	Stein Mart department store. Although LV_IV_Ratio is .81 it was built in 1999 and across the street from MFR. Also near areas designated by the General Plan for multifamily uses.
Unincorporated Los Angeles County	S Hobart Blvd & W 113th St	90047	6077011040		H30 & CG	SP - Res. 3 / Neighborhood	20 du/net ac	30 du/net ac	0.875322695	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	22	0	0	22	0		0	1697932	0	There's RPPL2016000529, but it was to verify C zoning.
Unincorporated Los Angeles County	15570 GALE AVE	91745	8218016040		CG	C-2-BE	18 du/net ac	30 du/net ac	1.766599355	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	28	0	0	28	1.457131727	1981	1981	2177067	1494077	LV/IV greater than 1. The shopping center was built in 1981.
Unincorporated Los Angeles County	31558 CASTAIC RD	91384	2865010026		CM	C-3	18 du/net ac	50 du/net ac	2.368550699	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	80	0	0	80	0.597646988	1987	1987	2695468	4510134	Rodeway Inn. Although LV_IV_Ratio is .59 built in 1987 and within 1/4 mile of MFR.
Unincorporated Los Angeles County	509 N AZUSA AVE	91744	8262007078		CG	C-1	20 du/net ac	50 du/net ac	0.651116845	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	18	0	0	18	0.537613759	1970	1970	69707	129660	Building is 50 years old, adjacent properties have H30 or higher LU designations, across the street from existing MFR in City of West Covina
Unincorporated Los Angeles County	25550 THE OLD RD	91381	2826096009		CM	C-3-DP	18 du/net ac	50 du/net ac	0.905010751	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	31	0	0	31	2.17405619	1997	1997	1126522	518166	Retail shop Barbeques Galore. Part of larger commercial strip with a large amount of parking. LV_IV_Ratio 2.17 and the building was built in 1997. Across the street from multi-family residential.
Unincorporated Los Angeles County	15010 MULBERRY DR	90604	8228023034		CG	C-1	20 du/net ac	50 du/net ac	0.521388156	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	0.552369901	2009	2009	449839	814380	Shopping center built in 1975. LV/IV is greater than 1. There are recent multi family residential project approved within 1/4 mile.
Unincorporated Los Angeles County	10600 HAWTHORNE BLVD	90304	4034025018		CG	C-3	20 du/net ac	50 du/net ac	1.094872346	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	37	0	0	37	2.319144776	1927	1964	830226	357988	The property is a C-3 Zoned, CG General Plan designation commercial stores including a hardware store (Inglewood Pipe and Hardware) and an unpermitted adult cabaret (Jet Strip), the structure(s) build date is 1939, it is
Unincorporated Los Angeles County	25590 THE OLD RD	91381	2826096006		CM	C-3-DP	18 du/net ac	50 du/net ac	0.704379215	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	24	0	0	24	2.097970349	1997	1997	1318331	628384	Payless ShoeSource and Lindora Medical Facility. Part of larger commercial strip with a large amount of parking. LV_IV_Ratio 2.10 and the building was built in 1997. Across the street from multi-family residential.
Unincorporated Los Angeles County	9028 DUARTE RD	91775	5382003033		H30	R-3	20 du/net ac	30 du/net ac	0.635522482	Nonvacant - Residential - 5	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	1.047635224	1951	1955	218961	209005	5 unit apartment completed in the 1950s. Not meeting the max GP density.
Unincorporated Los Angeles County	18847 COLIMA RD	91748	8761012008		C	C-2-BE	20 du/net ac	50 du/net ac	0.720171836	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	1.5	1976	1976	2699838	1799892	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	13331 TELEGRAPH RD	90605	8157026028		CG	C-3-BE	20 du/net ac	50 du/net ac	1.484094379	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	39	0	0	39	2.826667133	1954	2008	5824260	2060469	The original commercial use appears to have been established in the 1950s. However, there's a building permit from 2008 for an unclear project scope. LV/IV is greater than 2.
Unincorporated Los Angeles County	1380 FULLERTON RD	91748	8270002051		C	C-2-DP-BE	20 du/net ac	50 du/net ac	4.32498916	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	113	0	0	113	0.774779892	1993	1993	14191056	18316242	Over 15 yo commercial property, near multifamily.
Unincorporated Los Angeles County	4949 W 104TH ST	90304	4038014006		H30	R-3	20 du/net ac	30 du/net ac	0.705886873	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	19	0	0	19	29	1949	1949	1479000	51000	The property is zoned R-3, H30 General Plan designation, Assessor's land use designation of institutional schools private, developed as a preschool (Training Research Foundation Headstart State Preschool), the structure(s) build
Unincorporated Los Angeles County	1414 VALINDA AVE	91744	8741007003		CG	C-1	20 du/net ac	50 du/net ac	0.506788739	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	2.030330922	1965	1965	377203	185784	LIV ratio = 2, building is 55 years old, within 1/4 mile of MFR located within City of West Covina, nearby properties allow for H30 densities and above
Unincorporated Los Angeles County	1107 S HACIENDA BLVD	91745	8218022001		CG	C-2	18 du/net ac	30 du/net ac	0.804206792	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	13	0	0	13	5.533466184	1982	1982	996865	180152	LV/IV greater than 1. Built in 1982.
Unincorporated Los Angeles County	3040 FOOTHILL BLVD	91214	5801010048		CG	C-3-BE	20 du/net ac	50 du/net ac	0.95243169	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	33	0	0	33	9.669881361	1953	1953	518383	53608	one story commercial building (bakery and liquor with surface parking area and large undeveloped area for potential development. There are several MF developments to the north of the parcel.
Unincorporated Los Angeles County	E Compton Blvd & S Gibson Ave	90221	6180001042		CG	C-3	20 du/net ac	50 du/net ac	0.579597862	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	16	0	0	16	49		0	980000	20000	
Unincorporated Los Angeles County	Avalon Blvd & E Compton Blvd	90220	6139002802		CG	C-1	20 du/net ac	50 du/net ac	0.574140966	Nonvacant - Miscellaneous	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	16	0	0	16	0		0	0	0	The property is currently a vacant parcel as part of an electrical substation, no structures are on this parcel, currently developed with a less than General Plan allowable density (29). The Land-to-Improvement ratio is 0. There are
Unincorporated Los Angeles County	5245 N BARRANCA AVE	91722	8630015083		H30	R-3	20 du/net ac	30 du/net ac	0.880869837	Nonvacant - Residential - 23	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	8	0	0	8	0.420821666	2003	2003	901990	2143402	Apartment building us under max density
Unincorporated Los Angeles County	S Patton Ave & W 3rd St	90732	7452030015		CG	C-1	20 du/net ac	50 du/net ac	0.875007879	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	30	0	0	30	0		0	881943	0	No applications on file. Part of the parcel includes parking lot.
Unincorporated Los Angeles County	1318 POTRERO GRANDE DR	91770	5275005017		CG	C-2	20 du/net ac	50 du/net ac	0.810223415	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	28	0	0	28	2.1400321	1966	1966	722676	337694	LIV ratio = 2.14, building is 54 years old, located across the street from existing affordable MFR development with H50 LU designation
Unincorporated Los Angeles County	1343 NOGALES ST	91748	8761011003		C	C-3 & C-3-BE	20 du/net ac	50 du/net ac	0.703213787	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	19	0	0	19	1.058321848	1990	1990	758694	716884	Existing commercial development more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	27558 VIOLIN CANYON RD	91384	2865008008		H30	R-3	18 du/net ac	30 du/net ac	1.099919257	Nonvacant - Residential - 8	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	23	0	0	23	0.478371344	1962	1962	85097	177889	Yes, this parcel is underutilized. Structures on this parcel are more than 15 years old. Currently, only 6 units on site and approximately half the property is vacant (used for parking). LV to IV Ratio is: 0.478371344 and GP Max
Unincorporated Los Angeles County	15807 S WHITE AVE	90221	6181023024		H30	R-3	20 du/net ac	30 du/net ac	0.65068792	Nonvacant - Residential - 11	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	6	0	0	6	0.444018798	1918	1956	99680	224495	An 11 unit apartment built in the 1950s. Not meeting the maximum density allowed in the general plan.
Unincorporated Los Angeles County	S Kern Ave & Whittier Blvd	90022	5240002031		CC	C-2	20 du/net ac	50 du/net ac	0.709868569	Nonvacant - (unknown)	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	19	0	0	19	0		1965	0	0	Property seems occupied with blighted structures. In a pedestrian-friendly area and appropriate for redevelopment.
Unincorporated Los Angeles County	31539 CASTAIC RD	91384	2865010009		CM	C-3	18 du/net ac	50 du/net ac	0.765903472	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	26	0	0	26	0.172066489	1985	1985	93381	542703	Retail stores. Although LV_IV_Ratio is .17 built in 1985. Large portions of parcel used for parking and within 1/4 mile of MFR.
Unincorporated Los Angeles County	1121 S HACIENDA BLVD	91745	8218022023		CG	C-2	18 du/net ac	30 du/net ac	0.60932885	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	10	0	0	10	2.196726883	1957	1961	1609399	732635	Built in 1957. LV/IV greater than 1. Within 1/4 mile of recent multi family residence.
Unincorporated Los Angeles County	13525 TELEGRAPH RD	90605	8157024015		CG	C-3	20 du/net ac	50 du/net ac	1.568436671	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	42	0	0	42	1.168651179	1987	1987	2083871	1783142	Retail built in 1987. LV/IV is greater than 1.16. The property is adjacent to SFRs to the east, and there is a recent multi family residence project within 1/4 mile.
Unincorporated Los Angeles County	19251 COLIMA RD	91748	8761026040		C	C-1	20 du/net ac	50 du/net ac	0.696507657	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	19	0	0	19	0.269340941	1965	1988	258295	958989	Over 15 yo commercial property, near multifamily.
Unincorporated Los Angeles County	5056 WHITTIER BLVD	90022	5245003013		MC	C-3	20 du/net ac	50 du/net ac	0.581568416	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	16	0	0	16	1.054812668	1952	1953	1032727	979062	Property contains strip shopping center. Zoning and land use (C-3 and MC) allow for greater density. Land value ratio high (1.05).
Unincorporated Los Angeles County	2400 LINCOLN AVE	91001	5827013904		GC	C-3	20 du/net ac	50 du/net ac	1.457004019	Nonvacant - Commercial	YES - Current	YES - County-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	49	0	0	49	0	1998	1998	0	0	Two-story office. Building is 22 years old. Several R-3 properties along Altadena Dr. within .25 miles of parcel.
Unincorporated Los Angeles County	19137 COLIMA RD	91748	8761015012		C	C-1	20 du/net ac	50 du/net ac	0.99554375	Nonvacant - Residential - 1	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	26	0	0	26	6.112726148	1934	1934	39531	6467	Existing SFR. Multifamily res designation nearby.
Unincorporated Los Angeles County	1880 N HACIENDA BLVD	91744	8489012074		CG	C-2 & P-R	20 du/net ac	50 du/net ac	0.502387183	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	1.780771359	1964	1964	440992	247641	LIV ratio = 1.78, building is 56 years old, building is adjacent to existing MFR with H50 LU designation and R4 zoning
Unincorporated Los Angeles County	11825 WASHINGTON BLVD	90606	8170001021		H30	R-3	20 du/net ac	30 du/net ac	0.668876688	Nonvacant - Residential - 10	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	8	0	0	8	2.346520021	1945	1955	614448	261855	GP maximum density = 21 units, existing = 10 units. Existing units 47.6% of maximum permitted GP density. LIV ratio =2.37
Unincorporated Los Angeles County	19035 COLIMA RD	91748	8761014022		C	C-2-BE	20 du/net ac	50 du/net ac	4.474203593	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	117	0	0	117	0.30126171	1969	1982	850532	2823233	Over 15 yo commercial property, near multifamily.
Unincorporated Los Angeles County	18750 COLIMA RD	91748	8272001051		C	C-1 & C-2-BE	20 du/net ac	50 du/net ac	0.863411924	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	23	0	0	23	0.217303964	1951	1951	145279	668552	Over 15 yo commercial property, near mutlifamily.
Unincorporated Los Angeles County	445 N AZUSA AVE	91744	8262007030		CG	C-1	20 du/net ac	50 du/net ac	0.863565131	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	23	0	0	23	0		0	337694	0	
Unincorporated Los Angeles County	18881 COLIMA RD	91748	8761012018		C	C-3-BE	20 du/net ac	50 du/net ac	1.237422266	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	33	0	0	33	0.075534591	1973	1997	167437	2216693	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	1240 E FLORENCE AVE	90001	6024002033		MU	MXD	50 du/net ac	150 du/net ac	0.659695866	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	52	0	0	52	1.499998608	1991	1991	1616085	1077391	Commercial building 28 years old. Land is more valuable than improvements. some storefronts possibly vacant.
Unincorporated Los Angeles County	15610 E SAN BERNARDINO RD	91722	8435016009		CG	C-1	20 du/net ac	50 du/net ac	0.766488006	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	26	0	0	26	15.14363956	1963	1963	525348	34691	Fast food restaurant building is 79 years old, high land-to-improvement ratio, adjacent to area designated commercial
Unincorporated Los Angeles County	Desire Ave & Stevenson Ln	91748	8272001011		C	C-2-BE	20 du/net ac	50 du/net ac	1.896597917	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	50	0	0	50	0		0	908361	0	The site has random storage of trucks, trailers and chainlink fencing, but no approved buidling permits found. The neighboring properties 1009,1042, 1041 are all the same owner, site is also adjacent to the RH High School. The
Unincorporated Los Angeles County	5215 N CLYDEBANK AVE	91702	8619016006		CG	C-3-BE	20 du/net ac	50 du/net ac	0.506464997	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	18	0	0	18	1.387144035	1955	1955	361677	260735	Strip mall is 65 years old, high land-to-improvement ratio, is adjacent to areas designated commercial use
Unincorporated Los Angeles County	S Western Ave & W 127th St	90047	6090008033		C.2	C-2	20 du/net ac	50 du/net ac	0.575226889	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	16	0	0	16	0		0	441399	0	
Unincorporated Los Angeles County	1249 S HACIENDA BLVD	91744	8218022025		CG	C-2-BE & C-2	18 du/net ac	30 du/net ac	1.011984505	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	2.245714286	1948	1965	1603440	714000	LV/IV greater than 1. Built in 1947. Within 1/4 mile radius of recent multi family residence entitlements.
Unincorporated Los Angeles County	1756 NOGALES ST	91748	8272017032		C	C-2-BE	20 du/net ac	50 du/net ac	2.026675604	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	54	0	0	54	0.699996856	1965	1965	1001986	1431415	Over 15 yo commercial property, multifamily nearby.
Unincorporated Los Angeles County	19033 COLIMA RD	91748	8761013023		C	C-2-BE	20 du/net ac	50 du/net ac	1.866532388	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	49	0	0	49	0.442031483	1969	1969	360417	815365	Over 15 yo commercial property. multifamily nearby.
Unincorporated Los Angeles County	7260 ROSEMEAD BLVD	91775	5379032043		CG	C-2 & C-1	20 du/net ac	50 du/net ac	1.650743174	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	56	0	0	56	4.272492055	1960	2018	3457762	809308	Aging use with low value. located near residential zoning and neighborhoods
Unincorporated Los Angeles County	1905 WORKMAN MILL RD	90601	8115004014		CG	C-3	20 du/net ac	50 du/net ac	2.182876123	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	74	0	0	74	0.522581317	1988	1988	1183654	2265014	Banquet hall built in 1988. Nearby R-3/H30, and a multifamily application
Unincorporated Los Angeles County	18162 COLIMA RD	91748	8270017021		C	C-2-BE	20 du/net ac	50 du/net ac	1.87446367	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	49	0	0	49	1.355086438	1976	1976	2143202	1581598	Existing commercial, more than 15 years old, nearby designated multifamily
Unincorporated Los Angeles County	4168 WHITTIER BLVD	90023	5236006026		CC	C-3	20 du/net ac	50 du/net ac	0.517355263	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	6.000155929	1963	1963	1038963	173156	Site contains auto repair shop and is across the street from future 71-unit supportive housing project at 4200 Whittier. Area is peestrain-friendly and can suppport more housing. Land/value ratio very high (6.0).
Unincorporated Los Angeles County	14955 LEFFINGWELL RD	90604	8227036026		CG	C-3-BE	20 du/net ac	50 du/net ac	0.509655941	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	5.452101022	1977	1977	604240	110827	Commercial store built in 1975. LV/IV is 5.85. There are multi family residences established within 1/4 mile. No building permit found in the building permit viewer system.
Unincorporated Los Angeles County	24801 PICO CANYON RD	91381	2826010033		CM	C-3	18 du/net ac	50 du/net ac	1.807393162	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	61	0	0	61	0.583886968	1969	2011	2391580	4095964	IHOP, Pollo Loco and possibly vacant office building. Although LV_IV_Ratio is .58 the building was built in 1969 and it is within .25 miles of MFR.
Unincorporated Los Angeles County	2509 MONTROSE AVE	91020	5807015060		H30	R-3	20 du/net ac	30 du/net ac	0.501497747	Nonvacant - Residential - 12	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	6	0	0	6	0.904728575	1953	1953	122797	135728	Existing 12 unit aprtment building with low land to improvement ratio and no pending or approved entitlement.
Unincorporated Los Angeles County	20766 E ARROW HWY	91724	8401014038		CG	C-2-BE & C-2-P	20 du/net ac	50 du/net ac	3.58731228	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	120	0	0	120	24.23918979	1969	1969	4279332	176546	The site is improved as a parking lot for a commercial center. The structures (whichever those are) are over 15 years old, built in 1969 and currently developed with a less than maximum General Plan Building Density (GP MAX
Unincorporated Los Angeles County	25540 THE OLD RD	91381	2826096010		CM	C-3-DP	18 du/net ac	50 du/net ac	3.223929183	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	108	0	0	108	0.999072935	1998	1998	5071531	5076237	Bed Bath and Beyond and an urgent care. Large portions of parcel is parking. Although LV_IV_Ratio 1 it was built in 1998 and there is multifamily residential across the street.
Unincorporated Los Angeles County	2414 FULLERTON RD	91748	8268018061		C	C-1	20 du/net ac	50 du/net ac	1.237825957	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	33	0	0	33	1.07650187	1966	1978	2122458	1971625	over 15 yo, near commercial, land/impr ratio is 1.08
Unincorporated Los Angeles County	24737 PICO CANYON RD	91381	2826010014		CM	C-3	18 du/net ac	50 du/net ac	0.804093739	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	28	0	0	28	1.459667741	1985	1985	2011717	1378202	Carls Jr. Built in 1985 with a LV_IV_Ratio of 1.46 and within 1/4 mile of MFR.
Unincorporated Los Angeles County	18305 COLIMA RD	91748	8270005043		C	C-1 & P-R	20 du/net ac	50 du/net ac	4.10352538	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	108	0	0	108	1.165596839	1964	1990	9304301	7982435	Existing commercial more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	11839 WASHINGTON BLVD	90606	8170001020		H30	R-3	20 du/net ac	30 du/net ac	0.554705435	Nonvacant - Residential - 11	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	4	0	0	4	2.336706789	1947	1958	534052	228549	GP Max Density = 17du, existing = 11du. Existing units = 64% of max permitted density, LIV ratio = 2.34
Unincorporated Los Angeles County	13739 LEFFINGWELL RD	90605	8028011039		CG	C-2-BE	20 du/net ac	50 du/net ac	0.510330299	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	0.599992084	1987	1987	485075	808469	Even the LV/IV is 0.59, the property is located within 1/4 mile radius of multiple housing permits. The commercial building appears to have been constructed 33 years ago.
Unincorporated Los Angeles County	1655 S AZUSA AVE	91745	8209020023		CG	C-2-BE	18 du/net ac	30 du/net ac	0.59611679	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	10	0	0	10	0.224488599	1977	1977	1374519	6122890	Shopping center. Building is 44 years old and most recent TI was approved in 2015. LV_IV ratio is >2. There are existing multifamily developments within .25 miles.
Unincorporated Los Angeles County	6910 ROSEMEAD BLVD	91775	5379019047		CG	C-3-DP & C-3	20 du/net ac	50 du/net ac	0.636025087	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	0.669899738	1993	1993	739505	1103904	Commercial plaza built in the 1990s. Adjacent to existing MFR.
Unincorporated Los Angeles County	15741 FRANCISQUITO AVE	91744	8489012071		H50	R-4 & P-R	20 du/net ac	50 du/net ac	2.211601943	Nonvacant - Residential - 63	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	31	0	0	31	0.135193639	1963	1963	210974	1560532	Existing MFR development combined w/ 8489012072 = 126du, max GP density = 199 units. Current density is 63% of maximum. Building is 57 years old.
Unincorporated Los Angeles County	1201 S HACIENDA BLVD	91745	8218022009		CG	C-2	18 du/net ac	30 du/net ac	1.012085937	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	17	0	0	17	2.000003033	1973	1973	1318698	659348	Office building constructed in 1973. LV/IV greater than 1. There are a number of housing projects within 1/4 mile radius.
Unincorporated Los Angeles County	7244 ROSEMEAD BLVD	91775	5379032028		CG	C-1 & C-2	20 du/net ac	50 du/net ac	0.768405241	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	26	0	0	26	0.831369252	1960	1960	215594	259324	Aging commercial, near residential and large parking lot
Unincorporated Los Angeles County	25420 THE OLD RD	91381	2826096014		CM	C-3-DP	18 du/net ac	50 du/net ac	0.894341812	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	31	0	0	31	2.37043932	1999	1999	1959609	826686	Commercial building, built in 1999. Appears to be currently vacant. LV-IV ratio is 2.37. MFR within 0.25 miles.
Unincorporated Los Angeles County	7133 ROSEMEAD BLVD	91775	5379012006		H30	R-3	20 du/net ac	30 du/net ac	0.850955258	Nonvacant - Residential - 24	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	7	0	0	7	0.17990035	1958	1958	97343	541094	A 24 unit apartment complex built in the 1950s. Does not meet the max density under general plan.
Unincorporated Los Angeles County	1153 S HACIENDA BLVD	91745	8218022007		CG	C-2	18 du/net ac	30 du/net ac	0.523301897	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	9	0	0	9	0.799987049	1964	1964	420042	525061	A religious building built in 1969. LV/IS is less than 1, but it is close to housing permits.
Unincorporated Los Angeles County	1725 NOGALES ST	91748	8272016040		C	C-2-BE	20 du/net ac	50 du/net ac	1.727770319	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	46	0	0	46	0.534235294	1982	1982	1321431	2473500	Commercial property, over 15 yo, near multifamily.
Unincorporated Los Angeles County	24712 PICO CANYON RD	91381	2826063022		CM	C-3	18 du/net ac	50 du/net ac	0.562004864	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	20	0	0	20	1.523216464	1993	1993	1054145	692052	Established use is restaurant (Taco Bell). Building built in 1993. LV-IV ratio is 1.52. MFR within 0.25 mile.
Unincorporated Los Angeles County	15882 GALE AVE	91745	8245013002		CG	C-2	18 du/net ac	30 du/net ac	8.095655951	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	127	0	0	127	1.085296798	1956	1962	8834673	8140329	A shopping center built in the 1960s. LV/IV greater than 1. The property is within 1/4 mile radius of recent multi family residence.
Unincorporated Los Angeles County	18963 LABIN CT	91748	8761011016		C	C-3-BE	20 du/net ac	50 du/net ac	1.067993209	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	29	0	0	29	1.250002123	1989	1989	1766243	1412992	Existing commercial development more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	1840 N HACIENDA BLVD	91744	8489012064		CG	C-2 & P-R	20 du/net ac	50 du/net ac	1.532725507	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	41	0	0	41	2.368936028	1967	1967	1314416	554855	LIV ratio = 2.37, building is 53 years old, building is adjacet to existing MFR with H50 LU designation and R4 zoning
Unincorporated Los Angeles County	3115 FOOTHILL BLVD	91214	5802010005		CG	C-1	20 du/net ac	50 du/net ac	0.981356064	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	34	0	0	34	1.262645614	1987	2001	1857906	1471439	Exsitng one-story multi-tenant shopping center with surface parking and near exsting and recent approved MF developments.
Unincorporated Los Angeles County	15231 S WHITE AVE	90221	6180010016		H30	R-3	20 du/net ac	30 du/net ac	0.520723642	Nonvacant - Residential - 1	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	10	0	0	10	1.5	1936	1936	306000	204000	LV/IV greater than 1. Not meeting the max GP density. Close to recent multi family approval. SFR older than 30 years.
Unincorporated Los Angeles County	1135 S HACIENDA BLVD	91745	8218022012		CG	C-2	18 du/net ac	30 du/net ac	0.875932819	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	1.400009243	1977	1977	908844	649170	LV/IV greater than 1. Commerail use buildings were in 1977. Close to recent multi family entitlements.
Unincorporated Los Angeles County	Breckelle St & S Otterbein Ave	91748	8761015013		C	C-1	20 du/net ac	50 du/net ac	0.675746236	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	18	0	0	18	0		0	21512	0	Vacant, no structures, under same ownership as property to the north, adjacent to commercial uses and across from mobile home park. nearby residential is R-1-6000
Unincorporated Los Angeles County	3030 FOOTHILL BLVD	91214	5801010049		CG	C-3-BE	20 du/net ac	50 du/net ac	0.975433509	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	33	0	0	33	1.80952381	1999	1999	3876000	2142000	One story commerical building with a Office Depot store and surface parking lot, parcel has high land to improvment ratio.
Unincorporated Los Angeles County	7351 NORWALK BLVD	90606	8176007021		H30	R-3	20 du/net ac	30 du/net ac	1.271613748	Nonvacant - Residential - 12	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	18	0	0	18	0.416372926	1962	1962	341141	819316	GP max density = 39du. Property has 12 existing units, 31% of maximum permitted density. Existing buildings are 58 years old.
Unincorporated Los Angeles County	15022 MULBERRY DR	90604	8228023038		CG	C-1	20 du/net ac	50 du/net ac	1.077256753	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	29	0	0	29	1.75	1977	1978	1857114	1061208	Shopping center built in 1975. LV/IV is greater than 1. There are recent multi family residential project approved within 1/4 mile.
Unincorporated Los Angeles County	3105 COLIMA RD	91745	8290021018		CG	C-1	18 du/net ac	30 du/net ac	0.658690544	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	11	0	0	11	0.734939149	1969	1970	174038	236806	LV/IV is less than 1. But the property is located within 1/4 mile from other recent multi family residential projects and the building is older than 40 years.
Unincorporated Los Angeles County	18220 COLIMA RD	91748	8270017023		C	C-2-BE	20 du/net ac	50 du/net ac	0.743137533	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	2.090909091	1971	1971	1173000	561000	Existing commercial more than 15 yrs old, nearby designated multifamily
Unincorporated Los Angeles County	1528 OTTERBEIN AVE	91748	8761026031		C	C-1	20 du/net ac	50 du/net ac	0.818345998	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	22	0	0	22	0		0	77540	0	Vacant, no structures. Next to mobile home park
Unincorporated Los Angeles County	19267 COLIMA RD	91748	8761026041		C	C-1-DP	20 du/net ac	50 du/net ac	1.476986428	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	39	0	0	39	0.848101196	1987	1987	3555046	4191771	Commercial property, over 15yo, near multifamily.
Unincorporated Los Angeles County	24930 PICO CANYON RD	91381	2826063033		CM	C-3	18 du/net ac	50 du/net ac	1.149021158	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	39	0	0	39	1.28785537	2001	2001	1157366	898677	Established use is Restaurant and parking lot for restaurant and adjacent hotel. Building built in 2001. LV-IV ratio 1.29.
Unincorporated Los Angeles County	24945 PICO CANYON RD	91381	2826085009		CM	C-3-DP	18 du/net ac	50 du/net ac	0.799353996	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	27	0	0	27	2.551401507	1999	1999	1448548	567746	Establish use is restaurant (Yamato) and retail store (Fedex Print Shop). Building built in 1999. LV-IV ratio is 2.55. MFR within 0.25 miles.
Unincorporated Los Angeles County	2514 S HACIENDA BLVD	91745	8204005122		CG	C-2	18 du/net ac	30 du/net ac	0.626634396	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	10	0	0	10	1.590028384	1936	1981	934377	587648	LV/IV greater than 1. Buildings older than 40 years.
Unincorporated Los Angeles County	1355 NOGALES ST	91748	8761011004		C	C-3-BE & C-3	20 du/net ac	50 du/net ac	0.572152829	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	16	0	0	16	0.058804508	1981	1981	54919	933925	Commercial property, over 15 yo, multifamily nearby.
Unincorporated Los Angeles County	25580 THE OLD RD	91381	2826096007		CM	C-3-DP	18 du/net ac	50 du/net ac	0.918435342	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	31	0	0	31	2.665415041	2000	2000	1648991	618662	Established use is restaurant (Wood Ranch). Building built in 2001. LV-IV ratio is 2.66. MFR across the street.
Unincorporated Los Angeles County	2400 FAIRWAY AVE	91020	5807015032		H30	R-3	20 du/net ac	30 du/net ac	1.179380591	Nonvacant - Residential - 16	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	20	0	0	20	2.708609797	1940	1948	170637	62998	Parcel is improved with 16 detached court-yard style units with GP denisty of 36 du but land improvement ration is high (2.7)
Unincorporated Los Angeles County	18722 COLIMA RD	91748	8272001055		C	C-1	20 du/net ac	50 du/net ac	1.885539136	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	50	0	0	50	0.558559006	1962	1989	1023675	1832707	Commercial property, over 15 yo, near multifamily.
Unincorporated Los Angeles County	3137 FOOTHILL BLVD	91214	5802010059		H30	R-3	20 du/net ac	30 du/net ac	1.111484208	Nonvacant - Residential - 30	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	9	0	0	9	0.330535503	1986	1986	938346	2838866	Parcel is developed with a 30-unit apartment building with low land to imp. ratio (0.33) and GP max. density of 36.
Unincorporated Los Angeles County	1432 E FLORENCE AVE	90001	6021001028		MU	MXD	50 du/net ac	150 du/net ac	0.63610876	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	50	0	0	50	0.829462932	1930	1990	1300500	1567882	Site is commercial store which takes up aprx 40% of parcel area. Remainder area is large parking lot and driveway access. Located on busy Florence Ave with new MXD zone allowing housing. Lots of public transit. Walkable. Land
Unincorporated Los Angeles County	18237 COLIMA RD	91748	8270006035		C	C-1 & P-R	20 du/net ac	50 du/net ac	0.540505569	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	0.60742949	1972	1972	106565	175436	COmmercial property, over 15 yo, near multifamily.
Unincorporated Los Angeles County	2237 E EL SEGUNDO BLVD	90222	6152003033		H30	R-3	20 du/net ac	30 du/net ac	0.689980648	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	14	0	0	14	2.643234359	1913	1947	98101	37114	Church buildings built in 1913/1947. Property is surrounded on 3 sides by new affordable housing development (60+ units)
Unincorporated Los Angeles County	1821 WORKMAN MILL RD	90601	8115004004		CG	C-3	20 du/net ac	50 du/net ac	0.694524277	Nonvacant - Residential - 1	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	23	0	0	23	1.093619247	1954	1954	129642	118544	same owner as banquet hall next door; built in 1954 and underutilized in terms of land to improvement; near multifamily application and R-3/H30
Unincorporated Los Angeles County	2595 E WASHINGTON BLVD	91107	5751005003		GC	C-1	20 du/net ac	50 du/net ac	0.676597752	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	23	0	0	23	0.491218857	1982	1982	520048	1058689	One-story office. Building is 38 years old. LV_IV ratio is .49. Several R-3 properties along Altadena Dr. within .25 miles of parcel.
Unincorporated Los Angeles County	1722 DESIRE AVE	91748	8272001007		C	C-1 & C-2-BE	20 du/net ac	50 du/net ac	1.021776978	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	28	0	0	28	0.660364708	2003	2003	1253814	1898669	Commercial property, over 15 yo, ner multifamily.
Unincorporated Los Angeles County	1262 FIRESTONE BLVD	90001	6043016049		CG	C-3	20 du/net ac	50 du/net ac	0.520532327	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	15	0	0	15	2.097903135	2013	2013	1457021	694513	LV/IV greater than 1. within 1/4 mile from recent multi family entitlement.
Unincorporated Los Angeles County	2619 FOOTHILL BLVD	91214	5803028009		CG	C-2-BE	20 du/net ac	50 du/net ac	0.794500713	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	27	0	0	27	0.162238482	1964	1985	263712	1625459	Developed with two detached one-story buildings (auto-parts store & donut shop with surface parking lot.
Unincorporated Los Angeles County	1625 S AZUSA AVE	91745	8209020022		CG	C-2-BE	18 du/net ac	30 du/net ac	0.643785181	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	11	0	0	11	0.224488599	1977	1977	1374519	6122890	Shopping center. Building is 44 years old and most recent TI was approved in 2015. LV_IV ratio is >2. There are existing multifamily developments within .25 miles.
Unincorporated Los Angeles County	3488 E COLORADO BLVD	91107	5754018015		MU	MXD	50 du/net ac	150 du/net ac	1.45665992	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	146	0	0	146	23.38785106	1999	1999	2213473	94642	Currently being used as a pakring lot.
Unincorporated Los Angeles County	22633 S VERMONT AVE	90502	7344022024		H50	R-3	20 du/net ac	50 du/net ac	2.504730921	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	104	0	0	104	0.384614169	1962	1962	2701613	7024216	(E) senior residential of 40 yrs oldin R-3/H50. Also within quarter mile of areas that allows multifamily & commercial.
Unincorporated Los Angeles County	2637 E WASHINGTON BLVD	91107	5751005010		GC	C-1 & C-1-DP	20 du/net ac	50 du/net ac	0.634702519	Nonvacant - Institutional	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	3.500021656	1959	1959	1616170	461760	One-story office. LV_IV ratio is 3.5 but building is 61 years old with no recent TI approvals. Several R-3 properties along Altadena Dr. within .25 miles of parcel.
Unincorporated Los Angeles County	15817 GALE AVE	91745	8245012020		CG	C-2	18 du/net ac	30 du/net ac	1.843804602	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	30	0	0	30	4.263293338	1958	1970	2145383	503222	A commericial use older than 40 years. LV/IV greater than 1. Close to recent multi family residences.
Unincorporated Los Angeles County	15646 LEFFINGWELL RD	90604	8040019030		CG	C-1	20 du/net ac	50 du/net ac	1.366983061	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	36	0	0	36	2.889357048	1962	1962	2055191	711297	A strip mall built in 1962. LV/IV is 2.88. The property is surrounded by multiple apartment complexes.
Unincorporated Los Angeles County	11917 WASHINGTON BLVD	90606	8170001011		CG	C-3-BE	20 du/net ac	50 du/net ac	0.541895759	Nonvacant - Industrial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	0.44625376	1979	1979	200575	449464	Adjacent to H30 MFR, existing retail building is 41 years old
Unincorporated Los Angeles County	3129 FOOTHILL BLVD	91214	5802010003		CG	C-1	20 du/net ac	50 du/net ac	0.555454271	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	19	0	0	19	0.444444171	1979	1979	361846	814154	One-story multi-tenant commercial building with surface parking lot near existing MF uses and recent approved MF development (TR073310).
Unincorporated Los Angeles County	N Wilmington Ave & W El Segundo Blvd	90222	6152004022		H30	R-3	20 du/net ac	30 du/net ac	0.667189589	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	14	0	0	14	0		0	132466	0	
Unincorporated Los Angeles County	18963 LABIN CT	91748	8761011007		C	C-3-BE	20 du/net ac	50 du/net ac	0.687661461	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	19	0	0	19	1.250000796	0	1989	1177492	941993	Existing commerical more than 15 yr old. Multifamily res designation nearby.
Unincorporated Los Angeles County	3141 FOOTHILL BLVD	91214	5802010002		CG	C-1	20 du/net ac	50 du/net ac	0.868352086	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	30	0	0	30	2.842127785	1962	1962	1653837	581901	One-story commerical building with a bank (BOA) and surface parking lot, high land to improvement ratio and adjacent to MF uses.
Unincorporated Los Angeles County	1159 S HACIENDA BLVD	91745	8218022008		CG	C-2	18 du/net ac	30 du/net ac	0.983794351	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	16	0	0	16	0.664555915	1979	1979	257122	386908	A commercial building constructed in 1979. LV/IV is less than 1. But it is within close proximity of recent multi family residence entitlements.
Unincorporated Los Angeles County	1616 NOGALES ST	91748	8761013022		C	C-2-BE	20 du/net ac	50 du/net ac	0.805151155	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	22	0	0	22	0.351308198	1969	1972	171398	487885	commercial property, over 15yo, near multifamily.
Unincorporated Los Angeles County	24830 PICO CANYON RD	91381	2826063027		CM	C-3	18 du/net ac	50 du/net ac	0.777252047	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	26	0	0	26	2.07676124	1996	1996	888399	427781	Established uses include restaurant (Jack in the Box), car wash, and Jiffy Lube. Buildings built in 1996. LV-IV ration 2.08.
Unincorporated Los Angeles County	6580 N SAN GABRIEL BLVD	91775	5375001031		CG	C-1-DP	20 du/net ac	50 du/net ac	0.904130922	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	31	0	0	31	1.818198652	1962	1962	893541	491443	Aging commerical 1960, near residential neighborhoods
Unincorporated Los Angeles County	13714 VALLEY BLVD	91746	8112007068		CG	C-1	20 du/net ac	50 du/net ac	0.659070791	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	18	0	0	18	1.428609187	1970	1974	210797	147554	LV/IV greater than 1. Currently use is a mobile home park from 1950s. No land use entitlement found.
Unincorporated Los Angeles County	Desire Ave & Stevenson Ln	91748	8272001009		C	C-2-BE	20 du/net ac	50 du/net ac	0.54953233	Vacant	YES - Current	NO - Privately-Owned	Vacant	Used in Two Consecutive Prior Housing Elements - Vacant	15	0	0	15	0		0	281184	0	No structures or permits. Has fencing and storage of vehicles. adjacent to RH high school. has street frontage next to 1011, large vacant lot under same ownership
Unincorporated Los Angeles County	922 S FETTERLY AVE	90022	5246021900		CC & MD & RP	C-2 & R-3 & R-3-P	20 du/net ac	50 du/net ac	0.884030108	Nonvacant - Government	YES - Current	YES - County-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	50	0	0	50	0		0	0	0	
Unincorporated Los Angeles County	1709 NOGALES ST UNIT 100	91748	8272016033		C	C-2-BE	20 du/net ac	50 du/net ac	0.534434687	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	15	0	0	15	0.720171007	2004	2004	1853000	2573000	commercial property, over 15 yo, near multifamily
Unincorporated Los Angeles County	7220 ROSEMEAD BLVD	91775	5379030049		CG	C-1	20 du/net ac	50 du/net ac	0.608282798	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	21	0	0	21	0.501739698	1980	1980	656701	1308848	Older business and near residential and could find value in conversion to residential
Unincorporated Los Angeles County	15303 S WHITE AVE	90221	6180011019		H30	R-3	20 du/net ac	30 du/net ac	0.579671683	Nonvacant - Residential - 1	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	11	0	0	11	0.329034642	1939	1939	92617	281481	SFR built in the 1930s. Close to the recent multi family residence approvals. Not meeting the max GP density.
Unincorporated Los Angeles County	4540 N LARK ELLEN AVE	91722	8420006016		CG	C-1	20 du/net ac	50 du/net ac	1.382412985	Nonvacant - Residential - 44	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	24	0	0	24	0.318743726	1984	1984	683952	2145774	Apartment complex 36 years old, multifamily residential use in C-1 zone, adjacent to designated commercial uses
Unincorporated Los Angeles County	1141 S HACIENDA BLVD	91745	8218022006		CG	C-2	18 du/net ac	30 du/net ac	0.518678925	Nonvacant - Commercial	YES - Current	NO - Privately-Owned	Nonvacant	Not Used in Prior Housing Element	9	0	0	9	0.599991674	1979	1979	446764	744617	Office building completed in 1979. LV/IV is less than 1, but the property is located within 1/4 mile from recent housing and multi family entitlements.
Unincorporated Los Angeles County	VAC/ST ANNE DR/VIC 157 STE	93544	3061030010		H2	R-1	0	2 du/net ac	0.555314959	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	33762	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 157 STE	93544	3061030013		H2	R-1	0	2 du/net ac	0.519145177	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30100	0	
Unincorporated Los Angeles County	VAC/BURNING TREE DR/VIC 163 STE	93544	3061033004		H2	R-1	0	2 du/net ac	0.959686282	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	134752	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 163 STE	93544	3061036006		H2	R-1	0	2 du/net ac	0.521270512	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29206	0	
Unincorporated Los Angeles County	162nd St E & High Chapparel Ave	93591	3074026046		H2	R-A	0	2 du/net ac	0.567479277	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6190	0	
Unincorporated Los Angeles County	169th St E & Mossdale Ave	93535	3070008010		H2	R-A	0	2 du/net ac	1.05208065	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11567	0	
Unincorporated Los Angeles County	VAC/ST ANNE DR/VIC 157 STE	93544	3061030011		H2	R-1	0	2 du/net ac	0.508644842	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	35700	0	
Unincorporated Los Angeles County	178th St E & Lakespring Ave	93591	3072025018		H2	R-A	0	2 du/net ac	0.619721397	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13738	0	
Unincorporated Los Angeles County	178th St E & Lakespring Ave	93591	3072025001		H2	R-A	0	2 du/net ac	0.565286717	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17275	0	
Unincorporated Los Angeles County	178th St E & Lakespring Ave	93591	3072025019		H2	R-A	0	2 du/net ac	0.541355375	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7500	0	
Unincorporated Los Angeles County	Fieldspring St & Newmont Ave	93535	3070024009		H2	R-A	0	2 du/net ac	0.922258401	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8938	0	
Unincorporated Los Angeles County	VAC/BIGLAKE AVE/179TH STE	93591	3072026002		H2	R-A	0	2 du/net ac	0.501278376	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5300	0	
Unincorporated Los Angeles County	VAC/BIGLAKE AVE/VIC 179TH STE	93591	3072026001		H2	R-A	0	2 du/net ac	0.503067688	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5750	0	
Unincorporated Los Angeles County	174th St E & Lakespring Ave	93591	3072006013		H2	R-A	0	2 du/net ac	0.543328899	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31857	0	
Unincorporated Los Angeles County	172nd St E & Glenfall Ave	93591	3072009036		H2	R-A	0	2 du/net ac	0.508909784	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12970	0	
Unincorporated Los Angeles County	VAC/COR CRYSTALAIRE DR/160 STE(T	93544	3061034004		H2	R-1	0	2 du/net ac	0.509783226	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36475	0	
Unincorporated Los Angeles County	VAC/166TH STE/VIC MACKENNAS GOLD	93591	3074030027		H2	R-A	0	2 du/net ac	0.525787686	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6300	0	
Unincorporated Los Angeles County	Highacres Ave & Ridgemist St	93591	3072015028		H2	R-A	0	2 du/net ac	0.555687416	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	VAC/ST ANNE DR/VIC 163 STE	93544	3061032011		H2	R-1	0	2 du/net ac	0.740911077	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	81216	0	
Unincorporated Los Angeles County	176th St E & Yucca Springs St	93591	3072021003		H2	R-A	0	2 du/net ac	1.216959485	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	56224	0	
Unincorporated Los Angeles County	VAC/HIGHACRES AVE/VIC 177TH STE	93591	3072021005		H2	R-A	0	2 du/net ac	0.876233857	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9400	0	
Unincorporated Los Angeles County	178th St E & Lake Los Angeles Ave	93591	3072023003		H2	R-A	0	2 du/net ac	0.602201856	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16804	0	
Unincorporated Los Angeles County	Lakespring Ave & Yucca Springs St	93591	3072023005		H2	R-A	0	2 du/net ac	0.586650251	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	Fieldspring St & Newmont Ave	93535	3070024010		H2	R-A	0	2 du/net ac	0.805839815	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6784	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	VAC/BIG LAKE AVE/179TH STE	93591	3072026003		H2 & RL5	R-A	0	2 du/net ac	0.529705217	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5800	0	
Unincorporated Los Angeles County	176th St E & Mossdale Ave	93535	3071010029		H2	R-A	0	2 du/net ac	0.6947702	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48036	0	
Unincorporated Los Angeles County	178th St E & Sweetaire Ave	93535	3071016020		H2	R-A	0	2 du/net ac	0.630304788	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	171st St E & Sweetaire Ave	93535	3071026013		H2	R-A	0	2 du/net ac	0.700656799	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	34.20015077		0	181466	5306	
Unincorporated Los Angeles County	50th St W & W Avenue M-4	93536	3101011021		H2	R-A	0	2 du/net ac	0.598142519	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	79100	0	
Unincorporated Los Angeles County	VAC/FIELDSPRING ST/166TH STE	93591	3073005029		H2	R-A	0	2 du/net ac	0.652399992	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5000	0	
Unincorporated Los Angeles County	179th St E & Mossdale Ave	93535	3071012007		H2	R-A	0	2 du/net ac	0.782850197	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	2171	0	
Unincorporated Los Angeles County	174th St E & N-12 Ave	93535	3071024020		H2	R-A	0	2 du/net ac	0.629417237	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3932	0	
Unincorporated Los Angeles County	169th St E & Sweetaire Ave	93535	3070002020		H2	R-A	0	2 du/net ac	0.665941431	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10906	0	
Unincorporated Los Angeles County	VAC/MOSSDALE AVE/176TH STE	93535	3071010001		H2	R-A	0	2 du/net ac	0.74265678	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6700	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071011020		H2	R-A	0	2 du/net ac	0.730023029	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13738	0	
Unincorporated Los Angeles County	169th St E & Rawhide Ave	93591	3074013021		H2	R-A	0	2 du/net ac	0.549865132	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3713	0	
Unincorporated Los Angeles County	175th St E & Lake Los Angeles Ave	93591	3072022011		H2	R-A	0	2 du/net ac	0.771731636	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7664	0	
Unincorporated Los Angeles County	VAC/WELLS FARGO AVE/VIC 165TH ST	93591	3074018021		H2	R-A	0	2 du/net ac	0.620538682	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8129	0	
Unincorporated Los Angeles County	164th St E & E Avenue P	93591	3073011001		H2	R-A	0	2 du/net ac	0.711484438	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18500	0	
Unincorporated Los Angeles County	VAC/COR ST ANNE DR/CRYSTALAIRE	93544	3061031001		H2	R-1	0	2 du/net ac	0.541120304	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	34452	0	
Unincorporated Los Angeles County	VAC/BURNING TREE DR/VIC 163 STE	93544	3061035006		H2	R-1	0	2 du/net ac	0.555435861	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19265	0	
Unincorporated Los Angeles County	VAC/163 STE/VIC CRYSTALAIRE DR	93544	3061036008		H2	R-1	0	2 du/net ac	0.972465025	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	57852	0	
Unincorporated Los Angeles County	VAC/COR LONGVIEW RD(PAV)/AVE V10	93553	3037008011		H2	R-A	0	2 du/net ac	0.513267474	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13642	0	
Unincorporated Los Angeles County	VAC/MANATO ST/VIC HIGH CHAPARRAL	93591	3074026034		H2	R-A	0	2 du/net ac	0.548953929	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6970	0	
Unincorporated Los Angeles County	VAC/COR 171ST STE/VIC AVE N12	93535	3071028020		H2	R-A	0	2 du/net ac	0.67228813	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4400	0	
Unincorporated Los Angeles County	VAC/COR AVE V10(PAV)/126 STE(PAV	93553	3038014009		H18	R-3	0	18 du/net ac	0.873476048	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32439	0	
Unincorporated Los Angeles County	177th St E & Sweetaire Ave	93535	3071020019		H2	R-A	0	2 du/net ac	0.643022659	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11646	0	
Unincorporated Los Angeles County	172nd St E & Newmont Ave	93535	3071022020		H2	R-A	0	2 du/net ac	0.639607624	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11272	0	
Unincorporated Los Angeles County	178th St E & Queensglen Ave	93591	3072027001		H2	R-A	0	2 du/net ac	0.685462239	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20977	0	
Unincorporated Los Angeles County	164th St E & Deeplake Ave	93591	3073011005		H2	R-A	0	2 du/net ac	0.636730345	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6752	0	
Unincorporated Los Angeles County	177th St E & Sweetaire Ave	93535	3071018022		H2	R-A	0	2 du/net ac	0.67729248	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	VAC/169TH STE/VIC STAGECOACH AVE	93591	3074013013		H2	R-A	0	2 du/net ac	0.5613267	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7799	0	
Unincorporated Los Angeles County	VAC/LOREDO VISTA/174TH STE	93591	3072002009		H2	R-A	0	2 du/net ac	0.581155613	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5518	0	
Unincorporated Los Angeles County	179th St E & Sweetaire Ave	93535	3071017011		H2	R-A	0	2 du/net ac	1.348110304	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	39613	0	
Unincorporated Los Angeles County	VAC/163 STE/VIC BURNING TREE	93544	3061033002		H2	R-1	0	2 du/net ac	0.950173859	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36916	0	
Unincorporated Los Angeles County	VAC/MUIRFIELD DR/VIC 157 STE	93544	3061031020		H2	R-1	0	2 du/net ac	0.628725144	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	47345	0	
Unincorporated Los Angeles County	VAC/ST ANNE DR/VIC 160 STE	93544	3061032013		H2	R-1	0	2 du/net ac	0.529908753	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	76467	0	
Unincorporated Los Angeles County	176th St E & Highacres Ave	93591	3072021004		H2	R-A	0	2 du/net ac	1.092184999	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	176th St E & Ridgemist St	93591	3072023015		H2	R-A	0	2 du/net ac	1.307978801	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	2958	0	
Unincorporated Los Angeles County	164th St E & E Avenue P	93591	3073012009		H2	R-A	0	2 du/net ac	0.610157713	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10593	0	
Unincorporated Los Angeles County	VAC/178TH STE/VIC COOLWATER AVE	93535	3072018028		H2	R-A	0	2 du/net ac	0.609576752	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	61246	0	
Unincorporated Los Angeles County	169th St E & Jubilee Trail Ave	93591	3074002010		H2	R-A	0	2 du/net ac	1.152998007	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	33940	0	
Unincorporated Los Angeles County	164th St E & Chuka Ave	93591	3074005011		H2	R-A	0	2 du/net ac	0.982570828	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	VAC/QUEENSGLEN/VIC 171ST STE	93591	3072003021		H2	R-A	0	2 du/net ac	0.513150312	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15000	0	
Unincorporated Los Angeles County	174th St E & Queensglen Ave	93591	3072002018		H2	R-A	0	2 du/net ac	0.580381892	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8761	0	
Unincorporated Los Angeles County	179th St E & Mossdale Ave	93535	3071013028		H2	R-A	0	2 du/net ac	0.823664494	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	42872	0	
Unincorporated Los Angeles County	161st St E & High Chapparel Ave	93591	3074026038		H2	R-A	0	2 du/net ac	0.960454308	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9419	0	
Unincorporated Los Angeles County	171st St E & Lakespring Ave	93591	3072006024		H2	R-A	0	2 du/net ac	0.630434685	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	67005	0	
Unincorporated Los Angeles County	171st St E & Newmont Ave	93535	3071028010		H2	R-A	0	2 du/net ac	0.695832498	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36622	0	
Unincorporated Los Angeles County	VAC/167TH STE/VIC RAWHIDE AVE	93591	3074028018		H2	R-A	0	2 du/net ac	0.793778488	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7900	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074028034		H2	R-A	0	2 du/net ac	0.695255524	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13640	0	
Unincorporated Los Angeles County	VAC/VIC 175TH STE/AVE N	93535	3071010021		H2	R-A	0	2 du/net ac	0.669999014	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13260	0	
Unincorporated Los Angeles County	171st St E & Newmont Ave	93535	3071028012		H2	R-A	0	2 du/net ac	0.678672439	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10200	0	
Unincorporated Los Angeles County	VAC/NEWMONT AVE/VIC 167TH STE	93535	3070004009		H2	R-A	0	2 du/net ac	0.769661351	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	54041	0	
Unincorporated Los Angeles County	165th St E & Highacres Ave	93591	3073011015		H2	R-A	0	2 du/net ac	0.504737565	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20920	0	
Unincorporated Los Angeles County	VAC/VALEPORT AVE/VIC 169TH STE	93535	3070005012		H2	R-A	0	2 du/net ac	0.742353391	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	44900	0	
Unincorporated Los Angeles County	174th St E & Lakespring Ave	93591	3072006016		H2	R-A	0	2 du/net ac	0.708850534	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7879	0	
Unincorporated Los Angeles County	169th St E & Valeport Ave	93535	3070005011		H2	R-A	0	2 du/net ac	1.055638551	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	37615	0	
Unincorporated Los Angeles County	174th St E & Laredo Vista Ave	93591	3072002011		H2	R-A	0	2 du/net ac	0.739826006	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10961	0	
Unincorporated Los Angeles County	174th St E & Biglake Ave	93591	3072005019		H2	R-A	0	2 du/net ac	0.649252851	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23847	0	
Unincorporated Los Angeles County	47th St W & W Avenue M	93536	3101019008		H2	R-A	0	2 du/net ac	0.558130695	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	110011	0	
Unincorporated Los Angeles County	176th St E & Ridgemist St	93591	3072022015		H2	R-A	0	2 du/net ac	0.695691651	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9477	0	
Unincorporated Los Angeles County	176th St E & Yucca Springs St	93591	3072022029		H2	R-A	0	2 du/net ac	0.540975253	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	161st St E & Coolwater Ave	93591	3073014012		H2	R-A	0	2 du/net ac	0.814473639	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	164th St E & Jubilee Trail Ave	93591	3074004012		H2	R-A	0	2 du/net ac	0.750700341	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	34982	0	
Unincorporated Los Angeles County	166th St E & Mossdale Ave	93535	3070022020		H2	R-A	0	2 du/net ac	0.633522556	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7499	0	
Unincorporated Los Angeles County	VAC/171ST STE/VIC AVE P	93591	3072001014		H2	R-A	0	2 du/net ac	0.612607076	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10200	0	
Unincorporated Los Angeles County	179th St E & Longmeadow Ave	93591	3072026012		H2	R-A	0	2 du/net ac	0.539074121	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11815	0	
Unincorporated Los Angeles County	163rd St E & High Chapparel Ave	93591	3074026012		H2	R-A	0	2 du/net ac	0.60101142	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8976	0	
Unincorporated Los Angeles County	172nd St E & Mossdale Ave	93535	3071003001		H2	R-A	0	2 du/net ac	0.677087338	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	Lakespring Ave & Yucca Springs St	93591	3072023009		H2	R-A	0	2 du/net ac	0.505721344	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8586	0	
Unincorporated Los Angeles County	174th St E & Longmeadow Ave	93591	3072005005		H2	R-A	0	2 du/net ac	0.600986291	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	26234	0	
Unincorporated Los Angeles County	Fieldspring St & Valeport Ave	93535	3070023020		H2	R-A	0	2 du/net ac	0.955368209	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12053	0	
Unincorporated Los Angeles County	Fieldspring St & Valeport Ave	93535	3070023018		H2	R-A	0	2 du/net ac	0.725322392	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	167th St E & Highacres Ave	93591	3073003025		H2	R-A	0	2 du/net ac	0.741861627	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8617	0	
Unincorporated Los Angeles County	168th St E & Mossdale Ave	93535	3070007019		H2	R-A	0	2 du/net ac	0.683258228	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15425	0	
Unincorporated Los Angeles County	176th St E & Sweetaire Ave	93535	3071019011		H2	R-A	0	2 du/net ac	0.695773207	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4314	0	
Unincorporated Los Angeles County	176th St E & Highacres Ave	93591	3072021001		H2	R-A	0	2 du/net ac	0.64800072	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16046	0	
Unincorporated Los Angeles County	161st St E & Highacres Ave	93591	3073014023		H2	R-A	0	2 du/net ac	0.66580599	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	174th St E & Highacres Ave	93591	3072010026		H2	R-A	0	2 du/net ac	0.541924784	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48036	0	
Unincorporated Los Angeles County	165th St E & Mackennas Gold Ave	93591	3074030015		H2	R-A	0	2 du/net ac	0.507585366	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8323	0	
Unincorporated Los Angeles County	174th St E & Rawhide Ave	93591	3075002009		H2	R-A	0	2 du/net ac	0.532545371	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	VAC/NEWMONT AVE/VIC 179TH STE	93535	3071015009		H2	R-A	0	2 du/net ac	1.513260703	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	179th St E & Longmeadow Ave	93591	3072026011		H2	R-A	0	2 du/net ac	0.524831877	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11815	0	
Unincorporated Los Angeles County	171st St E & Lakespring Ave	93591	3072006021		H2	R-A	0	2 du/net ac	0.579543494	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	167th St E & Mackennas Gold Ave	93591	3074028019		H2	R-A	0	2 du/net ac	0.684830856	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8674	0	
Unincorporated Los Angeles County	179th St E & Highacres Ave	93591	3072021019		H2	R-A	0	2 du/net ac	0.709722768	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4774	0	
Unincorporated Los Angeles County	167th St E & Valeport Ave	93535	3070023001		H2	R-A	0	2 du/net ac	0.801591868	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6563	0	
Unincorporated Los Angeles County	169th St E & Mackennas Gold Ave	93591	3074029041		H2	R-A	0	2 du/net ac	0.649691204	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27240	0	
Unincorporated Los Angeles County	171st St E & Rawhide Ave	93591	3075001010		H2	R-A	0	2 du/net ac	0.705097553	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	171st St E & Rawhide Ave	93591	3075001009		H2	R-A	0	2 du/net ac	0.871982646	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19111	0	
Unincorporated Los Angeles County	Highacres Ave & Ridgemist St	93591	3072015027		H2	R-A	0	2 du/net ac	0.585680627	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5904	0	
Unincorporated Los Angeles County	160th St E & Avenue P-8	93591	3074010010		H2	R-A	0	2 du/net ac	0.761903998	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38731	0	
Unincorporated Los Angeles County	VAC/172ND STE/VIC MOSSDALE AVE	93535	3071004007		H2	R-A	0	2 du/net ac	0.673456081	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5202	0	
Unincorporated Los Angeles County	172nd St E & Valeport Ave	93535	3071007001		H2	R-A	0	2 du/net ac	0.687081024	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7017	0	
Unincorporated Los Angeles County	167th St E & Sweetaire Ave	93535	3070026008		H2	R-A	0	2 du/net ac	0.762735932	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	VAC/VALEPORT AVE/VIC 171ST STE	93535	3071001011		H2	R-A	0	2 du/net ac	0.808820759	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5800	0	
Unincorporated Los Angeles County	164th St E & Stagecoach Ave	93591	3074012002		H2	R-A	0	2 du/net ac	0.578877905	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	84522	0	
Unincorporated Los Angeles County	171st St E & Newmont Ave	93535	3071028011		H2	R-A	0	2 du/net ac	0.697482308	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	179th St E & Coolwater Ave	93591	3072020009		H2	R-A	0	2 du/net ac	0.582451228	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5904	0	
Unincorporated Los Angeles County	178th St E & Lakespring Ave	93591	3072025020		H2	R-A	0	2 du/net ac	0.544492787	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	41401	0	
Unincorporated Los Angeles County	VAC/BIGLAKE AVE/VIC 179TH STE	93591	3072025036		H2	R-A	0	2 du/net ac	0.961320066	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10299	0	
Unincorporated Los Angeles County	VAC/VIC GLENFALL AVE/172ND ST E	93591	3072009035		H2	R-A	0	2 du/net ac	0.598836692	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22573	0	
Unincorporated Los Angeles County	169th St E & Mackennas Gold Ave	93591	3074029002		H2	R-A	0	2 du/net ac	0.815843711	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9155	0	
Unincorporated Los Angeles County	171st St E & Rawhide Ave	93591	3075001004		H2	R-A	0	2 du/net ac	0.595986005	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	71049	0	
Unincorporated Los Angeles County	171st St E & Rawhide Ave	93591	3075001007		H2	R-A	0	2 du/net ac	0.607559125	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	43563	0	
Unincorporated Los Angeles County	Highacres Ave & Ridgemist St	93591	3072015026		H2	R-A	0	2 du/net ac	0.703006308	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7882	0	
Unincorporated Los Angeles County	167th St E & Mackennas Gold Ave	93591	3074030001		H2	R-A	0	2 du/net ac	0.557633372	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	51039	0	
Unincorporated Los Angeles County	176th St E & Valeport Ave	93535	3071008012		H2	R-A	0	2 du/net ac	0.675305588	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5628	0	
Unincorporated Los Angeles County	VAC/COR MOSSDALE AVE/177TH STE	93535	3071011001		H2	R-A	0	2 du/net ac	0.687886824	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8011	0	
Unincorporated Los Angeles County	172nd St E & Sweetaire Ave	93535	3071025020		H2	R-A	0	2 du/net ac	0.662168115	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	174th St E & Highacres Ave	93591	3072014004		H2	R-A	0	2 du/net ac	0.627547135	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10297	0	
Unincorporated Los Angeles County	VAC/COR AVE N8/172ND STE	93535	3071028001		H2	R-A	0	2 du/net ac	0.640909669	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5412	0	
Unincorporated Los Angeles County	5657 W AVENUE M8	93536	3101005048		H2	R-A	0	2 du/net ac	2.34418563	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	92595	0	
Unincorporated Los Angeles County	176th St E & Ridgemist St	93591	3072022009		H2	R-A	0	2 du/net ac	0.548547059	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	37240	0	
Unincorporated Los Angeles County	178th St E & Lakespring Ave	93591	3072023004		H2	R-A	0	2 du/net ac	0.618718487	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	VAC/LAKESPRING AVE/VIC YUCCASPRI	93591	3072023016		H2	R-A	0	2 du/net ac	0.590245691	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6791	0	
Unincorporated Los Angeles County	161st St E & Coolwater Ave	93591	3073014010		H2	R-A	0	2 du/net ac	0.556697153	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	161st St E & Starbury Ave	93591	3074009001		H2	R-A	0	2 du/net ac	0.669372979	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25107	0	
Unincorporated Los Angeles County	161st St E & Stagecoach Ave	93591	3074011011		H2	R-A	0	2 du/net ac	0.533048338	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11815	0	
Unincorporated Los Angeles County	VAC/ST ANNE DR/VIC 160 STE	93544	3061031011		H2	R-1	0	2 du/net ac	0.821146381	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13154	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 160 STE	93544	3061031004		H2	R-1	0	2 du/net ac	0.50290505	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30600	0	
Unincorporated Los Angeles County	169th St E & Mackennas Gold Ave	93591	3074029042		H2	R-A	0	2 du/net ac	2.003403597	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	64757	0	
Unincorporated Los Angeles County	VAC/COR RAWHIDE AVE/174TH STE	93591	3075002004		H2	R-A	0	2 du/net ac	0.655003845	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	VAC/ST ANNE DR/VIC 157 STE	93544	3061030003		H2	R-1	0	2 du/net ac	0.504466406	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	95102	0	
Unincorporated Los Angeles County	VAC/BURNING TREE DR/VIC 163 STE	93544	3061033008		H2	R-1	0	2 du/net ac	0.52284203	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	69260	0	
Unincorporated Los Angeles County	VAC/BURNING TREE DR/VIC 163 STE	93544	3061035008		H2	R-1	0	2 du/net ac	0.507461107	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	33818	0	
Unincorporated Los Angeles County	174th St E & Sweetaire Ave	93535	3071023019		H2	R-A	0	2 du/net ac	0.647754889	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	173rd St E & Highacres Ave	93591	3072010001		H2	R-A	0	2 du/net ac	0.514069455	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27438	0	
Unincorporated Los Angeles County	45th St W & Quartz Hill Rd	93536	3101019021		H2	R-A	0	2 du/net ac	0.514378251	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	112313	0	
Unincorporated Los Angeles County	VAC/VIC 70TH STW/AGAVE ST	93536	3204016057		H18	R-3	0	18 du/net ac	5.602122555	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	121739	0	
Unincorporated Los Angeles County	VAC/40TH ST W/VIC AVENUE M	93536	3103028015		H5	R-1	0	5 du/net ac	9.379310932	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	155856	0	
Unincorporated Los Angeles County	177th St E & Mossdale Ave	93535	3071011036		H2	R-A	0	2 du/net ac	0.7371429	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	177th St E & Mossdale Ave	93535	3071009038		H2	R-A	0	2 du/net ac	0.636025822	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	VAC/HIGHACRES AVE/165TH STE	93591	3073011016		H2	R-A	0	2 du/net ac	0.857251496	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6260	0	
Unincorporated Los Angeles County	VAC/COR 170TH STE/LAKE LA AVE	93591	3072006023		H2	R-A	0	2 du/net ac	0.653787317	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13816	0	
Unincorporated Los Angeles County	169th St E & Newmont Ave	93535	3070004010		H2	R-A	0	2 du/net ac	0.78885441	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18433	0	
Unincorporated Los Angeles County	163rd St E & High Chapparel Ave	93591	3074026013		H2	R-A	0	2 du/net ac	0.502321428	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10532	0	
Unincorporated Los Angeles County	168th St E & Newmont Ave	93535	3070003019		H2	R-A	0	2 du/net ac	0.677429568	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6784	0	
Unincorporated Los Angeles County	VAC/COR 170TH STE/AVE N4	93535	3070005001		H2	R-A	0	2 du/net ac	0.637049171	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6823	0	
Unincorporated Los Angeles County	171st St E & Glenfall Ave	93591	3072008006		H2	R-A	0	2 du/net ac	0.517697032	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9419	0	
Unincorporated Los Angeles County	171st St E & Mossdale Ave	93535	3071003011		H2	R-A	0	2 du/net ac	0.70747512	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4579	0	
Unincorporated Los Angeles County	VAC/167TH STE/VIC HIGHACRES AVE	93591	3073003023		H2	R-A	0	2 du/net ac	0.501308934	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3230	0	
Unincorporated Los Angeles County	VAC/167TH STE/VIC HIGHACRES AVE	93591	3073003024		H2	R-A	0	2 du/net ac	0.689255021	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5092	0	
Unincorporated Los Angeles County	171st St E & Valeport Ave	93535	3071001010		H2	R-A	0	2 du/net ac	0.72460145	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	171st St E & Mossdale Ave	93535	3071003010		H2	R-A	0	2 du/net ac	1.031542326	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17996	0	
Unincorporated Los Angeles County	172nd St E & Mossdale Ave	93535	3071004004		H2	R-A	0	2 du/net ac	0.730153985	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	174th St E & Valeport Ave	93535	3071007012		H2	R-A	0	2 du/net ac	0.695970811	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	176th St E & N-12 Ave	93535	3071021001		H2	R-A	0	2 du/net ac	0.64207421	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6752	0	
Unincorporated Los Angeles County	174th St E & Mossdale Ave	93535	3071005009		H2	R-A	0	2 du/net ac	0.690412563	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	174th St E & Avenue N-4	93535	3071006008		H2	R-A	0	2 du/net ac	0.834772525	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/165TH STE/VIC MACKENNAS GOLD	93591	3074030018		H2	R-A	0	2 du/net ac	0.503084871	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5400	0	
Unincorporated Los Angeles County	166th St E & Mackennas Gold Ave	93591	3074030028		H2	R-A	0	2 du/net ac	0.777489734	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	52981	0	
Unincorporated Los Angeles County	VAC/COR 166 STE/SWEETAIRE AVE	93535	3070025019		H2	R-A	0	2 du/net ac	0.627234978	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6041	0	
Unincorporated Los Angeles County	VAC/70TH STW(PAV)/VIC MOHAVE ROS	93536	3204016056		H18	R-3	0	18 du/net ac	8.139539431	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	200984	0	
Unincorporated Los Angeles County	VAC/VIC AVE M/BLUE FLEX AVE	93536	3204016049		H18	R-3	0	18 du/net ac	2.46592759	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	56273	0	
Unincorporated Los Angeles County	174th St E & Newmont Ave	93535	3071022009		H2	R-A	0	2 du/net ac	0.673555098	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/FT TEJON RD/157 STE	93544	3061002056		H2	R-1	0	2 du/net ac	6.122226178	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15574	0	
Unincorporated Los Angeles County	47th St W & W Avenue M	93536	3101019013		H2	R-A	0	2 du/net ac	0.5604514	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12714	0	
Unincorporated Los Angeles County	172nd St E & Newmont Ave	93535	3071025006		H2	R-A	0	2 du/net ac	0.684312683	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	Coolwater Ave & Ridgemist St	93591	3072015009		H2	R-A	0	2 du/net ac	0.542308179	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	174th St E & Highacres Ave	93591	3072009033		H2	R-A	0	2 du/net ac	0.533213121	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22485	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	40th St W & W Avenue M	93536	3103028001		H5	R-1	0	5 du/net ac	1.884700446	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12714	0	
Unincorporated Los Angeles County	Glacier Pl & Klamath Ln	93536	3103028006		H5	R-1	0	5 du/net ac	6.842376918	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	201858	0	
Unincorporated Los Angeles County	47th St W & W Avenue M	93536	3101019016		H2	R-A	0	2 du/net ac	0.772656149	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	92910	0	
Unincorporated Los Angeles County	VAC/COR AVE V10(PAV)/126 STE(PAV	93553	3038016013		H2	R-A	0	2 du/net ac	0.855899045	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19279	0	
Unincorporated Los Angeles County	VAC/128TH STE(PAV)/VIC AVE V10	93553	3038007023		H2	R-A	0	2 du/net ac	9.896566522	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	123333	0	
Unincorporated Los Angeles County	VAC/COR AVE V12(PAV)/128 STE	93553	3038013014		H2	R-A	0	2 du/net ac	0.836046041	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7000	0	
Unincorporated Los Angeles County	VAC/COR 133 STE/133 STE	93553	3037008009		H2	R-A	0	2 du/net ac	2.92803833	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14149	0	
Unincorporated Los Angeles County	VAC/COR AVE V10/133 STE	93553	3037009017		H2	R-A	0	2 du/net ac	3.775466899	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25500	0	
Unincorporated Los Angeles County	47th St W & Quartz Hill Rd	93536	3101019033		H2	R-A	0	2 du/net ac	4.719741529	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	259500	0	
Unincorporated Los Angeles County	VAC/COR AVE L8/42ND STW	93536	3103029075		H5	R-1	0	5 du/net ac	2.766770154	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	254802	0	
Unincorporated Los Angeles County	VAC/COR AVE R10(DRT)/107TH STE(D	93543	3041010030		RL1	A-1-1	0	1 du / 1 gross ac	0.771858923	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31729	0	
Unincorporated Los Angeles County	174th St E & Newmont Ave	93535	3071022012		H2	R-A	0	2 du/net ac	0.718777303	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3044	0	
Unincorporated Los Angeles County	Quartz Hill Rd & W Avenue M	93536	3101018005		H2	R-A	0	2 du/net ac	0.564981552	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	58251	0	
Unincorporated Los Angeles County	VAC/COR AVE V12 /132 STE	93553	3037009018		H2	R-A	0	2 du/net ac	2.503308515	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23411	0	
Unincorporated Los Angeles County	VAC/JUBILEE TRAIL AVE/166TH STE	93591	3074003018		H2	R-A	0	2 du/net ac	0.715378839	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5700	0	
Unincorporated Los Angeles County	178th St E & Newmont Ave	93535	3071016035		H2	R-A	0	2 du/net ac	0.675678178	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	43rd St W & W Avenue L-8	93536	3103029076		H5	R-1	0	5 du/net ac	2.998398466	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	305439	0	
Unincorporated Los Angeles County	167th St E & Rawhide Ave	93591	3074028021		H2	R-A	0	2 du/net ac	0.621050388	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	174th St E & Newmont Ave	93535	3071022011		H2	R-A	0	2 du/net ac	0.728626626	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	45633	0	
Unincorporated Los Angeles County	177th St E & Newmont Ave	93535	3071015001		H2	R-A	0	2 du/net ac	0.641326574	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	178th St E & Newmont Ave	93535	3071018001		H2	R-A	0	2 du/net ac	0.684951395	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	56443	0	
Unincorporated Los Angeles County	VAC/COR AVE R4(DRT)/107TH STE	93543	3041013040		RL1	A-1-1	0	1 du / 1 gross ac	0.769069138	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18357	0	
Unincorporated Los Angeles County	VAC/COR AVE R14(DRT)/107TH STE(D	93543	3041016021		RL1	A-1-1	0	1 du / 1 gross ac	0.770339255	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7885	0	
Unincorporated Los Angeles County	176th St E & N-12 Ave	93535	3071019020		H2	R-A	0	2 du/net ac	0.636835031	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4371	0	
Unincorporated Los Angeles County	VAC/COR AVE R2(DRT)/105TH STE(DR	93543	3041005012		RL1	A-1-1	0	1 du / 1 gross ac	0.700332295	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	33724	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002012		H2	R-A	0	2 du/net ac	0.560826881	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48036	0	
Unincorporated Los Angeles County	VAC/HIGHACRES AVE/VIC 167TH STE	93591	3073003018		H2	R-A	0	2 du/net ac	1.673193202	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12500	0	
Unincorporated Los Angeles County	VAC/HIGHACRES AVE/168TH STE	93591	3073003017		H2	R-A	0	2 du/net ac	2.422407887	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12200	0	
Unincorporated Los Angeles County	VAC/132 STE/VIC AVE V14	93553	3037010020		H2 & RL10	R-A	0	2 du/net ac	2.708187445	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	21401	0	
Unincorporated Los Angeles County	VAC/COR AVE R4(DRT)/105TH STE(DR	93543	3041012040		RL1	A-1-1	0	1 du / 1 gross ac	0.768168641	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	VAC/FT TEJON RD/VIC 157 STE	93544	3061018010		H2	R-1	0	2 du/net ac	0.529992383	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6366	0	
Unincorporated Los Angeles County	VAC/COR AVE V14/132 STE	93553	3037010027		H2	R-A	0	2 du/net ac	1.159680188	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32494	0	
Unincorporated Los Angeles County	10857 E AVENUE R4	93543	3041013031		RL1	A-1-1	0	1 du / 1 gross ac	0.847491948	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	VAC/VIC FT TEJON/160 STE	93544	3061020006		H2	R-1	0	2 du/net ac	6.938354874	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14476	0	
Unincorporated Los Angeles County	222nd St W & W Avenue E-11	93536	3279010019		RL10	A-2-2	0	1 du / 10 gross ac	5.802698486	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29504	0	
Unincorporated Los Angeles County	VAC/FT TEJON RD/VIC 160TH STE	93544	3061027011		H2	R-1	0	2 du/net ac	2.10508332	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15614	0	
Unincorporated Los Angeles County	222nd St W & W Avenue E-11	93536	3279010018		RL10	A-2-2	0	1 du / 10 gross ac	5.738217474	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29504	0	
Unincorporated Los Angeles County	VAC/STAGECOACH AVE/VIC 164TH STE	93591	3074019021		H2	R-A	0	2 du/net ac	0.617820562	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7400	0	
Unincorporated Los Angeles County	VAC/LK LA AVE/VIC 170TH STE	93591	3073002013		H2	R-A	0	2 du/net ac	0.522163319	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5385	0	
Unincorporated Los Angeles County	VAC/222 STW/VIC AVE E-11	93536	3279010015		RL10	A-2-2	0	1 du / 10 gross ac	2.790599314	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16163	0	
Unincorporated Los Angeles County	VAC/133 STE/VIC PEARBLOSSOM HWY	93553	3037008007		H2	R-A	0	2 du/net ac	2.572386679	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15354	0	
Unincorporated Los Angeles County	164th St E & Coolwater Ave	93591	3073018009		H2	R-A	0	2 du/net ac	0.50051278	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6677	0	
Unincorporated Los Angeles County	Deeplake Ave & Ronar St	93591	3073013007		H2	R-A	0	2 du/net ac	0.510656886	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4579	0	
Unincorporated Los Angeles County	WELLS FARGO AVE/VIC 164TH STE	93591	3074021018		H2	R-A	0	2 du/net ac	0.500383854	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5800	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D10	93536	3117002063		H5	R-A	0	5 du/net ac	2.319312717	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24131	0	
Unincorporated Los Angeles County	167th St E & Highacres Ave	93591	3073003022		H2	R-A	0	2 du/net ac	0.511620062	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48036	0	
Unincorporated Los Angeles County	172nd St E & Valeport Ave	93535	3071002017		H2	R-A	0	2 du/net ac	0.67540869	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	169th St E & Newmont Ave	93535	3070004007		H2	R-A	0	2 du/net ac	0.677339036	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	167th St E & Mackennas Gold Ave	93591	3074029046		H2	R-A	0	2 du/net ac	1.047133857	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10200	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D14	93536	3117002002		H2	R-A	0	2 du/net ac	2.121587848	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19664	0	
Unincorporated Los Angeles County	179th St E & Sweetaire Ave	93535	3071017014		H2	R-A	0	2 du/net ac	0.66730849	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/VIC AVE Y/VIC 157 STE	93544	3061002035		H2	R-1	0	2 du/net ac	2.121397236	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7664	0	
Unincorporated Los Angeles County	174th St E & Avenue N-4	93535	3071006007		H2	R-A	0	2 du/net ac	0.675986467	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	162nd St E & High Chapparel Ave	93591	3074024009		H2	R-A	0	2 du/net ac	0.500838856	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	179th St E & Joshua Grove Ave	93591	3072024007		H2	R-A	0	2 du/net ac	0.568946846	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	169th St E & N-12 Ave	93535	3070002010		H2	R-A	0	2 du/net ac	0.672389749	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 50 STW	93536	3117002064		H2	R-A	0	2 du/net ac	4.623094826	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49772	0	
Unincorporated Los Angeles County	VAC/COR AVE V12(PAV)/121 STE(PAV	93553	3038018001		H2	R-A	0	2 du/net ac	0.794668901	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19380	0	
Unincorporated Los Angeles County	168th St E & Highacres Ave	93591	3073003019		H2	R-A	0	2 du/net ac	1.834744263	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10612	0	
Unincorporated Los Angeles County	164th St E & Jubilee Trail Ave	93591	3074004015		H2	R-A	0	2 du/net ac	0.674469916	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6784	0	
Unincorporated Los Angeles County	179th St E & Valeport Ave	93535	3071014002		H2	R-A	0	2 du/net ac	0.738887502	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	1724	0	
Unincorporated Los Angeles County	VAC/AVE R4(DRT)/VIC 103RD STE	93543	3041005038		RL1	A-1-1	0	1 du / 1 gross ac	0.907608188	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6939	0	
Unincorporated Los Angeles County	172nd St E & Sweetaire Ave	93535	3071025027		H2	R-A	0	2 du/net ac	0.674884055	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19315	0	
Unincorporated Los Angeles County	VAC/AVE M2/VIC 52 STW	93536	3101015039		H2	R-A	0	2 du/net ac	0.634275769	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	76800	0	
Unincorporated Los Angeles County	173rd St E & Mossdale Ave	93535	3071006037		H2	R-A	0	2 du/net ac	0.671769016	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7200	0	
Unincorporated Los Angeles County	VAC/AVE V10(NOG)/VIC 127TH STE	93553	3038014019		H18	R-3	0	18 du/net ac	1.493732717	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30600	0	
Unincorporated Los Angeles County	VAC/AVE M&AVE /VIC 55 STW	93551	3101015010		H2	R-A	0	2 du/net ac	1.219316993	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49180	0	
Unincorporated Los Angeles County	VAC/COR BOCA RATON/CRYSTALAIRE D	93544	3061016020		H2	R-1	0	2 du/net ac	0.500852606	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32692	0	
Unincorporated Los Angeles County	175th St E & Highacres Ave	93591	3072015023		H2	R-A	0	2 du/net ac	0.582759378	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074027008		H2	R-A	0	2 du/net ac	0.552488977	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15810	0	
Unincorporated Los Angeles County	169th St E & N-12 Ave	93535	3070002011		H2	R-A	0	2 du/net ac	0.672301415	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/RONAR ST/VIC COOLWATER AVE	93591	3073015015		H2	R-A	0	2 du/net ac	0.500239158	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	49.5412844		0	5400	109	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D12	93536	3117002033		H5	R-A	0	5 du/net ac	4.637195716	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	64570	0	
Unincorporated Los Angeles County	VAC/GOLDEN JUBILEE(P)/VIC ALBERT	93543	3050020022		H5	R-A	0	5 du/net ac	0.898627418	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30137	0	
Unincorporated Los Angeles County	164th St E & Stagecoach Ave	93591	3074012005		H2	R-A	0	2 du/net ac	0.578974756	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	174th St E & Laredo Vista Ave	93591	3072002013		H2	R-A	0	2 du/net ac	0.56822524	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23735	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D10	93536	3117002036		H5	R-A	0	5 du/net ac	9.647306169	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48214	0	
Unincorporated Los Angeles County	169th St E & Jubilee Trail Ave	93591	3074002019		H2	R-A	0	2 du/net ac	0.692044641	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7789	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D6	93536	3117003052		H5	R-A	0	5 du/net ac	9.098759739	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	74800	0	
Unincorporated Los Angeles County	E Avenue N-4 & Fieldspring St	93535	3070022026		H2	R-A	0	2 du/net ac	0.675598597	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/COR AVE C2(NOG)/40 STW(DRT)	93536	3113011008		H5	R-A	0	5 du/net ac	2.867333973	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	39029	0	
Unincorporated Los Angeles County	VAC/VIC 40 STW/AVE C10	93536	3115010011		H5	R-A	0	5 du/net ac	2.47716638	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	45507	0	
Unincorporated Los Angeles County	169th St E & N-12 Ave	93535	3070002007		H2	R-A	0	2 du/net ac	0.673084614	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/COR AVE C12/50 STW	93536	3113009028		H2	R-A	0	2 du/net ac	2.862659358	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23731	0	
Unincorporated Los Angeles County	VAC/165 STE/VIC AVE X6	93544	3036019011		H2	R-A	0	2 du/net ac	2.176898369	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9695	0	
Unincorporated Los Angeles County	VAC/COR AVE D/40 STW	93536	3117001045		H5	R-A	0	5 du/net ac	1.809773808	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36414	0	
Unincorporated Los Angeles County	VAC/WELLS FARGO AVE/VIC 164TH ST	93591	3074021019		H2	R-A	0	2 du/net ac	0.500365868	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5800	0	
Unincorporated Los Angeles County	179th St E & Biglake Ave	93591	3072025033		H2	R-A	0	2 du/net ac	0.510781243	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11343	0	
Unincorporated Los Angeles County	171st St E & Newmont Ave	93535	3071028013		H2	R-A	0	2 du/net ac	0.679060912	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10200	0	
Unincorporated Los Angeles County	VAC/179TH STE/VIC GLENFALL AVE	93591	3072021026		H2	R-A	0	2 du/net ac	0.577794821	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8160	0	
Unincorporated Los Angeles County	VAC/173RD STE/VIC VALEPORT AVE	93535	3071006027		H2	R-A	0	2 du/net ac	0.673282752	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8000	0	
Unincorporated Los Angeles County	VAC/AVE R2(DRT)/VIC 103RD STE	93543	3041005017		RL1	A-1-1	0	1 du / 1 gross ac	0.908882514	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	21700	0	
Unincorporated Los Angeles County	45th St W & W Avenue M	93536	3103012001		H2	R-1	0	2 du/net ac	0.722086989	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	245006	0	
Unincorporated Los Angeles County	VAC/151ST STE/VIC RAWHIDE AVE	93591	3074025011		H2	R-A	0	2 du/net ac	0.531683306	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5306	0	
Unincorporated Los Angeles County	VAC/178TH STE/VIC AVE N12	93535	3071018010		H2	R-A	0	2 du/net ac	0.676449738	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6366	0	
Unincorporated Los Angeles County	166th St E & Newmont Ave	93535	3070024007		H2	R-A	0	2 du/net ac	0.700811651	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13640	0	
Unincorporated Los Angeles County	168th St E & Mossdale Ave	93535	3070006004		H2	R-A	0	2 du/net ac	0.674186451	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15926	0	
Unincorporated Los Angeles County	161st St E & Highacres Ave	93591	3073013012		H2	R-A	0	2 du/net ac	0.501908729	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	40535 174TH ST E	93535	3071023016		H2	R-A	0	2 du/net ac	0.676242924	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	55.3881932		0	30962	559	
Unincorporated Los Angeles County	VAC/AVE E/VIC 40 STW	93536	3117002027		H5	R-A	0	5 du/net ac	2.123980204	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38460	0	
Unincorporated Los Angeles County	174th St E & Laredo Vista Ave	93591	3072003010		H2	R-A	0	2 du/net ac	0.508089096	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	VAC/AVE R4(DRT)/VIC 106TH STE	93543	3041012035		RL1	A-1-1	0	1 du / 1 gross ac	0.908470296	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	162nd St E & High Chapparel Ave	93591	3074023015		H2	R-A	0	2 du/net ac	0.512328408	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	166th St E & Sweetaire Ave	93535	3070026007		H2	R-A	0	2 du/net ac	0.673892256	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071008003		H2	R-A	0	2 du/net ac	0.693013159	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12250	0	
Unincorporated Los Angeles County	VAC/172ND STE/VIC NEWMONT AVE	93535	3071027002		H2	R-A	0	2 du/net ac	0.675692057	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9363	0	
Unincorporated Los Angeles County	177th St E & Sweetaire Ave	93535	3071020018		H2	R-A	0	2 du/net ac	0.675140722	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	51334	0	
Unincorporated Los Angeles County	VAC/171ST STE/VIC VALEPORT AVE	93591	3071001005		H2	R-A	0	2 du/net ac	0.675828748	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8239	0	
Unincorporated Los Angeles County	50th St W & W Avenue M-10	93536	3101028008		H2	R-A	0	2 du/net ac	1.292196611	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	57304	0	
Unincorporated Los Angeles County	172nd St E & Mossdale Ave	93535	3071004010		H2	R-A	0	2 du/net ac	0.674287079	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/VIC AVE D2/45 STW	93536	3117001022		H5	R-A	0	5 du/net ac	2.507324586	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	41789	0	
Unincorporated Los Angeles County	169th St E & N-12 Ave	93535	3070002013		H2	R-A	0	2 du/net ac	0.671799916	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	52839	0	
Unincorporated Los Angeles County	169th St E & Sweetaire Ave	93535	3070001005		H2	R-A	0	2 du/net ac	0.675988292	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	37972	0	
Unincorporated Los Angeles County	Quartz Hill Rd & W Avenue M	93536	3101018015		H2	R-A	0	2 du/net ac	0.550177786	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	44152	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D8	93536	3117001097		H5	R-A	0	5 du/net ac	2.128739092	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28146	0	
Unincorporated Los Angeles County	VAC/VIC AVE C10/41 STW	93536	3113013021		H5	R-A	0	5 du/net ac	2.505293317	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25300	0	
Unincorporated Los Angeles County	VAC/AVE V14(DRT)/VIC 126 STE	93553	3038012013		H2	R-A	0	2 du/net ac	0.924761851	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7000	0	
Unincorporated Los Angeles County	177th St E & Mossdale Ave	93535	3071010006		H2	R-A	0	2 du/net ac	0.691788689	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	Frontier Circus St & Rawhide Ave	93591	3074015022		H2	R-A	0	2 du/net ac	0.507849523	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11464	0	
Unincorporated Los Angeles County	57th St W & W Avenue M-6	93536	3101005049		H2	R-A	0	2 du/net ac	2.345072768	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	89474	0	
Unincorporated Los Angeles County	VAC/175TH STE/VIC AVE N4	93535	3071005006		H2	R-A	0	2 du/net ac	0.673953823	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7959	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074017022		H2	R-A	0	2 du/net ac	0.50488914	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22485	0	
Unincorporated Los Angeles County	171st St E & Mossdale Ave	93535	3071003014		H2	R-A	0	2 du/net ac	0.676321629	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29795	0	
Unincorporated Los Angeles County	177th St E & Newmont Ave	93535	3071021018		H2	R-A	0	2 du/net ac	0.672408318	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12738	0	
Unincorporated Los Angeles County	162nd St E & Coolwater Ave	93591	3073016019		H2	R-A	0	2 du/net ac	0.500362394	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071008002		H2	R-A	0	2 du/net ac	0.689013519	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	162nd St E & High Chapparel Ave	93591	3074026044		H2	R-A	0	2 du/net ac	0.756941709	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3965	0	
Unincorporated Los Angeles County	173rd St E & Valeport Ave	93535	3071007002		H2	R-A	0	2 du/net ac	0.722659367	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5499	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002023		H5	R-A	0	5 du/net ac	2.120829634	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31836	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D14	93536	3117002031		H5	R-A	0	5 du/net ac	9.640876807	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	53132	0	
Unincorporated Los Angeles County	VAC/COR AVE O/20STW	93551	3001018036		RL2	A-2-2	0	1 du / 2 gross ac	3.432091395	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	127172	0	
Unincorporated Los Angeles County	169th St E & Valeport Ave	93535	3070005007		H2	R-A	0	2 du/net ac	0.674601177	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7910	0	
Unincorporated Los Angeles County	167th St E & Coolwater Ave	93591	3073006018		H2	R-A	0	2 du/net ac	0.501700772	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	VAC/AVE V10(DRT)/VIC 126 STE	93553	3038013019		H2	R-A	0	2 du/net ac	1.519555032	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31489	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE C2	93536	3115009038		H5	R-A	0	5 du/net ac	2.477386607	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23655	0	
Unincorporated Los Angeles County	164th St E & Starbury Ave	93591	3074005019		H2	R-A	0	2 du/net ac	0.71768776	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6414	0	
Unincorporated Los Angeles County	VAC/COR 130 STE(DRT)/AVE V10	93553	3038008009		H2	R-A	0	2 du/net ac	0.653062239	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6000	0	
Unincorporated Los Angeles County	177th St E & Mossdale Ave	93535	3071011030		H2	R-A	0	2 du/net ac	0.677679622	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/AVE V12(DRT)/VIC 130 STE	93553	3038009003		H2	R-A	0	2 du/net ac	1.674466995	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7664	0	
Unincorporated Los Angeles County	VAC/COR AVE D/50 STW	93536	3117001001		H2	R-A	0	2 du/net ac	8.563580219	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	78576	0	
Unincorporated Los Angeles County	172nd St E & Mossdale Ave	93535	3071003004		H2	R-A	0	2 du/net ac	0.716915617	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11439	0	
Unincorporated Los Angeles County	VAC/AVE M/VIC 45 STW	93536	3103012002		H2	R-1	0	2 du/net ac	0.510453807	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	93198	0	
Unincorporated Los Angeles County	VAC/167TH STE/VIC HIGHACRES AVE	93591	3073006004		H2	R-A	0	2 du/net ac	0.501872699	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5100	0	
Unincorporated Los Angeles County	179th St E & Lakespring Ave	93591	3072025009		H2	R-A	0	2 du/net ac	0.511966695	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12408	0	
Unincorporated Los Angeles County	VAC/GOLDEN JUBILEE(P)/VIC 75TH S	93543	3050020042		H5	R-A	0	5 du/net ac	1.828680213	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29838	0	
Unincorporated Los Angeles County	VAC/174TH STE/VIC SWEETAIRE AVE	93535	3071023017		H2	R-A	0	2 du/net ac	0.673843642	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8000	0	
Unincorporated Los Angeles County	161st St E & High Chapparel Ave	93591	3074025005		H2	R-A	0	2 du/net ac	0.527372918	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	57th St W & W Avenue M-6	93536	3101006043		H2	R-A	0	2 du/net ac	1.093633098	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15790	0	
Unincorporated Los Angeles County	164th St E & Highacres Ave	93591	3073017023		H2	R-A	0	2 du/net ac	0.50046683	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20099	0	
Unincorporated Los Angeles County	VAC/GOLDEN JUBILEE(P)/VIC 75TH S	93543	3050020015		H5	R-A	0	5 du/net ac	1.068093183	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27470	0	
Unincorporated Los Angeles County	VAC/VIC AVE D8/40 STW	93536	3117001037		H5	R-A	0	5 du/net ac	2.507152534	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22804	0	
Unincorporated Los Angeles County	VAC/COR AVE D(PAV)/50 STW(NOG)	93536	3113010026		H2	R-A	0	2 du/net ac	5.307619771	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46700	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002016		H2	R-A	0	2 du/net ac	4.626896614	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	87382	0	
Unincorporated Los Angeles County	164th St E & Highacres Ave	93591	3073011012		H2	R-A	0	2 du/net ac	0.500444042	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12231	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D4	93536	3117001076		H2	R-A	0	2 du/net ac	1.293678676	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	59098	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	176th St E & Mossdale Ave	93535	3071010025		H2	R-A	0	2 du/net ac	0.701620774	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10710	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 39TH STW	93536	3117004050		RL2	A-2-2	0	1 du / 2 gross ac	2.256199019	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8979	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 47 STW	93536	3113010024		H2	R-A	0	2 du/net ac	2.432097049	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36399	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 45 STW	93536	3117001020		H5	R-A	0	5 du/net ac	2.129849618	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29396	0	
Unincorporated Los Angeles County	VAC/AVE V10/VIC 133 STE	93553	3037008006		H2	R-A	0	2 du/net ac	2.574357815	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16018	0	
Unincorporated Los Angeles County	VAC/STAGECOACH AVE/VIC 163RD STE	93591	3074011016		H2	R-A	0	2 du/net ac	0.542298983	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8160	0	
Unincorporated Los Angeles County	VAC/MACKONNAS GOLD AVE/169TH STE	93591	3074029016		H2	R-A	0	2 du/net ac	0.536394734	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5700	0	
Unincorporated Los Angeles County	VAC/COR AVE M/60TH STW	93536	3101001022		H2	R-A	0	2 du/net ac	1.072219384	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	56296	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002020		H5	R-A	0	5 du/net ac	9.637149062	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	84400	0	
Unincorporated Los Angeles County	166th St E & Newmont Ave	93535	3070024004		H2	R-A	0	2 du/net ac	0.713082882	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/168TH STE/VIC AVE N8	93535	3070007005		H2	R-A	0	2 du/net ac	0.669105268	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6242	0	
Unincorporated Los Angeles County	55th St W & W Avenue M-2	93536	3101015013		H2	R-A	0	2 du/net ac	0.610071943	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	53314	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 126 STE	93553	3038016017		H2	R-A	0	2 du/net ac	0.859395061	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	57852	0	
Unincorporated Los Angeles County	176th St E & Mossdale Ave	93535	3071009005		H2	R-A	0	2 du/net ac	0.67662774	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/AVE W(PAV)/VIC 128 STE	93553	3038011018		H2	R-A	0	2 du/net ac	0.982485112	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13650	0	
Unincorporated Los Angeles County	E Avenue N-4 & Fieldspring St	93535	3070022011		H2	R-A	0	2 du/net ac	0.837841599	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20000	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074028031		H2	R-A	0	2 du/net ac	0.628036419	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8020	0	
Unincorporated Los Angeles County	VAC/MACKENNAS GOLD/166TH STE	93591	3074030006		H2	R-A	0	2 du/net ac	0.537159573	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5385	0	
Unincorporated Los Angeles County	55th St W & W Avenue M	93536	3101015019		H2	R-A	0	2 du/net ac	0.627319445	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	67626	0	
Unincorporated Los Angeles County	179th St E & N-12 Ave	93535	3071016011		H2	R-A	0	2 du/net ac	0.669454299	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	52839	0	
Unincorporated Los Angeles County	VAC/165TH STE/VIC HIGHACRES AVE	93591	3073018022		H2	R-A	0	2 du/net ac	0.500418726	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5600	0	
Unincorporated Los Angeles County	174th St E & Sweetaire Ave	93535	3071024007		H2	R-A	0	2 du/net ac	0.676079236	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12490	0	
Unincorporated Los Angeles County	VAC/COR AVE J(PAV)/200 STE(DRT)	93535	3344001018		RL10	A-2-2	0	1 du / 10 gross ac	5.442900908	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10436	0	
Unincorporated Los Angeles County	178th St E & Mossdale Ave	93535	3071012003		H2	R-A	0	2 du/net ac	0.680171953	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4371	0	
Unincorporated Los Angeles County	E Avenue N-4 & Fieldspring St	93535	3070022028		H2	R-A	0	2 du/net ac	0.837761021	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7215	0	
Unincorporated Los Angeles County	163rd St E & Stagecoach Ave	93591	3074020019		H2	R-A	0	2 du/net ac	0.500467026	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/MACKENNAS GOLD AVE/165TH STE	93591	3074029049		H2	R-A	0	2 du/net ac	0.536587996	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5700	0	
Unincorporated Los Angeles County	VAC/AVE R10(DRT)/VIC 106TH STE	93543	3041010027		RL1	A-1-1	0	1 du / 1 gross ac	0.908552893	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17224	0	
Unincorporated Los Angeles County	178th St E & Sweetaire Ave	93535	3071016021		H2	R-A	0	2 du/net ac	0.670825696	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20233	0	
Unincorporated Los Angeles County	174th St E & Highacres Ave	93591	3072009026		H2	R-A	0	2 du/net ac	0.504366838	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5610	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074028030		H2	R-A	0	2 du/net ac	0.500599828	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	1549	0	
Unincorporated Los Angeles County	47th St W & W Avenue M	93536	3101019011		H2	R-A	0	2 du/net ac	0.599902032	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23083	0	
Unincorporated Los Angeles County	166th St E & Valeport Ave	93535	3070022036		H2	R-A	0	2 du/net ac	0.676289247	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	54041	0	
Unincorporated Los Angeles County	176th St E & Avenue N-4	93535	3071009012		H2	R-A	0	2 du/net ac	0.674277449	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	169th St E & N-12 Ave	93535	3070002029		H2	R-A	0	2 du/net ac	0.676346921	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/GOLDEN JUBILEE(P)/VIC ALBERT	93543	3050020038		H5	R-A	0	5 du/net ac	2.426361126	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24500	0	
Unincorporated Los Angeles County	177th St E & Coolwater Ave	93591	3072018012		H2	R-A	0	2 du/net ac	0.502988445	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/AVE W(DRT)/VIC 121 STE	93553	3038017019		H2	R-A	0	2 du/net ac	2.047232758	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25220	0	
Unincorporated Los Angeles County	165th St E & Highacres Ave	93591	3073018020		H2	R-A	0	2 du/net ac	0.50034059	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	167th St E & Newmont Ave	93535	3070003035		H2	R-A	0	2 du/net ac	0.677438946	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12293	0	
Unincorporated Los Angeles County	VAC/AVE R10(DRT)/VIC 110TH STE	93543	3041015029		RL1	A-1-1	0	1 du / 1 gross ac	0.908628556	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7937	0	
Unincorporated Los Angeles County	179th St E & N-12 Ave	93535	3071017003		H2	R-A	0	2 du/net ac	0.686291647	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	2386	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 45 STW	93536	3117001029		H5	R-A	0	5 du/net ac	2.130048943	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12155	0	
Unincorporated Los Angeles County	VAC/VALEPORT AVE/VIC 167TH STE	93535	3070023002		H2	R-A	0	2 du/net ac	0.717924213	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7282	0	
Unincorporated Los Angeles County	179th St E & Valeport Ave	93535	3071014014		H2	R-A	0	2 du/net ac	0.685887251	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	169th St E & N-12 Ave	93535	3070002014		H2	R-A	0	2 du/net ac	0.671919933	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/LONGVIEW RD(PAV)/VIC AVE V11	93553	3038008002		H2	R-A	0	2 du/net ac	0.654190248	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6000	0	
Unincorporated Los Angeles County	VAC/FIELDSPRING/COOLWATER AVE	93591	3073004020		H2	R-A	0	2 du/net ac	0.564019525	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3183	0	
Unincorporated Los Angeles County	VAC/FIELDSPRING/VIC VALEPORT AVE	93535	3070022004		H2	R-A	0	2 du/net ac	0.675586647	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8489	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 43 STW	93536	3113014017		H5	R-A	0	5 du/net ac	2.442552199	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31372	0	
Unincorporated Los Angeles County	VAC/VALPORT AVE/VIC 178TH STE	93535	3071014016		H2	R-A	0	2 du/net ac	0.690176634	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7386	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 42 STW	93536	3113014020		H5	R-A	0	5 du/net ac	2.268775485	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	44382	0	
Unincorporated Los Angeles County	164th St E & Starbury Ave	93591	3074006028		H2	R-A	0	2 du/net ac	0.675369728	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7450	0	
Unincorporated Los Angeles County	168th St E & Newmont Ave	93535	3070004005		H2	R-A	0	2 du/net ac	0.67477987	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071009021		H2	R-A	0	2 du/net ac	0.675398617	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9737	0	
Unincorporated Los Angeles County	51st St W & Rela Wy	93536	3101008018		H2	R-A	0	2 du/net ac	2.372996179	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	118511	0	
Unincorporated Los Angeles County	VAC/165TH STE/VIC MACKENNAS GOLD	93591	3074030020		H2	R-A	0	2 du/net ac	0.501985199	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10091	0	
Unincorporated Los Angeles County	167th St E & Mackennas Gold Ave	93591	3074029025		H2	R-A	0	2 du/net ac	0.59570958	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9419	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC D4	93536	3117001086		H5	R-A	0	5 du/net ac	2.134652205	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	39587	0	
Unincorporated Los Angeles County	168th St E & Mossdale Ave	93535	3070006003		H2	R-A	0	2 du/net ac	0.673918745	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9996	0	
Unincorporated Los Angeles County	VAC/BURNING TREE DR/VIC 163 STE	93544	3061035005		H2	R-1	0	2 du/net ac	0.509119882	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19265	0	
Unincorporated Los Angeles County	171st St E & Avenue N-4	93535	3071002029		H2	R-A	0	2 du/net ac	0.67517063	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4812	0	
Unincorporated Los Angeles County	176th St E & N-12 Ave	93535	3071020029		H2	R-A	0	2 du/net ac	0.673538129	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7140	0	
Unincorporated Los Angeles County	179th St E & Queensglen Ave	93591	3072026015		H2	R-A	0	2 du/net ac	0.806276675	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6591	0	
Unincorporated Los Angeles County	179th St E & Glenfall Ave	93591	3072020002		H2	R-A	0	2 du/net ac	0.581819802	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7698	0	
Unincorporated Los Angeles County	163rd St E & Jubilee Trail Ave	93591	3074004019		H2	R-A	0	2 du/net ac	0.677456758	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	172nd St E & Valeport Ave	93535	3071001019		H2	R-A	0	2 du/net ac	0.717364679	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14547	0	
Unincorporated Los Angeles County	179th St E & Queensglen Ave	93591	3072027015		H2	R-A	0	2 du/net ac	0.67479273	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4802	0	
Unincorporated Los Angeles County	VAC/COR AVE E/40 STW	93536	3117002029		H5	R-A	0	5 du/net ac	1.803134104	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30600	0	
Unincorporated Los Angeles County	VAC/128 STE(PAV)/VIC AVE V10	93553	3038014016		H18	R-3	0	18 du/net ac	0.610341947	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12912	0	
Unincorporated Los Angeles County	Ventana Dr & W Avenue M-12	93536	3101008002		H2	R-A	0	2 du/net ac	1.973160194	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	127500	0	
Unincorporated Los Angeles County	VAC/NEWMONT AVE/VIC 167TH STE	93535	3070003018		H2	R-A	0	2 du/net ac	0.730406554	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9140	0	
Unincorporated Los Angeles County	166th St E & Stagecoach Ave	93591	3074017014		H2	R-A	0	2 du/net ac	0.503370751	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8160	0	
Unincorporated Los Angeles County	47th St W & W Avenue M	93536	3101019009		H2	R-A	0	2 du/net ac	0.567691757	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	45156	0	
Unincorporated Los Angeles County	VAC/162ND STE/VIC RAWHIDE AVE	93591	3074023021		H2	R-A	0	2 du/net ac	0.512634826	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6000	0	
Unincorporated Los Angeles County	168th St E & Sweetaire Ave	93535	3070002016		H2	R-A	0	2 du/net ac	0.671568788	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8277	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D6	93536	3117001077		H2	R-A	0	2 du/net ac	1.291977998	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	43231	0	
Unincorporated Los Angeles County	176th St E & Valeport Ave	93535	3071008013		H2	R-A	0	2 du/net ac	0.688671095	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002043		H2	R-A	0	2 du/net ac	2.119069937	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38784	0	
Unincorporated Los Angeles County	171st St E & Laredo Vista Ave	93591	3072001015		H2	R-A	0	2 du/net ac	0.741479359	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5799	0	
Unincorporated Los Angeles County	168th St E & Jubilee Trail Ave	93591	3074002002		H2	R-A	0	2 du/net ac	0.727039013	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7000	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-12	93536	3102014052		H2	R-1	0	2 du/net ac	1.108769292	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	112455	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D2	93536	3117001046		H5	R-A	0	5 du/net ac	2.134644021	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	34796	0	
Unincorporated Los Angeles County	VAC/174TH STE/VIC HIGHACRES	93591	3072009028		H2	R-A	0	2 du/net ac	0.510377093	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7140	0	
Unincorporated Los Angeles County	173rd St E & Mossdale Ave	93535	3071005016		H2	R-A	0	2 du/net ac	0.714088119	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	174th St E & Avenue N-4	93535	3071006013		H2	R-A	0	2 du/net ac	0.67643819	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19237	0	
Unincorporated Los Angeles County	52nd St W & W Avenue M	93536	3101016003		H2	R-A	0	2 du/net ac	1.634957736	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	26389	0	
Unincorporated Los Angeles County	163rd St E & High Chapparel Ave	93591	3074022015		H2	R-A	0	2 du/net ac	0.500847098	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101023079		H2	R-A	0	2 du/net ac	0.514303027	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	52789	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-4	93536	3103003028		H2	R-1	0	2 du/net ac	0.549767262	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22196	0	
Unincorporated Los Angeles County	174th St E & Rawhide Ave	93591	3075002003		H2	R-A	0	2 du/net ac	0.712462208	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	179th St E & N-12 Ave	93535	3071016027		H2	R-A	0	2 du/net ac	0.83559732	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9345	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 41 STW	93536	3113014021		H5	R-A	0	5 du/net ac	2.349605928	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27651	0	
Unincorporated Los Angeles County	VAC/171ST STE/VIC AVE N12	93591	3071027028		H2	R-A	0	2 du/net ac	0.676717816	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7907	0	
Unincorporated Los Angeles County	172nd St E & Coolwater Ave	93591	3072012025		H2	R-A	0	2 du/net ac	0.50098302	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31690	0	
Unincorporated Los Angeles County	176th St E & Coolwater Ave	93591	3072015003		H2	R-A	0	2 du/net ac	0.564280958	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/AVE R6(DRT)/VIC 109TH STE	93543	3041014013		RL1	A-1-1	0	1 du / 1 gross ac	0.907651574	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13133	0	
Unincorporated Los Angeles County	176th St E & Newmont Ave	93535	3071020034		H2	R-A	0	2 du/net ac	0.671737159	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	51st St W & W Avenue L-4	93536	3102024012		H2	R-1	0	2 du/net ac	2.196927792	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28902	0	
Unincorporated Los Angeles County	162nd St E & Deeplake Ave	93591	3073012014		H2	R-A	0	2 du/net ac	0.500573378	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17835	0	
Unincorporated Los Angeles County	VAC/COR 126 STE(PAV)/AVE W(DRT)	93553	3038017017		H2	R-A	0	2 du/net ac	3.035395567	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22020	0	
Unincorporated Los Angeles County	166th St E & Valeport Ave	93535	3070022034		H2	R-A	0	2 du/net ac	0.676048353	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11815	0	
Unincorporated Los Angeles County	VAC/178TH STE/VIC NEWMONT AVE	93535	3071016030		H2	R-A	0	2 du/net ac	0.677652425	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8458	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 45 STW	93536	3117001049		H5	R-A	0	5 du/net ac	2.130404168	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10078	0	
Unincorporated Los Angeles County	VAC/AVE A/VIC 73 STW	93536	3229018006		RL2	A-2-2	0	1 du / 2 gross ac	2.120710181	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14700	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 40 STW	93536	3113014024		H5	R-A	0	5 du/net ac	2.227993372	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38508	0	
Unincorporated Los Angeles County	171st St E & Avenue N-4	93535	3071004011		H2	R-A	0	2 du/net ac	0.674275979	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4812	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D6	93536	3117001004		H2	R-A	0	2 du/net ac	9.258556726	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28762	0	
Unincorporated Los Angeles County	VAC/COR CIMA MESA(PAV)/101 STE(D	93543	3059018085		RL5	A-1-5	0	1 du / 5 gross ac	2.58629811	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18874	0	
Unincorporated Los Angeles County	171st St E & Mossdale Ave	93535	3071002035		H2	R-A	0	2 du/net ac	0.675257423	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	47770	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-6	93536	3103004008		H2	R-1	0	2 du/net ac	1.14211781	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	84059	0	
Unincorporated Los Angeles County	VAC/AVE O/VIC 188 STE	93591	3076008013		RL10	A-2-2	0	1 du / 10 gross ac	2.579581674	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8979	0	
Unincorporated Los Angeles County	50th St W & W Avenue M-10	93536	3101029045		H2	R-A	0	2 du/net ac	0.678897509	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	83232	0	
Unincorporated Los Angeles County	Highacres Ave & Ronar St	93591	3073016006		H2	R-A	0	2 du/net ac	0.500348906	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/SWEETAIRE AVE/172ND STE	93535	3071025023		H2	R-A	0	2 du/net ac	0.724631666	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7427	0	
Unincorporated Los Angeles County	174th St E & N-12 Ave	93535	3071023026		H2	R-A	0	2 du/net ac	0.680844819	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14013	0	
Unincorporated Los Angeles County	Fieldspring St & Sweetaire Ave	93535	3070025024		H2	R-A	0	2 du/net ac	0.675733311	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11917	0	
Unincorporated Los Angeles County	169th St E & Park Valley Ave	93591	3073008024		H2	R-A	0	2 du/net ac	0.609143266	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29357	0	
Unincorporated Los Angeles County	VAC/80 STW/VIC AVE F12	93536	3219011012		RL2	A-2-2.5	0	1 du / 2 gross ac	9.455981576	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	67447	0	
Unincorporated Los Angeles County	178th St E & Lakespring Ave	93591	3072025007		H2	R-A	0	2 du/net ac	0.502725201	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12659	0	
Unincorporated Los Angeles County	Alston Ln & Clearlawn St	93591	3073015007		H2	R-A	0	2 du/net ac	0.500429882	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6179	0	
Unincorporated Los Angeles County	164th St E & Coolwater Ave	93591	3073018008		H2	R-A	0	2 du/net ac	0.50046418	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3183	0	
Unincorporated Los Angeles County	169th St E & Avenue N-4	93535	3070006029		H2	R-A	0	2 du/net ac	0.67468604	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6343	0	
Unincorporated Los Angeles County	VAC/163RD STE/VIC HIGH CHAPPAREL	93591	3074023009		H2	R-A	0	2 du/net ac	0.512182252	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17340	0	
Unincorporated Los Angeles County	VAC/AVE R4(DRT)/VIC 108TH STE	93543	3041013038		RL1	A-1-1	0	1 du / 1 gross ac	0.907653114	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	161st St E & Wells Fargo Ave	93591	3074021015		H2	R-A	0	2 du/net ac	0.500559061	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12240	0	
Unincorporated Los Angeles County	VAC/SWEETAIRE AVE/VIC 173RD STE	93535	3071024006		H2	R-A	0	2 du/net ac	0.681997942	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7700	0	
Unincorporated Los Angeles County	VAC/173RD STE/VIC AVE N4	93535	3071006028		H2	R-A	0	2 du/net ac	0.674072998	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9180	0	
Unincorporated Los Angeles County	176th St E & Avenue N-4	93535	3071009009		H2	R-A	0	2 du/net ac	0.674039531	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	169th St E & Jubilee Trail Ave	93591	3074002016		H2	R-A	0	2 du/net ac	1.502731385	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7879	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 128 STE	93553	3038013013		H2	R-A	0	2 du/net ac	0.841148104	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	174th St E & Avenue N-4	93535	3071006014		H2	R-A	0	2 du/net ac	0.675413236	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D10	93536	3117002062		H5	R-A	0	5 du/net ac	7.331382312	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38569	0	
Unincorporated Los Angeles County	169th St E & Avenue N-4	93535	3070007009		H2	R-A	0	2 du/net ac	0.670442049	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	54041	0	
Unincorporated Los Angeles County	165th St E & Coolwater Ave	93591	3073018018		H2	R-A	0	2 du/net ac	0.500374035	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	Quartz Hill Rd & W Avenue M	93536	3103010007		H2	R-1	0	2 du/net ac	0.513864618	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	95058	0	
Unincorporated Los Angeles County	161st St E & Jubilee Trail Ave	93591	3074008037		H2	R-A	0	2 du/net ac	0.675002151	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10716	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D12	93536	3117002034		H5	R-A	0	5 du/net ac	9.646778391	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	74737	0	
Unincorporated Los Angeles County	VAC/COR AVE R10(PAV)/110TH STE(P	93543	3041015030		RL1	A-1-1	0	1 du / 1 gross ac	0.750696418	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7937	0	
Unincorporated Los Angeles County	175th St E & Highacres Ave	93591	3072022019		H2	R-A	0	2 du/net ac	0.543958614	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	47158	0	
Unincorporated Los Angeles County	172nd St E & Sweetaire Ave	93535	3071025018		H2	R-A	0	2 du/net ac	0.673325197	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	177th St E & Sweetaire Ave	93535	3071018019		H2	R-A	0	2 du/net ac	0.727907151	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14013	0	
Unincorporated Los Angeles County	171st St E & Sweetaire Ave	93535	3071026006		H2	R-A	0	2 du/net ac	0.677524249	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6611	0	
Unincorporated Los Angeles County	163rd St E & Jubilee Trail Ave	93591	3074004017		H2	R-A	0	2 du/net ac	0.679021451	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23903	0	
Unincorporated Los Angeles County	53rd St W & W Avenue M-6	93536	3101012018		H2	R-A	0	2 du/net ac	1.141040758	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	98118	0	
Unincorporated Los Angeles County	174th St E & N-12 Ave	93535	3071025030		H2	R-A	0	2 du/net ac	0.675229142	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/171ST STE/VIC AVE N12	93535	3071027033		H2	R-A	0	2 du/net ac	0.676077514	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7700	0	
Unincorporated Los Angeles County	169th St E & Park Valley Ave	93591	3073007011		H2	R-A	0	2 du/net ac	0.628539968	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9320	0	
Unincorporated Los Angeles County	162nd St E & Rawhide Ave	93591	3074021007		H2	R-A	0	2 du/net ac	0.500635014	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/AVE R6(DRT)/VIC 106TH STE	93543	3041011014		RL1	A-1-1	0	1 du / 1 gross ac	0.907721125	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10987	0	
Unincorporated Los Angeles County	VAC/AVE V10(DRT)/VIC 128STE	93553	3038013018		H2	R-A	0	2 du/net ac	1.518314598	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5327	0	
Unincorporated Los Angeles County	55th St W & W Avenue M-6	93536	3101006033		H2	R-A	0	2 du/net ac	1.485802114	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12278	0	
Unincorporated Los Angeles County	169th St E & Avenue N-4	93535	3070006006		H2	R-A	0	2 du/net ac	0.674148849	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 44 STW	93536	3113014003		H5	R-A	0	5 du/net ac	4.635820798	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	55107	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	VAC/VIC 165 STE/AVE X6	93544	3036019008		H2	R-A	0	2 du/net ac	2.522007369	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9695	0	
Unincorporated Los Angeles County	VAC/AVE W(DRT)/126 STE	93553	3038017016		H2	R-A	0	2 du/net ac	6.330014835	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	33806	0	
Unincorporated Los Angeles County	170th St E & Avenue N-4	93535	3070008016		H2	R-A	0	2 du/net ac	0.675393812	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6977	0	
Unincorporated Los Angeles County	45th St W & W Avenue L-14	93536	3103012020		H2	R-1	0	2 du/net ac	0.513404574	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	54551	0	
Unincorporated Los Angeles County	VAC/PARKVALLEY AVE/VIC 173RD STE	93591	3072009017		H2	R-A	0	2 du/net ac	0.789869582	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8079	0	
Unincorporated Los Angeles County	VAC/177TH STE/VIC SWEETAIRE AVE	93535	3071020017		H2	R-A	0	2 du/net ac	0.675194784	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6366	0	
Unincorporated Los Angeles County	171st St E & Glenfall Ave	93591	3072008001		H2	R-A	0	2 du/net ac	0.875343028	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24984	0	
Unincorporated Los Angeles County	VAC/STAGECOACH AVE/VIC 168TH STE	93591	3074013007		H2	R-A	0	2 du/net ac	0.545315587	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5700	0	
Unincorporated Los Angeles County	VAC/164 STE/VIC AVE Q	93591	3074006012		H2	R-A	0	2 du/net ac	0.674835514	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7450	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002015		H2	R-A	0	2 du/net ac	9.640281761	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	78550	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L	93536	3102026026		H2	R-1	0	2 du/net ac	0.734525534	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20253	0	
Unincorporated Los Angeles County	VAC/FIELDSPRING ST/VIC AVE N4	93535	3070022007		H2	R-A	0	2 du/net ac	0.675725493	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11340	0	
Unincorporated Los Angeles County	VAC/NEWMONT AVE/VIC 171ST STE	93535	3071028009		H2	R-A	0	2 du/net ac	0.697355304	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36622	0	
Unincorporated Los Angeles County	VAC/179TH STE/VIC AVE N8	93535	3071015014		H2	R-A	0	2 du/net ac	0.682863211	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4681	0	
Unincorporated Los Angeles County	161st St E & Highacres Ave	93591	3073014025		H2	R-A	0	2 du/net ac	0.534933275	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/COR AVE D(PAV)/45 STW(NOG)	93536	3113014002		H5	R-A	0	5 du/net ac	4.638037086	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	82073	0	
Unincorporated Los Angeles County	55th St W & W Avenue M-2	93536	3101015022		H2	R-A	0	2 du/net ac	0.658843783	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	78100	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D6	93536	3117001101		H5	R-A	0	5 du/net ac	2.132369706	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19111	0	
Unincorporated Los Angeles County	VAC/COR AVE D(PAV)/ANTELOPE HWY(	93536	3113010025		H2	R-A	0	2 du/net ac	3.453087926	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12060	0	
Unincorporated Los Angeles County	VAC/QUEENSGLEN AVE/VIC 174TH STE	93591	3072004007		H2	R-A	0	2 du/net ac	0.528590185	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10987	0	
Unincorporated Los Angeles County	171st St E & E Avenue N	93535	3071003005		H2	R-A	0	2 du/net ac	0.716594279	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	162nd St E & E Avenue O	93591	3073010024		H2	R-A	0	2 du/net ac	0.541638661	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4590	0	
Unincorporated Los Angeles County	VAC/168TH STE/MOSSDALE AVE	93535	3070007016		H2	R-A	0	2 du/net ac	0.672910636	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8000	0	
Unincorporated Los Angeles County	VAC/VIC AVE N8/172ND STE	93535	3071028002		H2	R-A	0	2 du/net ac	0.67720277	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7215	0	
Unincorporated Los Angeles County	VAC/165 STE/VIC AVE X6	93544	3036019007		H2	R-A	0	2 du/net ac	9.774784832	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	126032	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D2	93536	3117001002		H2	R-A	0	2 du/net ac	9.572816951	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	153127	0	
Unincorporated Los Angeles County	176th St E & Mossdale Ave	93535	3071010028		H2	R-A	0	2 du/net ac	0.70380135	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	178th St E & Valeport Ave	93535	3071013014		H2	R-A	0	2 du/net ac	0.702408523	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6752	0	
Unincorporated Los Angeles County	VAC/161ST STE/VIC COOLWATER AVE	93591	3073015012		H2	R-A	0	2 du/net ac	0.500739817	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10612	0	
Unincorporated Los Angeles County	167th St E & Mackennas Gold Ave	93591	3074029047		H2	R-A	0	2 du/net ac	0.980111381	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10200	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 126 STE	93553	3038016018		H2	R-A	0	2 du/net ac	0.861113996	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20400	0	
Unincorporated Los Angeles County	179th St E & Joshua Grove Ave	93591	3072025012		H2	R-A	0	2 du/net ac	0.512070408	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17481	0	
Unincorporated Los Angeles County	161st St E & Starbury Ave	93591	3074008011		H2	R-A	0	2 du/net ac	0.674569278	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7450	0	
Unincorporated Los Angeles County	VAC/COOLWATER AVE/179TH STE	93591	3072020013		H2	R-A	0	2 du/net ac	0.548413803	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	169th St E & Avenue N-4	93535	3070006028		H2	R-A	0	2 du/net ac	0.674489477	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9558	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-14	93536	3101034005		H2	R-A	0	2 du/net ac	0.678820474	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	85000	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D4	93536	3117003051		H5	R-A	0	5 du/net ac	9.085147102	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	89557	0	
Unincorporated Los Angeles County	VAC/123 STE(PAV)/VIC AVE V14	93553	3038017023		H2	R-A	0	2 du/net ac	4.988449299	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20253	0	
Unincorporated Los Angeles County	VAC/163RD STE/VIC HIGH CHAPPAREL	93591	3074022014		H2	R-A	0	2 du/net ac	0.500756122	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6658	0	
Unincorporated Los Angeles County	171st St E & Mossdale Ave	93535	3071002034		H2	R-A	0	2 du/net ac	0.67526122	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	47770	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002011		H2	R-A	0	2 du/net ac	9.627214536	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24361	0	
Unincorporated Los Angeles County	179th St E & Newmont Ave	93535	3071016003		H2	R-A	0	2 du/net ac	0.672053125	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/179TH STE/VIC MOSSDALE AVE	93591	3071013027		H2	R-A	0	2 du/net ac	0.682083159	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8800	0	
Unincorporated Los Angeles County	174th St E & Avenue N-4	93535	3071006026		H2	R-A	0	2 du/net ac	0.674151221	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10500	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 42 STW	93536	3113014018		H5	R-A	0	5 du/net ac	2.302620051	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20253	0	
Unincorporated Los Angeles County	VAC/AVE P8/VIC 167TH STE	93591	3074012021		H2	R-A	0	2 du/net ac	0.580514034	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7469	0	
Unincorporated Los Angeles County	VAC/COR AVE E/50 STW	93536	3117002001		H2	R-A	0	2 du/net ac	2.120835914	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8979	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-8	93536	3103005019		H2	R-1	0	2 du/net ac	1.144378003	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22601	0	
Unincorporated Los Angeles County	VAC/176TH STE/VIC AVE N12	93535	3071019017		H2	R-A	0	2 du/net ac	0.678808058	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4735	0	
Unincorporated Los Angeles County	VAC/AVE Y4/157 STE	93544	3061002104		H2	R-1	0	2 du/net ac	2.499031136	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22200	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-2	93536	3102026027		H2	R-1	0	2 du/net ac	1.667345001	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25655	0	
Unincorporated Los Angeles County	179th St E & Valeport Ave	93535	3071014005		H2	R-A	0	2 du/net ac	0.680730555	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9180	0	
Unincorporated Los Angeles County	VAC/NEWMONT AVE/VIC 177TH STE	93535	3071021019		H2	R-A	0	2 du/net ac	0.674484497	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5700	0	
Unincorporated Los Angeles County	VAC/173RD STE/VIC MOSSDALE AVE	93591	3071006036		H2	R-A	0	2 du/net ac	0.67438349	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8239	0	
Unincorporated Los Angeles County	VAC/20TH STW/VIC AVE O4	93534	3001021046		RL2	A-2-2	0	1 du / 2 gross ac	1.801811747	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D6	93536	3117001100		H5	R-A	0	5 du/net ac	2.130609907	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28146	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071011029		H2	R-A	0	2 du/net ac	0.677288911	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/COR AVE B/130 STW	93536	3261003041		RL10	A-2-2	0	1 du / 10 gross ac	4.24415773	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24009	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 41 STW	93536	3113014022		H5	R-A	0	5 du/net ac	2.351715593	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48036	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 50 STW	93536	3117002050		H2	R-A	0	2 du/net ac	2.122877987	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32229	0	
Unincorporated Los Angeles County	172nd St E & Coolwater Ave	93591	3072012024		H2	R-A	0	2 du/net ac	0.500787143	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16046	0	
Unincorporated Los Angeles County	176th St E & Mossdale Ave	93535	3071010004		H2	R-A	0	2 du/net ac	0.692211826	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	50th St W & W Avenue M-12	93536	3101032001		H2	R-A	0	2 du/net ac	4.689307324	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	369940	0	
Unincorporated Los Angeles County	176th St E & Valeport Ave	93535	3071009015		H2	R-A	0	2 du/net ac	0.675287319	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/NEWMONT AVE/VIC 167 ST E	93535	3070003017		H2	R-A	0	2 du/net ac	0.756141456	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9000	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101021015		H2	R-A	0	2 du/net ac	1.157117375	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	45101	0	
Unincorporated Los Angeles County	VAC/171ST STE/VIC SWEETAIRE AVE	93591	3071026007		H2	R-A	0	2 du/net ac	0.667243589	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7956	0	
Unincorporated Los Angeles County	VAC/AVE R12(DRT)/VIC 103RD STE	93543	3041008006		RL1	A-1-1	0	1 du / 1 gross ac	0.907588315	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4146	0	
Unincorporated Los Angeles County	178th St E & Newmont Ave	93535	3071015004		H2	R-A	0	2 du/net ac	0.675552456	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	40029	0	
Unincorporated Los Angeles County	178th St E & Valeport Ave	93535	3071014015		H2	R-A	0	2 du/net ac	0.685077899	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/COR LONGVIEW RD(PAV)/AVE V10	93553	3038008001		H2	R-A	0	2 du/net ac	0.651955056	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6000	0	
Unincorporated Los Angeles County	Glacier Pl & Klamath Ln	93536	3103028008		H5	R-1	0	5 du/net ac	3.66451778	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	128676	0	
Unincorporated Los Angeles County	164th St E & Starbury Ave	93591	3074006029		H2	R-A	0	2 du/net ac	0.675223735	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7450	0	
Unincorporated Los Angeles County	VAC/AVE R10(DRT)/VIC 107TH STE	93543	3041010028		RL1	A-1-1	0	1 du / 1 gross ac	0.908556821	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17224	0	
Unincorporated Los Angeles County	VAC/AVE R10(DRT)/VIC 109TH STE	93543	3041015028		RL1	A-1-1	0	1 du / 1 gross ac	0.908559244	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7937	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D14	93536	3117002030		H5	R-A	0	5 du/net ac	2.129471279	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	35125	0	
Unincorporated Los Angeles County	168th St E & Coolwater Ave	93591	3073007017		H2	R-A	0	2 du/net ac	0.513494784	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19111	0	
Unincorporated Los Angeles County	VAC/172ND STE/MOSSDALE AVE	93535	3071004008		H2	R-A	0	2 du/net ac	0.674285444	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8000	0	
Unincorporated Los Angeles County	164th St E & Starbury Ave	93591	3074006011		H2	R-A	0	2 du/net ac	0.674487567	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7450	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 40 STE	93536	3117002026		H5	R-A	0	5 du/net ac	9.255490397	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25021	0	
Unincorporated Los Angeles County	VAC/AVE R14(DRT)/VIC 108TH STE	93543	3041016023		RL1	A-1-1	0	1 du / 1 gross ac	0.90850662	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23650	0	
Unincorporated Los Angeles County	VAC/AVE R12(DRT)/VIC 103RD STE	93543	3041008007		RL1	A-1-1	0	1 du / 1 gross ac	0.907628926	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4146	0	
Unincorporated Los Angeles County	167th St E & Jubilee Trail Ave	93591	3074003026		H2	R-A	0	2 du/net ac	0.709208581	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24984	0	
Unincorporated Los Angeles County	VAC/130 STE(DRT)/VIC AVE V11	93553	3038008008		H2	R-A	0	2 du/net ac	0.654153127	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22287	0	
Unincorporated Los Angeles County	162nd St E & Highacres Ave	93591	3073016022		H2	R-A	0	2 du/net ac	0.500406063	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6482	0	
Unincorporated Los Angeles County	Indigo Wy & Rimfield Dr	93536	3101034032		H2	R-A	0	2 du/net ac	0.632530186	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	77200	0	
Unincorporated Los Angeles County	VAC/223 STE(DRT)/METRO BYPASS(DR	93591	3033015095		RL10	A-2-2	0	1 du / 10 gross ac	5.328312305	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14083	0	
Unincorporated Los Angeles County	VAC/168TH STE/VIC SWEETAIRE AVE	93535	3070003025		H2	R-A	0	2 du/net ac	0.675232109	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6366	0	
Unincorporated Los Angeles County	VAC/AVE W(PAV)/VIC 128 STE(PAV)	93553	3038011015		H2	R-A	0	2 du/net ac	0.983008071	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17340	0	
Unincorporated Los Angeles County	VAC/167TH STE/VIC RAWHIDE AVE	93591	3074017003		H2	R-A	0	2 du/net ac	0.510783611	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6810	0	
Unincorporated Los Angeles County	176th St E & Sweetaire Ave	93535	3071019016		H2	R-A	0	2 du/net ac	0.676825908	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11815	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 40 STW	93536	3117001060		H5	R-A	0	5 du/net ac	2.127909547	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11798	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 128 STE	93553	3038012004		H2	R-A	0	2 du/net ac	0.83860343	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27988	0	
Unincorporated Los Angeles County	174th St E & Sweetaire Ave	93535	3071024016		H2	R-A	0	2 du/net ac	0.673743867	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12659	0	
Unincorporated Los Angeles County	170th St E & E Avenue P	93591	3073001012		H2	R-A	0	2 du/net ac	2.45094086	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16521	0	
Unincorporated Los Angeles County	169th St E & Mossdale Ave	93535	3070006036		H2	R-A	0	2 du/net ac	0.674185253	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6343	0	
Unincorporated Los Angeles County	171st St E & Valeport Ave	93535	3071002023		H2	R-A	0	2 du/net ac	0.675306587	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11730	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002021		H5	R-A	0	5 du/net ac	9.633984156	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	89250	0	
Unincorporated Los Angeles County	VAC/COR 126 STE(PAV)/AVE V12(PAV	93553	3038017014		H2	R-A	0	2 du/net ac	5.785021541	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24660	0	
Unincorporated Los Angeles County	50th St W & W Avenue M-2	93536	3101013016		H2	R-A	0	2 du/net ac	0.615437987	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49448	0	
Unincorporated Los Angeles County	VAC/AVE R2(DRT)/VIC 108TH STE	93543	3041013016		RL1	A-1-1	0	1 du / 1 gross ac	0.909509631	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17470	0	
Unincorporated Los Angeles County	Almond Ave & W Avenue M-8	93536	3101005022		H2	R-A	0	2 du/net ac	1.792981207	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	88434	0	
Unincorporated Los Angeles County	53rd St W & W Avenue M-6	93536	3101012016		H2	R-A	0	2 du/net ac	0.86166133	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10517	0	
Unincorporated Los Angeles County	VAC/AVE L8/VIC 47TH STW	93536	3103004020		H2	R-1	0	2 du/net ac	1.124385007	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	62220	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D8	93536	3117002057		H2	R-A	0	2 du/net ac	9.258795429	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23045	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 126 STE	93553	3038012009		H2	R-A	0	2 du/net ac	0.917893555	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	42902	0	
Unincorporated Los Angeles County	Quartz Hill Rd & W Avenue M	93536	3103010006		H2	R-1	0	2 du/net ac	0.515545115	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31481	0	
Unincorporated Los Angeles County	Highacres Ave & Ronar St	93591	3073015022		H2	R-A	0	2 du/net ac	0.500420634	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8610	0	
Unincorporated Los Angeles County	VAC/VIC AVE V14/123 STE	93553	3038017024		H2	R-A	0	2 du/net ac	4.985235268	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24103	0	
Unincorporated Los Angeles County	VAC/168TH STE/VIC RAWHIDE AVE	93591	3074015004		H2	R-A	0	2 du/net ac	0.500418946	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7427	0	
Unincorporated Los Angeles County	E Avenue N-4 & Fieldspring St	93535	3070023010		H2	R-A	0	2 du/net ac	0.685545571	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7004	0	
Unincorporated Los Angeles County	167th St E & Sweetaire Ave	93535	3070003023		H2	R-A	0	2 du/net ac	0.675607987	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13378	0	
Unincorporated Los Angeles County	170th St E & Avenue N-4	93535	3070008017		H2	R-A	0	2 du/net ac	0.675731411	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10404	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071011015		H2	R-A	0	2 du/net ac	0.676077575	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/LONGVIEW RD(PAV)/VIC AVE V11	93553	3038008003		H2	R-A	0	2 du/net ac	0.654657321	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6000	0	
Unincorporated Los Angeles County	167th St E & Valeport Ave	93535	3070007006		H2	R-A	0	2 du/net ac	0.669174628	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13525	0	
Unincorporated Los Angeles County	165th St E & Coolwater Ave	93591	3073018019		H2	R-A	0	2 du/net ac	0.50039638	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	33731	0	
Unincorporated Los Angeles County	168th St E & Sweetaire Ave	93535	3070002017		H2	R-A	0	2 du/net ac	0.67124449	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7819	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D12	93536	3117002003		H2	R-A	0	2 du/net ac	5.006520585	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	67524	0	
Unincorporated Los Angeles County	53rd St W & W Avenue M-4	93536	3101014035		H2	R-A	0	2 du/net ac	1.546454875	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	45457	0	
Unincorporated Los Angeles County	VAC/VIC FT TEJON/165 STE	93544	3061020005		H2	R-1	0	2 du/net ac	1.022317834	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	409	0	
Unincorporated Los Angeles County	166th St E & Mackennas Gold Ave	93591	3074030032		H2	R-A	0	2 du/net ac	0.543504786	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14839	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 47 STW	93536	3113010023		H2	R-A	0	2 du/net ac	2.429906649	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29056	0	
Unincorporated Los Angeles County	176th St E & Avenue N-4	93535	3071010023		H2	R-A	0	2 du/net ac	0.701632821	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9088	0	
Unincorporated Los Angeles County	169th St E & Mackennas Gold Ave	93591	3074029005		H2	R-A	0	2 du/net ac	0.546836328	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12473	0	
Unincorporated Los Angeles County	VAC/BURNING TREE DR/VIC 163 STE	93544	3061035004		H2	R-1	0	2 du/net ac	0.523303097	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19265	0	
Unincorporated Los Angeles County	174th St E & Longmeadow Ave	93591	3072006003		H2	R-A	0	2 du/net ac	0.540320202	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	VAC/COR AVE N8/18TH STW	93550	3005016004		RL2	A-2-2	0	1 du / 2 gross ac	2.612167833	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36523	0	
Unincorporated Los Angeles County	166th St E & Wells Fargo Ave	93591	3074019006		H2	R-A	0	2 du/net ac	0.502777876	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14261	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024033		H2	R-A	0	2 du/net ac	0.916597296	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12060	0	
Unincorporated Los Angeles County	167th St E & Sweetaire Ave	93535	3070003007		H2	R-A	0	2 du/net ac	0.678855283	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17835	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-8	93536	3103005047		H2	R-1	0	2 du/net ac	1.085690091	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	73767	0	
Unincorporated Los Angeles County	VAC/50 STW/VIC AVE D10	93536	3117002058		H2	R-A	0	2 du/net ac	9.257991934	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36920	0	
Unincorporated Los Angeles County	VAC/SWEETAIRE AVE/171ST STE	93591	3071026015		H2	R-A	0	2 du/net ac	0.675363487	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9779	0	
Unincorporated Los Angeles County	VAC/AVE C2/VIC 42 STW	93536	3113011019		H5	R-A	0	5 du/net ac	2.855608527	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	50739	0	
Unincorporated Los Angeles County	164th St E & Rawhide Ave	93591	3074022020		H2	R-A	0	2 du/net ac	0.501079459	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/AVE R2(DRT)/VIC 108TH STE	93543	3041013015		RL1	A-1-1	0	1 du / 1 gross ac	0.909549878	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16997	0	
Unincorporated Los Angeles County	VAC/173RD STE/VIC NEWMONT AVE	93591	3071023035		H2	R-A	0	2 du/net ac	0.676712084	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3860	0	
Unincorporated Los Angeles County	VAC/AVE M/VIC 42 STW	93536	3103028027		H5	R-1	0	5 du/net ac	3.64636905	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	74151	0	
Unincorporated Los Angeles County	178th St E & Sweetaire Ave	93535	3071017018		H2	R-A	0	2 du/net ac	0.66732553	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19345	0	
Unincorporated Los Angeles County	VAC/VIC AVE C2/33 STW	93536	3115009003		H5	R-A	0	5 du/net ac	5.361865603	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11401	0	
Unincorporated Los Angeles County	VAC/COR AVE C/50 STW	93536	3113007001		H2	R-A	0	2 du/net ac	2.852370035	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8761	0	
Unincorporated Los Angeles County	163rd St E & High Chapparel Ave	93591	3074026010		H2	R-A	0	2 du/net ac	0.714425929	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6614	0	
Unincorporated Los Angeles County	VAC/174TH STE/VIC AVE N4	93535	3071005004		H2	R-A	0	2 du/net ac	0.676211822	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6048	0	
Unincorporated Los Angeles County	161st St E & Stagecoach Ave	93591	3074020017		H2	R-A	0	2 du/net ac	0.500593468	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27482	0	
Unincorporated Los Angeles County	VAC/AVE C8/VIC 48 STW	93536	3113009003		H2	R-A	0	2 du/net ac	2.861296547	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	48996	0	
Unincorporated Los Angeles County	VAC/COR AVE C2/50 STW	93536	3113007014		H2	R-A	0	2 du/net ac	2.8491479	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19557	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-12	93536	3101031027		H2	R-A	0	2 du/net ac	0.616974119	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	84385	0	
Unincorporated Los Angeles County	VAC/SWEETAIRE AVE/VIC 177TH STE	93591	3071019002		H2	R-A	0	2 du/net ac	0.675345438	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8670	0	
Unincorporated Los Angeles County	VAC/ANTELOPE HWY/VIC 50 STW	93536	3113010015		H2	R-A	0	2 du/net ac	4.237454399	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	47323	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-6	93536	3101026010		H2	R-A	0	2 du/net ac	1.353589177	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	21290	0	
Unincorporated Los Angeles County	W Avenue M-8 & Yancey Ln	93536	3101010013		H2	R-A	0	2 du/net ac	1.244768486	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17110	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D2	93536	3117001085		H5	R-A	0	5 du/net ac	2.132231297	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	40194	0	
Unincorporated Los Angeles County	161st St E & Stagecoach Ave	93591	3074011014		H2	R-A	0	2 du/net ac	0.542346394	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5259	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	VAC/AVE E/VIC 50 STW	93536	3117002006		H2	R-A	0	2 du/net ac	9.628072223	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24361	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 128 STE	93553	3038013012		H2	R-A	0	2 du/net ac	0.839280803	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6342	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 40 STW	93536	3117001095		H5	R-A	0	5 du/net ac	2.133342019	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	39263	0	
Unincorporated Los Angeles County	173rd St E & Sweetaire Ave	93535	3071023020		H2	R-A	0	2 du/net ac	0.651938447	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	166th St E & Valeport Ave	93535	3070022035		H2	R-A	0	2 du/net ac	0.676059829	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24487	0	
Unincorporated Los Angeles County	VAC/VALPORT AVE/178TH STE	93535	3071014017		H2	R-A	0	2 du/net ac	0.692385429	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10404	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE D4	93536	3117001099		H5	R-A	0	5 du/net ac	2.13062542	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10732	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 45 STW	93536	3117001016		H5	R-A	0	5 du/net ac	2.127684958	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30500	0	
Unincorporated Los Angeles County	VAC/AVE V10(DRT)/VIC LONGVIEW RD	93553	3037008016		H2	R-A	0	2 du/net ac	0.876707865	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15584	0	
Unincorporated Los Angeles County	176th St E & Newmont Ave	93535	3071020035		H2	R-A	0	2 du/net ac	0.675779075	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13374	0	
Unincorporated Los Angeles County	VAC/COR AVE V12(PAV)/121 STE(PAV	93553	3038019025		H2	R-A	0	2 du/net ac	0.795542353	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19498	0	
Unincorporated Los Angeles County	164th St E & High Chapparel Ave	93591	3074026001		H2	R-A	0	2 du/net ac	0.568206503	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9186	0	
Unincorporated Los Angeles County	172nd St E & Mossdale Ave	93535	3071004009		H2	R-A	0	2 du/net ac	0.671774889	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11220	0	
Unincorporated Los Angeles County	Fieldspring St & Valeport Ave	93535	3070023014		H2	R-A	0	2 du/net ac	0.686544289	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5852	0	
Unincorporated Los Angeles County	VAC/178TH STE/VIC NEWMONT AVE	93535	3071016037		H2	R-A	0	2 du/net ac	0.67484819	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6366	0	
Unincorporated Los Angeles County	VAC/177TH STE/VIC SWEETAIRE AVE	93535	3071020016		H2	R-A	0	2 du/net ac	0.675214837	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7310	0	
Unincorporated Los Angeles County	VAC/COR AVE L12/47 STW	93536	3103006016		H2	R-1	0	2 du/net ac	0.942827104	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	87382	0	
Unincorporated Los Angeles County	161st St E & Starbury Ave	93591	3074008012		H2	R-A	0	2 du/net ac	0.674607187	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18738	0	
Unincorporated Los Angeles County	Coolwater Ave & Ronar St	93591	3073014006		H2	R-A	0	2 du/net ac	0.54189459	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	VAC/BIGLAKE AVE/VIC 179TH STE	93591	3072025030		H2	R-A	0	2 du/net ac	0.502019867	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8610	0	
Unincorporated Los Angeles County	VAC/COR AVE V12(PAV)/123 STE	93553	3038017022		H2	R-A	0	2 du/net ac	4.539318531	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13499	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-11	93536	3103006012		H2	R-1	0	2 du/net ac	1.124635242	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	47222	0	
Unincorporated Los Angeles County	179th St E & Valeport Ave	93535	3071013020		H2	R-A	0	2 du/net ac	0.702444471	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6126	0	
Unincorporated Los Angeles County	VAC/AVE Y8/157 STE	93544	3061002096		RL5	A-1	0	1 du / 5 gross ac	1.388251383	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13005	0	
Unincorporated Los Angeles County	VAC/COR 121 STE(PAV)/AVE V14(PAV	93553	3038017001		H2	R-A	0	2 du/net ac	3.548754597	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18652	0	
Unincorporated Los Angeles County	161st St E & High Chapparel Ave	93591	3074026039		H2	R-A	0	2 du/net ac	0.684739527	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	52670	0	
Unincorporated Los Angeles County	165th St E & Starbury Ave	93591	3074004003		H2	R-A	0	2 du/net ac	0.717718358	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6473	0	
Unincorporated Los Angeles County	VAC/COR AVE C/45 STW	93536	3113007007		H2	R-A	0	2 du/net ac	2.839464828	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31306	0	
Unincorporated Los Angeles County	174th St E & E Avenue N	93535	3071005015		H2	R-A	0	2 du/net ac	0.712425254	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/WELLS FARGO AVE/VIC 161 STE	93535	3074020010		H2	R-A	0	2 du/net ac	0.500638336	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7282	0	
Unincorporated Los Angeles County	VAC/AVE R14(RT)/VIC 107TH STE	93543	3041009028		RL1	A-1-1	0	1 du / 1 gross ac	0.908451329	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32320	0	
Unincorporated Los Angeles County	168th St E & Sweetaire Ave	93535	3070002015		H2	R-A	0	2 du/net ac	0.671541573	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6977	0	
Unincorporated Los Angeles County	VAC/40 STW/VIC AVE C8	93536	3115009044		H5	R-A	0	5 du/net ac	2.477319454	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	23892	0	
Unincorporated Los Angeles County	163rd St E & Jubilee Trail Ave	93591	3074004016		H2	R-A	0	2 du/net ac	0.679741183	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6784	0	
Unincorporated Los Angeles County	VAC/COR AVE O(PAV)/181 STE(NOG)	93591	3076002031		RL2	A-1-2	0	1 du / 2 gross ac	2.174725009	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	86083	0	
Unincorporated Los Angeles County	164th St E & Starbury Ave	93591	3074006032		H2	R-A	0	2 du/net ac	0.675144333	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	79624	0	
Unincorporated Los Angeles County	VAC/VIC AVE C/35 STW	93536	3115009015		H5	R-A	0	5 du/net ac	9.931236872	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	208256	0	
Unincorporated Los Angeles County	VAC/VALEPORT AVE/VIC 167TH STE	93535	3070023007		H2	R-A	0	2 du/net ac	0.688488447	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7700	0	
Unincorporated Los Angeles County	VAC/AVE C4/VIC 35 STW	93536	3115009010		H5	R-A	0	5 du/net ac	9.948060007	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	59566	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 40 STW	93536	3117001040		H5	R-A	0	5 du/net ac	2.129852085	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24305	0	
Unincorporated Los Angeles County	173rd St E & Schollview Ave	93591	3072012026		H2	R-A	0	2 du/net ac	0.501323854	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31690	0	
Unincorporated Los Angeles County	174th St E & Coolwater Ave	93591	3072010016		H2	R-A	0	2 du/net ac	0.503926507	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27482	0	
Unincorporated Los Angeles County	168th St E & Valeport Ave	93535	3070006016		H2	R-A	0	2 du/net ac	0.674307695	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11567	0	
Unincorporated Los Angeles County	VAC/SWEETAIRE AVE/VIC 176TH STE	93591	3071019007		H2	R-A	0	2 du/net ac	0.682532277	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7700	0	
Unincorporated Los Angeles County	VAC/STAGECOACH AVE/VIC 164TH STE	93591	3074012007		H2	R-A	0	2 du/net ac	0.578433239	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10773	0	
Unincorporated Los Angeles County	VAC/AVE S/VIC 130TH STE	93543	3040004038		RL20	A-2-1	0	1 du / 20 gross ac	0.909305289	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5947	0	
Unincorporated Los Angeles County	164th St E & Starbury Ave	93591	3074006009		H2	R-A	0	2 du/net ac	0.674481162	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7450	0	
Unincorporated Los Angeles County	VAC/AVE V10(DRT)/VIC LONGVIEW RD	93553	3037008015		H2	R-A	0	2 du/net ac	0.859478513	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17539	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-12	93536	3103006023		H2	R-1	0	2 du/net ac	0.542415438	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31836	0	
Unincorporated Los Angeles County	VAC/VIC AVE M/65TH STW	93536	3204005026		H18	R-3	0	18 du/net ac	1.270012228	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46172	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024035		H2	R-A	0	2 du/net ac	0.897320839	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	94323	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 43 STW	93536	3113014005		H5	R-A	0	5 du/net ac	2.511313313	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	21771	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-13	93536	3103007003		H18	R-3	0	18 du/net ac	0.949616547	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29771	0	
Unincorporated Los Angeles County	VAC/AVE E/VIC 45 STW	93536	3117002022		H5	R-A	0	5 du/net ac	9.641384494	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	90202	0	
Unincorporated Los Angeles County	VAC/AVE Y4/VIC 157 STE	93544	3061002107		H2	R-1	0	2 du/net ac	1.783105316	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38352	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 46 STW	93536	3113010022		H2	R-A	0	2 du/net ac	2.432656245	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11184	0	
Unincorporated Los Angeles County	172nd St E & Mossdale Ave	93535	3071003003		H2	R-A	0	2 du/net ac	0.720066709	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/AVE G/VIC 120 STW	93536	3265002173		RL10	A-2-2	0	1 du / 10 gross ac	2.131144026	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3927	0	
Unincorporated Los Angeles County	VAC/50TH STW/VIC AVE L6	93536	3103004048		H2 & MU-R	R-1 & MXD-RU	0	2 du/net ac	0.979922474	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	100344	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-10	93536	3103005026		H18	R-3	0	18 du/net ac	1.138227641	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29771	0	
Unincorporated Los Angeles County	179th St E & Longmeadow Ave	93591	3072027016		H2	R-A	0	2 du/net ac	0.541655413	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	176th St E & Highacres Ave	93591	3072016036		H2	R-A	0	2 du/net ac	0.557210433	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9931	0	
Unincorporated Los Angeles County	177th St E & Valeport Ave	93535	3071008005		H2	R-A	0	2 du/net ac	0.695548602	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	VAC/AVE V12(PAV)/VIC 125 STE	93553	3038013007		H2	R-A	0	2 du/net ac	0.923087501	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	42840	0	
Unincorporated Los Angeles County	VAC/170TH STE/VIC AVE N8	93535	3071001007		H2	R-A	0	2 du/net ac	0.674185676	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25000	0	
Unincorporated Los Angeles County	164th St E & Wells Fargo Ave	93591	3074019010		H2	R-A	0	2 du/net ac	0.501564447	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 44 STW	93536	3113014004		H5	R-A	0	5 du/net ac	4.634476789	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49835	0	
Unincorporated Los Angeles County	VAC/163RD STE/VIC CHUKA AVE	93591	3074007015		H2	R-A	0	2 du/net ac	0.674920458	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8000	0	
Unincorporated Los Angeles County	VAC/169TH STE/VIC AVE O	93535	3070001007		H2	R-A	0	2 du/net ac	0.676505833	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8788	0	
Unincorporated Los Angeles County	167th St E & Rawhide Ave	93591	3074028020		H2	R-A	0	2 du/net ac	0.5522821	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4625	0	
Unincorporated Los Angeles County	VAC/COR AVE G/80 STW	93536	3219011013		RL2	A-2-2.5	0	1 du / 2 gross ac	8.897975043	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	179320	0	
Unincorporated Los Angeles County	161st St E & Highacres Ave	93591	3073014024		H2	R-A	0	2 du/net ac	0.535664402	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19111	0	
Unincorporated Los Angeles County	VAC/128 STE(PAV)/VIC AVE V14	93553	3038010001		H2	R-A	0	2 du/net ac	9.557548212	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	53400	0	
Unincorporated Los Angeles County	VAC/179TH STE/VIC MOSSDALE	93535	3071013032		H2	R-A	0	2 du/net ac	0.676158952	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5700	0	
Unincorporated Los Angeles County	VAC/AVE D/VIC 40 STW	93536	3113014023		H5	R-A	0	5 du/net ac	2.353113509	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31600	0	
Unincorporated Los Angeles County	55th St W & W Avenue M-2	93536	3101003016		H2	R-A	0	2 du/net ac	0.71048203	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	70096	0	
Unincorporated Los Angeles County	VAC/COR SAGE TREE ST/11TH STW	93550	3003011008		H9	R-A	0	9 du/net ac	0.11531665	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	1064	0	
Unincorporated Los Angeles County	VAC/COR 9TH STE/AVE P15	93534	3022017022		H18	R-3	0	18 du/net ac	0.15957947	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10850	0	
Unincorporated Los Angeles County	VAC/88 STE/VIC AVE Q4	93543	3027010035		RL1	A-1-1	0	1 du / 1 gross ac	0.237966852	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3457	0	
Unincorporated Los Angeles County	VAC/AVE W12/VIC LONG VIEW RD	93553	3037027005		RL1	A-1-1	0	1 du / 1 gross ac	0.498510608	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12853	0	
Unincorporated Los Angeles County	VAC/COR AVE VII/LONGVIEW RD	93553	3037009005		H2	R-A	0	2 du/net ac	0.199226105	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5780	0	
Unincorporated Los Angeles County	VAC/COR AVE VII/LONGVIEW RD	93553	3037009012		H2	R-A	0	2 du/net ac	0.199825921	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6745	0	
Unincorporated Los Angeles County	VAC/AVE V12/VIC LONGVIEW RD	93553	3037010001		H2	R-A	0	2 du/net ac	0.268813145	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4579	0	
Unincorporated Los Angeles County	VAC/AVE V12/VIC LONGVIEW RD	93553	3037010003		H2	R-A	0	2 du/net ac	0.268984857	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4579	0	
Unincorporated Los Angeles County	VAC/E AVENUE V14/VIC LONGVIEW RD	93553	3037011003		H2	R-A	0	2 du/net ac	0.30475956	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	51800	0	
Unincorporated Los Angeles County	VAC/AVE W/VIC LONGVIEW RD	93553	3037011011		H2	R-A	0	2 du/net ac	0.302935818	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6064	0	
Unincorporated Los Angeles County	VAC W/VIC133 STE	91251	3037011017		H2	R-A	0	2 du/net ac	0.303018899	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9347	0	
Unincorporated Los Angeles County	VAC/AVE W(PAV)/VIC 135TH STE	93553	3037013010		H2	R-A	0	2 du/net ac	0.367238321	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15208	0	
Unincorporated Los Angeles County	VAC/AVE WY/VIC LONGVIEW RD	93553	3037017007		RL1	A-1-1	0	1 du / 1 gross ac	0.227240008	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6008	0	
Unincorporated Los Angeles County	VAC/AVE WY VIC LONGVIEW RD	93553	3037017014		RL1	A-1-1	0	1 du / 1 gross ac	0.220612937	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12734	0	
Unincorporated Los Angeles County	VAC/AVE WY/VIC LONGVIEW RD	93553	3037017015		RL1	A-1-1	0	1 du / 1 gross ac	0.22724	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9775	0	
Unincorporated Los Angeles County	VAC/133 STE/VIC AVE W6	93553	3037019017		RL1	A-1-1	0	1 du / 1 gross ac	0.363685212	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3366	0	
Unincorporated Los Angeles County	VAC/COR AVE W8/133 STE	93553	3037021017		RL1	A-1-1	0	1 du / 1 gross ac	0.228592272	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				13950	0	
Unincorporated Los Angeles County	VAC/LONGVIEW RD(PAV)/VIC V8	93553	3038007019		H2	R-A	0	2 du/net ac	0.348902505	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38943	0	
Unincorporated Los Angeles County	VAC/LONGVIEW RD(PAV)/VIC AVE V8	93553	3038007020		H2	R-A	0	2 du/net ac	0.349270184	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19138	0	
Unincorporated Los Angeles County	VAC/LONGVIEW RD(PAV)/VIC AVE V9	93553	3038007021		H2	R-A	0	2 du/net ac	0.34947119	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19138	0	
Unincorporated Los Angeles County	VAC/COR LONGVIEW RD(PAV)/AVE V10	93553	3038007022		H2	R-A	0	2 du/net ac	0.272985643	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16557	0	
Unincorporated Los Angeles County	VAC/COR 130 STE(DRT)/AVE V12(DRT	93553	3038008005		H2	R-A	0	2 du/net ac	0.131528604	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10	0	
Unincorporated Los Angeles County	VAC/130 STE(DRT)/VIC AVE V12	93553	3038008012		H2	R-A	0	2 du/net ac	0.328349115	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3000	0	
Unincorporated Los Angeles County	VAC/AVE W(PAV)/VIC 126 STE(PAV)	93553	3038011019		H2	R-A	0	2 du/net ac	0.491806965	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6823	0	
Unincorporated Los Angeles County	VAC/128TH STE/VIC AVE W	93553	3038011030		H2	R-A	0	2 du/net ac	0.384480438	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15883	0	
Unincorporated Los Angeles County	VAC/AVE V10(PAV)/VIC 125TH STE	93553	3038015031		H18	R-3	0	18 du/net ac	0.408455847	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30621	0	
Unincorporated Los Angeles County	VAC/123 STE(PAV)/VIC AVE V12	93553	3038016026		H2	R-A	0	2 du/net ac	0.430013549	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17360	0	
Unincorporated Los Angeles County	VAC/121 STE(PAV)/VIC AVE W10	93553	3038026008		RL5	A-1-2	0	1 du / 5 gross ac	0.428740416	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1776	0	
Unincorporated Los Angeles County	VAC/COR AVE R14/LONGVIEW RD	93543	3040005041		RL20	A-2-1	0	1 du / 20 gross ac	0.470303899	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12232	0	
Unincorporated Los Angeles County	VAC/COR AVE R14/LONGVIEW RD	93543	3040005042		RL20	A-2-1	0	1 du / 20 gross ac	0.457583161	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1550	0	
Unincorporated Los Angeles County	VAC/COR AVE S/LONGVIEW RD	93543	3040005043		RL20	A-2-1	0	1 du / 20 gross ac	0.430859955	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1776	0	
Unincorporated Los Angeles County	VAC/COR AVE R12/LONGVIEW RD	93543	3040006041		RL20	A-2-1	0	1 du / 20 gross ac	0.4921997	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				18008	0	
Unincorporated Los Angeles County	VAC/AVE R6(DRT)/VIC 102ND STE	93543	3041006041		RL1	A-1-1	0	1 du / 1 gross ac	0.449123236	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6008	0	
Unincorporated Los Angeles County	VAC/AVE R13(DRT)/VIC 110TH STE	93543	3041016053		RL1	A-1-1	0	1 du / 1 gross ac	0.344512593	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2065	0	
Unincorporated Los Angeles County	VAC/AVE R8/VIC 95TH STE	93543	3042007006		RL1	A-1-1	0	1 du / 1 gross ac	0.436274167	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10067	0	
Unincorporated Los Angeles County	VAC/COR AVE R8/95TH STE	93543	3042007011		RL1	A-1-1	0	1 du / 1 gross ac	0.20297831	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3393	0	
Unincorporated Los Angeles County	VAC/101ST STE/VIC AVE S6	93543	3044009047		RL1	A-1-1	0	1 du / 1 gross ac	0.234335316	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9869	0	
Unincorporated Los Angeles County	VAC/AVE S/VIC 101ST STE	93543	3044010009		RL1	A-1-1	0	1 du / 1 gross ac	0.45417819	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11481	0	
Unincorporated Los Angeles County	VAC/AVE S/VIC 101ST STE	93543	3044010010		RL1	A-1-1	0	1 du / 1 gross ac	0.455572427	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11481	0	
Unincorporated Los Angeles County	VAC/96TH STE/VIC AVE T4	93543	3046004011		RL1	A-1-1	0	1 du / 1 gross ac	0.319695395	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				25122	0	
Unincorporated Los Angeles County	VAC/AVE T8/VIC 94TH STE	93543	3046007007		RL1	A-1-1	0	1 du / 1 gross ac	0.458364985	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11049	0	
Unincorporated Los Angeles County	VAC/92ND STE/VIC AVE T6	93543	3046007021		RL1	A-1-1	0	1 du / 1 gross ac	0.215857293	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14696	0	
Unincorporated Los Angeles County	VAC/COR AVE T6/94TH STE	93543	3046007033		RL1	A-1-1	0	1 du / 1 gross ac	0.467613652	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				40837	0	
Unincorporated Los Angeles County	VAC/AVE T8/VIC 87TH STE	93543	3046009038		RL1	A-1-1	0	1 du / 1 gross ac	0.45869089	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10349	0	
Unincorporated Los Angeles County	VAC/AVE T12/VIC 94TH STE	93543	3046012007		RL1	A-1-1	0	1 du / 1 gross ac	0.453360817	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14986	0	
Unincorporated Los Angeles County	VAC/AVE T10/VIC 94TH STE	93543	3046012015		RL1	A-1-1	0	1 du / 1 gross ac	0.455429049	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				29976	0	
Unincorporated Los Angeles County	VAC/AVE T10/VIC 92ND STE	93543	3046012019		RL1	A-1-1	0	1 du / 1 gross ac	0.452017799	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				27015	0	
Unincorporated Los Angeles County	VAC/AVE T10/VIC 92ND STE	93543	3046012020		RL1	A-1-1	0	1 du / 1 gross ac	0.45474032	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14431	0	
Unincorporated Los Angeles County	VAC/AVE T10/VIC 92ND STE	93543	3046012022		RL1	A-1-1	0	1 du / 1 gross ac	0.45482393	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				19800	0	
Unincorporated Los Angeles County	VAC/AVE T8/VIC 92ND STE	93543	3046012043		RL1	A-1-1	0	1 du / 1 gross ac	0.453523559	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4269	0	
Unincorporated Los Angeles County	VAC/AVE T12/VIC 94TH STE	93543	3046013006		RL1	A-1-1	0	1 du / 1 gross ac	0.454923061	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				48879	0	
Unincorporated Los Angeles County	VAC/CPR AVE W2(PVT)/FORT TEJON(P	93553	3047011003		RL5	A-1-5	0	1 du / 5 gross ac	0.442158283	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/98TH STE/VIC AVE S2	93543	3044010027		RL1	A-1-1	0	1 du / 1 gross ac	0.115873837	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10103	0	
Unincorporated Los Angeles County	VAC/AVE S6/VIC 101ST STE	93543	3044012022		RL1	A-1-1	0	1 du / 1 gross ac	0.453640118	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				92825	0	
Unincorporated Los Angeles County	VAC/COR AVE S6/106TH STE	93543	3044013042		RL1	A-1-1	0	1 du / 1 gross ac	0.311245321	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				22074	0	
Unincorporated Los Angeles County	VAC/103RD STE/VIC AVE S14	93543	3044020049		RL1	A-1-1	0	1 du / 1 gross ac	0.234317707	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2236	0	
Unincorporated Los Angeles County	VAC/103RD STE/VIC AVE S14	93543	3044020052		RL1	A-1-1	0	1 du / 1 gross ac	0.233988568	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11582	0	
Unincorporated Los Angeles County	VAC/COR AVE S14/103RD STE	93543	3044020053		RL1	A-1-1	0	1 du / 1 gross ac	0.232763493	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11400	0	
Unincorporated Los Angeles County	VAC/COR AVE S8/98TH STE	93543	3044025001		RL1	A-1-1	0	1 du / 1 gross ac	0.349259239	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3659	0	
Unincorporated Los Angeles County	VAC/COR 92ND STE/AVE U	93543	3046016044		RL1	A-1-1	0	1 du / 1 gross ac	0.296947629	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				15009	0	
Unincorporated Los Angeles County	VAC/92ND STE/VIC AVE U	93543	3046016045		RL1	A-1-1	0	1 du / 1 gross ac	0.230792654	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11471	0	
Unincorporated Los Angeles County	VAC/ROWLEY ST/VIC 87TH STE	93543	3046019004		RL5	A-2-1	0	1 du / 5 gross ac	0.293279667	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				35362	0	
Unincorporated Los Angeles County	VAC/ROWLEY ST/VIC 89TH STE	93543	3046019010		RL5	A-2-1	0	1 du / 5 gross ac	0.293533341	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				16412	0	
Unincorporated Los Angeles County	VAC/ROWLEY ST/89TH STE	93543	3046019011		RL5	A-2-1	0	1 du / 5 gross ac	0.380158921	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12465	0	
Unincorporated Los Angeles County	VAC/AVE U6/VIC 87TH STE	93543	3046020013		H5	R-A	0	5 du/net ac	0.277055703	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49835	0	
Unincorporated Los Angeles County	VAC/COR 89TH STE/PEARBLOSSOM HWY	93543	3046021026		H5	R-A	0	5 du/net ac	0.304222448	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32965	0	
Unincorporated Los Angeles County	116th St E & E Avenue U-4	93543	3046033038		RL10	A-2-1	0	1 du / 10 gross ac	0.185077852	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				194	0	
Unincorporated Los Angeles County	E Avenue V & Pearblossom Hwy	93543	3046036031		RL10	A-2-1	0	1 du / 10 gross ac	0.231993713	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1998	0	
Unincorporated Los Angeles County	92nd St E & E Avenue T-14	93543	3046037005		RL1	A-1-1	0	1 du / 1 gross ac	0.453685253	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				35351	0	
Unincorporated Los Angeles County	VAC/PEARBLOSSOM(PAV)/VIC 113 STE	93553	3047002010		RL20	A-2-1	0	1 du / 20 gross ac	0.293339314	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3000	0	
Unincorporated Los Angeles County	VAC/COR 47TH(PAV)/BARREL SPRI(PA	93550	3048007007		RL2	A-1-2	0	1 du / 2 gross ac	0.446100682	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7743	0	
Unincorporated Los Angeles County	VAC/BARREL SPR(PAV)/VIC PALMDALE	93550	3048007009		RL2	A-1-2	0	1 du / 2 gross ac	0.352993396	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10433	0	
Unincorporated Los Angeles County	VAC/AVE T8/VIC 85TH E	93543	3049008041		RL10	A-2-1	0	1 du / 10 gross ac	0.466862954	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3593	0	
Unincorporated Los Angeles County	VAC/82ND E/VIC AVE T8	93543	3049011016		RL10	A-2-1	0	1 du / 10 gross ac	0.469565867	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8584	0	
Unincorporated Los Angeles County	VAC/80TH E/AVE T8	93543	3049015018		RL10	A-2-1	0	1 du / 10 gross ac	0.184835877	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3136	0	
Unincorporated Los Angeles County	VAC/85TH E/AVE U4	93543	3049023006		RL5	A-2-1	0	1 du / 5 gross ac	0.254706987	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				49009	0	
Unincorporated Los Angeles County	VAC/87TH E/VIC AVE U	93543	3049023016		RL5	A-2-1	0	1 du / 5 gross ac	0.482934498	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				18088	0	
Unincorporated Los Angeles County	VAC/82ND E/VIC PEARBLOSSOM HWY	93543	3049027020		RL2	A-2-1	0	1 du / 2 gross ac	0.206628102	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				45312	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	VAC/82ND E/VIC PEARBLOSSOM HWY	93543	3049027021		RL2	A-2-1	0	1 du / 2 gross ac	0.206352873	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6888	0	
Unincorporated Los Angeles County	VAC/(PVT)80TH E/VIC PEARBLOSSOM	93543	3049029030		RL2	A-2-1	0	1 du / 2 gross ac	0.331891888	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5334	0	
Unincorporated Los Angeles County	VAC/VIC (PVT)80TH E/PEARBLOSSOM	93543	3049029038		RL2	A-2-1	0	1 du / 2 gross ac	0.30989373	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7922	0	
Unincorporated Los Angeles County	VAC/82ND E/VIC (DRT) AVE V	93543	3049030012		RL10	A-2-1	0	1 du / 10 gross ac	0.427655407	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				412	0	
Unincorporated Los Angeles County	VAC/AVE U3(PAV)/VIC 75TH STE	93543	3050018016		H5	R-A	0	5 du/net ac	0.185821496	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20819	0	
Unincorporated Los Angeles County	VAC/75TH STE(PAV)/VIC PEARBLOSSO	93543	3050020005		H5	R-A	0	5 du/net ac	0.347382639	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	64757	0	
Unincorporated Los Angeles County	VAC/75TH STE(PAV)/VIC PEARBLOSSO	93543	3050020007		H5	R-A	0	5 du/net ac	0.405891736	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24282	0	
Unincorporated Los Angeles County	VAC/VIC 72ND ST/LITTLEROCK CR IR	93543	3050024015		RL2	A-2-1	0	1 du / 2 gross ac	0.27716793	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				20477	0	
Unincorporated Los Angeles County	VAC/75TH STE/LITTLEROCK CR IRRIG	93543	3050025004		RL2	A-2-1	0	1 du / 2 gross ac	0.126602212	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10	0	
Unincorporated Los Angeles County	VAC/42ND STE/VIC AQUADUCT	93552	3052028085		RL2	A-1-2	0	1 du / 2 gross ac	0.239546141	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7922	0	
Unincorporated Los Angeles County	VAC/52ND STE/VIC PEARBLOSSOM HWY	93550	3051022004		RL2	A-1-2	0	1 du / 2 gross ac	0.46079229	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				17000	0	
Unincorporated Los Angeles County	VAC/PEARBLOSSOM/VIC 75TH STE	93543	3050028018		RL20	A-2-1	0	1 du / 20 gross ac	0.477481659	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				20535	0	
Unincorporated Los Angeles County	Avenue X-3 & Highway N-6	93553	3060003006		RL10	A-2-2	0	1 du / 10 gross ac	0.194651578	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				648	0	
Unincorporated Los Angeles County	VAC/FARNESE AVE/VIC AVE X15	93553	3060017015		RL5	A-1-5	0	1 du / 5 gross ac	0.343467256	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				24961	0	
Unincorporated Los Angeles County	VAC/COR PUTT PL/BOCA RATON	93544	3061016021		H2	R-1	0	2 du/net ac	0.464617253	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24657	0	
Unincorporated Los Angeles County	VAC/COR GOLF PL/BOCA RATON	93544	3061016026		H2	R-1	0	2 du/net ac	0.469190646	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20468	0	
Unincorporated Los Angeles County	VAC/CYPRESS PT(157E)/PAR PL	93544	3061019012		H2	R-1	0	2 du/net ac	0.4683521	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24657	0	
Unincorporated Los Angeles County	VAC/157 STE/VIC CYPRESS PT	93544	3061019017		H2	R-1	0	2 du/net ac	0.4640248	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	26261	0	
Unincorporated Los Angeles County	VAC/CYPRESS PT(157E)/FT TEJON	93544	3061019018		H2	R-1	0	2 du/net ac	0.458691885	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31955	0	
Unincorporated Los Angeles County	VAC/BOCA RATON AVE/VIC TEE PL	93544	3061028009		H2	R-1	0	2 du/net ac	0.459635357	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	27591	0	
Unincorporated Los Angeles County	VAC/BOCA RATON/VIC 157 STE	93544	3061029026		H2	R-1	0	2 du/net ac	0.155625361	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25086	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 160 STE	93544	3061031005		H2	R-1	0	2 du/net ac	0.47536575	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18727	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 163 STE	93544	3061032001		H2	R-1	0	2 du/net ac	0.472813643	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28146	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 163 STE	93544	3061032003		H2	R-1	0	2 du/net ac	0.494639172	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12085	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 163 STE	93544	3061032007		H2	R-1	0	2 du/net ac	0.437461263	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28619	0	
Unincorporated Los Angeles County	VAC/VIC 200 STE/AVE Z	93544	3062015001		RL10	A-2-2	0	1 du / 10 gross ac	0.313431949	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7519	0	
Unincorporated Los Angeles County	VAC/VIC AVE Z/LARGO VISTA(204E)	93544	3062016013		RL10	A-2-2	0	1 du / 10 gross ac	0.156259962	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				194	0	
Unincorporated Los Angeles County	VAC/VIC AVE Z/LARGO VISTA(204E)	93544	3062016014		RL10	A-2-2	0	1 du / 10 gross ac	0.156964415	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2035	107	
Unincorporated Los Angeles County	VAC/LARGO VISTA/VIC AVE Z	93544	3062017016		RL10	A-2-2	0	1 du / 10 gross ac	0.247213838	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2020	0	
Unincorporated Los Angeles County	VAC/LARGO VISTA/VIC AVE Z	93544	3062017017		RL10	A-2-2	0	1 du / 10 gross ac	0.244382022	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1030	0	
Unincorporated Los Angeles County	VAC/VIC AVE Z/LARGO VISTA(204E)	93544	3062018005		RL10	A-2-2	0	1 du / 10 gross ac	0.157388342	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				194	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 163 STE	93544	3061033016		H2	R-1	0	2 du/net ac	0.485194041	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28566	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 160 STE	93544	3061034006		H2	R-1	0	2 du/net ac	0.469561828	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	26500	0	
Unincorporated Los Angeles County	VAC/CRYSTALAIRE DR/VIC 163 STE	93544	3061034010		H2	R-1	0	2 du/net ac	0.472347438	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30600	0	
Unincorporated Los Angeles County	VAC/AVE O/VIC 152ND E	93535	3069007021		RL1	A-1-1	0	1 du / 1 gross ac	0.250259451	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3876	0	
Unincorporated Los Angeles County	166th St E & Coolwater Ave	93591	3073005013		H2	R-A	0	2 du/net ac	0.496466964	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	167th St E & Coolwater Ave	93591	3073006016		H2	R-A	0	2 du/net ac	0.499749966	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	166th St E & Fieldspring St	93591	3073006034		H2	R-A	0	2 du/net ac	0.497166384	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	VAC/VIC 170TH STE/AVE O	93591	3073007001		H2	R-A	0	2 du/net ac	0.497688883	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	15300	0	
Unincorporated Los Angeles County	167th St E & Coolwater Ave	93591	3073007023		H2	R-A	0	2 du/net ac	0.497163714	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	168th St E & Glenfall Ave	93591	3073007030		H2	R-A	0	2 du/net ac	0.494523255	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	169th St E & Coolwater Ave	93591	3073008012		H2	R-A	0	2 du/net ac	0.499831758	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	169th St E & Park Valley Ave	93591	3073008027		H2	R-A	0	2 du/net ac	0.494664633	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14547	0	
Unincorporated Los Angeles County	169th St E & Park Valley Ave	93591	3073008028		H2	R-A	0	2 du/net ac	0.495124428	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14547	0	
Unincorporated Los Angeles County	VAC/168 STE/VIC GLENFALL	93591	3073008029		H2	R-A	0	2 du/net ac	0.494953252	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7803	0	
Unincorporated Los Angeles County	168th St E & Glenfall Ave	93591	3073008032		H2	R-A	0	2 du/net ac	0.468558787	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9861	0	
Unincorporated Los Angeles County	165th St E & Highacres Ave	93591	3073010008		H2	R-A	0	2 du/net ac	0.459180011	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7282	0	
Unincorporated Los Angeles County	165th St E & Coolwater Ave	93591	3073010009		H2	R-A	0	2 du/net ac	0.459305745	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5601	0	
Unincorporated Los Angeles County	165th St E & Coolwater Ave	93591	3073010010		H2	R-A	0	2 du/net ac	0.459367389	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38207	0	
Unincorporated Los Angeles County	164th St E & E Avenue P	93591	3073011003		H2	R-A	0	2 du/net ac	0.459073875	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8160	0	
Unincorporated Los Angeles County	165th St E & Highacres Ave	93591	3073011014		H2	R-A	0	2 du/net ac	0.499970617	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13545	0	
Unincorporated Los Angeles County	162nd St E & Deeplake Ave	93591	3073013024		H2	R-A	0	2 du/net ac	0.474517805	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16366	0	
Unincorporated Los Angeles County	162nd St E & E Avenue P	93591	3073013027		H2	R-A	0	2 du/net ac	0.492497221	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4889	0	
Unincorporated Los Angeles County	VAC/COR COOLWATER AVE/162ND STE	93591	3073017013		H2	R-A	0	2 du/net ac	0.477539552	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5000	0	
Unincorporated Los Angeles County	169th St E & Stagecoach Ave	93591	3074014008		H2	R-A	0	2 du/net ac	0.499869753	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6120	0	
Unincorporated Los Angeles County	169th St E & Stagecoach Ave	93591	3074014009		H2	R-A	0	2 du/net ac	0.466038613	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6120	0	
Unincorporated Los Angeles County	168th St E & Rawhide Ave	93591	3074014016		H2	R-A	0	2 du/net ac	0.49878429	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	168th St E & Rawhide Ave	93591	3074014017		H2	R-A	0	2 du/net ac	0.497693774	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	39445 FRONTIER CIRCUS ST	93591	3074016003		H2	R-A	0	2 du/net ac	0.499316991	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11600	0	
Unincorporated Los Angeles County	VAC/167TH STE/VIC WELLS FARGO AV	93591	3074016017		H2	R-A	0	2 du/net ac	0.499680338	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6366	0	
Unincorporated Los Angeles County	VAC/COR STAGECOACH/167TH STE	93591	3074017012		H2	R-A	0	2 du/net ac	0.47237468	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6810	0	
Unincorporated Los Angeles County	164th St E & Rawhide Ave	93591	3074018014		H2	R-A	0	2 du/net ac	0.469379473	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7003	0	
Unincorporated Los Angeles County	166th St E & Stagecoach Ave	93591	3074019025		H2	R-A	0	2 du/net ac	0.499356759	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	73499	0	
Unincorporated Los Angeles County	164th St E & High Chapparel Ave	93591	3074022011		H2	R-A	0	2 du/net ac	0.467339492	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11669	0	
Unincorporated Los Angeles County	163rd St E & High Chapparel Ave	93591	3074022012		H2	R-A	0	2 du/net ac	0.469852737	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	162nd St E & High Chapparel Ave	93591	3074024017		H2	R-A	0	2 du/net ac	0.499996397	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6000	0	
Unincorporated Los Angeles County	VAC/163RD STE/VIC HIGH CHAPARRAL	93591	3074026014		H2	R-A	0	2 du/net ac	0.448804303	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4200	0	
Unincorporated Los Angeles County	VAC/MANATO ST/HIGH CHAPARRAL AVE	93591	3074026033		H2	R-A	0	2 du/net ac	0.485075374	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8489	0	
Unincorporated Los Angeles County	163rd St E & High Chapparel Ave	93591	3074026043		H2	R-A	0	2 du/net ac	0.456682439	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3965	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074027007		H2	R-A	0	2 du/net ac	0.457276711	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11123	0	
Unincorporated Los Angeles County	168th St E & Rawhide Ave	93591	3074028005		H2	R-A	0	2 du/net ac	0.479392346	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7515	0	
Unincorporated Los Angeles County	166th St E & Rawhide Ave	93591	3074028029		H2	R-A	0	2 du/net ac	0.499019991	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/MACKENNAS GOLD/170TH STE	93591	3074029004		H2	R-A	0	2 du/net ac	0.478666911	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	2856	0	
Unincorporated Los Angeles County	165th St E & Mackennas Gold Ave	93591	3074030014		H2	R-A	0	2 du/net ac	0.494127597	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18738	0	
Unincorporated Los Angeles County	165th St E & Mackennas Gold Ave	93591	3074030016		H2	R-A	0	2 du/net ac	0.480791036	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7907	0	
Unincorporated Los Angeles County	165th St E & Mackennas Gold Ave	93591	3074030021		H2	R-A	0	2 du/net ac	0.467373892	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49463	0	
Unincorporated Los Angeles County	VAC/166TH STE/VIC MACKENNAS GOLD	93591	3074030023		H2	R-A	0	2 du/net ac	0.498685352	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	166th St E & Mackennas Gold Ave	93591	3074030026		H2	R-A	0	2 du/net ac	0.490250885	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	37676	0	
Unincorporated Los Angeles County	171st St E & Park Valley Ave	93591	3072008010		H2	R-A	0	2 du/net ac	0.499272207	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7515	0	
Unincorporated Los Angeles County	VAC/VIC HIGHACRES/174TH STE	93591	3072009027		H2	R-A	0	2 du/net ac	0.49959445	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5300	0	
Unincorporated Los Angeles County	173rd St E & E Parkvalley Ave	93591	3072011027		H2	R-A	0	2 du/net ac	0.494002059	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9202	0	
Unincorporated Los Angeles County	VAC/COOLWATER AVE/171ST STE	93591	3072012014		H2	R-A	0	2 du/net ac	0.462554514	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6762	0	
Unincorporated Los Angeles County	173rd St E & Schollview Ave	93591	3072012028		H2	R-A	0	2 du/net ac	0.464881271	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9861	0	
Unincorporated Los Angeles County	Coolwater Ave & Ridgemist St	93591	3072016018		H2	R-A	0	2 du/net ac	0.499824533	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	176th St E & Highacres Ave	93591	3072016034		H2	R-A	0	2 du/net ac	0.493071965	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	176th St E & Highacres Ave	93591	3072017004		H2	R-A	0	2 du/net ac	0.496608271	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5385	0	
Unincorporated Los Angeles County	VAC/176TH STE/VIC COOLWATER AVE	93591	3072017013		H2	R-A	0	2 du/net ac	0.499983793	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12600	0	
Unincorporated Los Angeles County	176th St E & Coolwater Ave	93591	3072017016		H2	R-A	0	2 du/net ac	0.49935074	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	177th St E & Highacres Ave	93591	3072017031		H2	R-A	0	2 du/net ac	0.498994348	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	VAC/178TH STE/VIC COOLWATER AVE	93591	3072018021		H2	R-A	0	2 du/net ac	0.49489233	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7548	0	
Unincorporated Los Angeles County	179th St E & Coolwater Ave	93591	3072019022		H2	R-A	0	2 du/net ac	0.499455634	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5524	0	
Unincorporated Los Angeles County	175th St E & Highacres Ave	93591	3072022020		H2	R-A	0	2 du/net ac	0.498249844	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4371	0	
Unincorporated Los Angeles County	Highacres Ave & Ridgemist St	93591	3072022021		H2	R-A	0	2 du/net ac	0.465917322	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	Lakespring Ave & Yucca Springs St	93591	3072023021		H2	R-A	0	2 du/net ac	0.460244525	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	37240	0	
Unincorporated Los Angeles County	VAC/LAKESPRING AVE/YUCCA SPRING	93591	3072023024		H2	R-A	0	2 du/net ac	0.494587336	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6762	0	
Unincorporated Los Angeles County	VAC/BIGLAKE AVE/VIC 179TH STE	93591	3072025032		H2	R-A	0	2 du/net ac	0.498594045	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4800	0	
Unincorporated Los Angeles County	179th St E & Queensglen Ave	93591	3072026017		H2	R-A	0	2 du/net ac	0.484715835	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6591	0	
Unincorporated Los Angeles County	178th St E & Queensglen Ave	93591	3072026023		H2	R-A	0	2 du/net ac	0.484474244	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	67373	0	
Unincorporated Los Angeles County	178th St E & Queensglen Ave	93591	3072026025		H2	R-A	0	2 du/net ac	0.487194854	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	VAC/QUEENSGLEN AVE/VIC 178TH STE	93590	3072026027		H2	R-A	0	2 du/net ac	0.485164611	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24984	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002001		H2	R-A	0	2 du/net ac	0.459618044	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38836	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002002		H2	R-A	0	2 du/net ac	0.459998288	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	38836	0	
Unincorporated Los Angeles County	VAC/LAKE LA AVE/VIC 170TH STE	93591	3073002003		H2	R-A	0	2 du/net ac	0.463191835	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5336	0	
Unincorporated Los Angeles County	VAC/LAKE LA AVE/VIC 170TH STE	93591	3073002004		H2	R-A	0	2 du/net ac	0.460779547	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4081	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002005		H2	R-A	0	2 du/net ac	0.456819415	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29899	0	
Unincorporated Los Angeles County	VAC/LK LA AVE/VIC 170TH STE	93591	3073002006		H2	R-A	0	2 du/net ac	0.458708687	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4900	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002007		H2	R-A	0	2 du/net ac	0.457794858	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11220	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002008		H2	R-A	0	2 du/net ac	0.45415651	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5707	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002009		H2	R-A	0	2 du/net ac	0.455817814	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11401	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002010		H2	R-A	0	2 du/net ac	0.454380151	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5722	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002011		H2	R-A	0	2 du/net ac	0.438320328	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6570	0	
Unincorporated Los Angeles County	VAC/LK LA AVE/VIC 170TH STE	93591	3073002014		H2	R-A	0	2 du/net ac	0.485479968	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4244	0	
Unincorporated Los Angeles County	VAC/VIC LAKE LA AVE/170TH STE	93591	3073002015		H2	R-A	0	2 du/net ac	0.479717435	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7282	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002016		H2	R-A	0	2 du/net ac	0.458771992	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17311	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002017		H2	R-A	0	2 du/net ac	0.458119898	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9832	0	
Unincorporated Los Angeles County	VAC/LAKE LA AVE/VIC 170TH STE	93591	3073002018		H2	R-A	0	2 du/net ac	0.467348405	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6591	0	
Unincorporated Los Angeles County	VAC/LAKE LA AVE/VIC 170TH STE	93591	3073002019		H2	R-A	0	2 du/net ac	0.460505684	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6591	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002020		H2	R-A	0	2 du/net ac	0.455881491	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17579	0	
Unincorporated Los Angeles County	170th St E & Lake Los Angeles Ave	93591	3073002021		H2	R-A	0	2 du/net ac	0.462242325	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6462	0	
Unincorporated Los Angeles County	VAC/180 STE/VIC AVE V8	93591	3083002006		RL10	A-2-2	0	1 du / 10 gross ac	0.205465995	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6282	0	
Unincorporated Los Angeles County	VAC/180 STE/VIC AVE V8	93591	3083002007		RL10	A-2-2	0	1 du / 10 gross ac	0.205365072	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1446	0	
Unincorporated Los Angeles County	Hickory St & Poplar Cir	93536	3101005020		H2	R-A	0	2 du/net ac	0.365402532	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	32320	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-4	93536	3102030038		H2	R-1	0	2 du/net ac	0.193626	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-2	93536	3103002003		H2	R-1	0	2 du/net ac	0.22938119	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	44252	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-6	93536	3103003016		H2	R-1	0	2 du/net ac	0.376004318	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46895	0	
Unincorporated Los Angeles County	VAC/VIC AVE L8/48 STW	93536	3103004042		H2	R-1	0	2 du/net ac	0.298115464	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49368	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-12	93536	3103007017		H2	R-1	0	2 du/net ac	0.236955169	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36400	0	
Unincorporated Los Angeles County	4745 W AVENUE L13	93536	3103007026		H2	R-1	0	2 du/net ac	0.117512155	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	147.4070796		0	16657	113	
Unincorporated Los Angeles County	VAC/AVENUE L14/VIC 47TH STW	93536	3103008007		H2	R-1	0	2 du/net ac	0.274192737	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24761	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-12	93536	3103008016		H2	R-1	0	2 du/net ac	0.287827208	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28090	0	
Unincorporated Los Angeles County	47th St W & W Avenue L-12	93536	3103008020		H2	R-1	0	2 du/net ac	0.285254453	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28090	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-14	93536	3103009017		H18	R-3	0	18 du/net ac	0.250389205	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	55926	0	
Unincorporated Los Angeles County	50th St W & W Avenue L-14	93536	3103009018		H18	R-3	0	18 du/net ac	0.247802802	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	55926	0	
Unincorporated Los Angeles County	4858 W AVENUE L13	93536	3103009019		H18	R-3	0	18 du/net ac	0.243401285	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29972	0	
Unincorporated Los Angeles County	VAC/COR COLUMBIA WY/VIC 50TH STW	93536	3103010009		H18	R-3	0	18 du/net ac	0.449102805	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49939	0	
Unincorporated Los Angeles County	47th St W & W Avenue M	93536	3103011003		H2	R-1	0	2 du/net ac	0.213064923	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8539	0	
Unincorporated Los Angeles County	45th St W & W Avenue L-10	93536	3103014005		H2	R-1	0	2 du/net ac	0.23411788	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7664	0	
Unincorporated Los Angeles County	45th St W & W Avenue L-10	93536	3103014043		H2	R-1	0	2 du/net ac	0.206734358	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7884	0	
Unincorporated Los Angeles County	VAC/COR AVE L6(PAV)/45 STW(PAV)	93536	3103017013		H2	R-1	0	2 du/net ac	0.478738507	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	251.0088496		0	28364	113	
Unincorporated Los Angeles County	42nd St W & W Avenue L-8	93536	3103020025		H2	R-1	0	2 du/net ac	0.4807187	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9645	0	
Unincorporated Los Angeles County	43rd St W & W Avenue L-8	93536	3103020035		H2	R-1	0	2 du/net ac	0.462113328	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9645	0	
Unincorporated Los Angeles County	AVE/AVE L6/VIC 42ND STW	93536	3103021021		H2	R-1	0	2 du/net ac	0.483354934	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	79100	0	
Unincorporated Los Angeles County	42nd St W & W Avenue L-6	93536	3103021025		H2	R-1	0	2 du/net ac	0.484027363	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	43954	0	
Unincorporated Los Angeles County	VAC/AVENUE L4/VIC 45TH STW	93536	3103022030		H2	R-1	0	2 du/net ac	0.495580471	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	42656	0	
Unincorporated Los Angeles County	42nd St W & W Avenue L-4	93536	3103022040		H2	R-1	0	2 du/net ac	0.454063299	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	53060	0	
Unincorporated Los Angeles County	VAC/AVE L/VIC 42ND STW	93536	3103023011		H18	R-3	0	18 du/net ac	0.46154738	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	53868	0	
Unincorporated Los Angeles County	VAC/COR AVE L(PAV)/42ND STW (PAV	93536	3103024001		H18	R-3	0	18 du/net ac	0.223377722	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	26010	0	
Unincorporated Los Angeles County	42nd St W & W Avenue L	93536	3103024002		H18	R-3	0	18 du/net ac	0.233858894	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46728	0	
Unincorporated Los Angeles County	42nd St W & W Avenue L	93536	3103024003		H18	R-3	0	18 du/net ac	0.237408895	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46851	0	
Unincorporated Los Angeles County	VAC/AVE L8/VIC 40TH STW	93536	3103025032		H2	R-1	0	2 du/net ac	0.477643258	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25037	0	
Unincorporated Los Angeles County	40th St W & W Avenue L-6	93536	3103026025		H2	R-1	0	2 du/net ac	0.476582274	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9645	0	
Unincorporated Los Angeles County	40th St W & W Avenue L-6	93536	3103027018		H2	R-1	0	2 du/net ac	0.480490637	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10297	0	
Unincorporated Los Angeles County	4103 W AVENUE L8	93536	3103027028		H2	R-1	0	2 du/net ac	0.472484435	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25286	0	
Unincorporated Los Angeles County	52nd St W & W Avenue M	93536	3101016033		H2	R-A	0	2 du/net ac	0.315072689	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14458	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	52nd St W & W Avenue M	93536	3101016034		H2	R-A	0	2 du/net ac	0.324399528	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10989	0	
Unincorporated Los Angeles County	47th St W & Quartz Hill Rd	93536	3101019006		H2	R-A	0	2 du/net ac	0.357226122	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18615	0	
Unincorporated Los Angeles County	47th St W & Quartz Hill Rd	93536	3101019007		H2	R-A	0	2 du/net ac	0.383285114	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	76622	0	
Unincorporated Los Angeles County	VAC/QUARTZ HILL RD/VIC 45TH STW	93536	3101021006		H2	R-A	0	2 du/net ac	0.351413401	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29836	0	
Unincorporated Los Angeles County	47th St W & Quartz Hill Rd	93536	3101021007		H2	R-A	0	2 du/net ac	0.422516762	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30582	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-4	93536	3101023005		H2	R-A	0	2 du/net ac	0.356384099	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46341	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-4	93536	3101023043		H2	R-A	0	2 du/net ac	0.16886567	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	4144	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-4	93536	3101023045		H2	R-A	0	2 du/net ac	0.287979957	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	53100	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-4	93536	3101023047		H2	R-A	0	2 du/net ac	0.306706743	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	67273	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101023055		H2	R-A	0	2 du/net ac	0.27176781	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	984	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101023057		H2	R-A	0	2 du/net ac	0.26634962	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13901	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101023074		H2	R-A	0	2 du/net ac	0.224019075	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	70644	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101023078		H2	R-A	0	2 du/net ac	0.216433416	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	18554	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-4	93536	3101023080		H2	R-A	0	2 du/net ac	0.206211446	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5240	0	
Unincorporated Los Angeles County	45th St W & W Avenue M-4	93536	3101023082		H2	R-A	0	2 du/net ac	0.247791243	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	31824	0	
Unincorporated Los Angeles County	50th St W & W Avenue M-4	93536	3101024034		H2	R-A	0	2 du/net ac	0.350441783	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	40422	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024047		H2	R-A	0	2 du/net ac	0.225441099	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	20660	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024049		H2	R-A	0	2 du/net ac	0.231164312	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11901	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024053		H2	R-A	0	2 du/net ac	0.270085374	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11917	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024056		H2	R-A	0	2 du/net ac	0.267812624	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	3743	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-6	93536	3101024058		H2	R-A	0	2 du/net ac	0.274197857	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6563	0	
Unincorporated Los Angeles County	50th St W & W Avenue M-4	93536	3101024077		H2	R-A	0	2 du/net ac	0.2772471	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28924	0	
Unincorporated Los Angeles County	Rimfield Ave & W Avenue M-8	93536	3101026006		H2	R-A	0	2 du/net ac	0.369407046	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	40800	0	
Unincorporated Los Angeles County	Rimfield Ave & W Avenue M-9	93536	3101027038		H2	R-A	0	2 du/net ac	0.20196191	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	5467	0	
Unincorporated Los Angeles County	47th St W & W Avenue M-8	93536	3101028011		H2	R-A	0	2 du/net ac	0.184831518	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12484	0	
Unincorporated Los Angeles County	Rimfield Ave & W Avenue M-10	93536	3101030004		H2	R-A	0	2 du/net ac	0.384580396	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	14903	0	
Unincorporated Los Angeles County	45th St W & Avenue M-10	93536	3101030010		H2	R-A	0	2 du/net ac	0.28300895	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19291	0	
Unincorporated Los Angeles County	45th St W & Avenue M-10	93536	3101030020		H2	R-A	0	2 du/net ac	0.208938298	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	13778	0	
Unincorporated Los Angeles County	VAC/AVE M12/VIC 47 STW	93536	3101031054		H2	R-A	0	2 du/net ac	0.421924679	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	68100	0	
Unincorporated Los Angeles County	VAC/LAIDLAW(58W)/VIC AVE M8	93536	3101039027		H2	R-A	0	2 du/net ac	0.230047086	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	84385	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L	93536	3102002014		H2	R-1	0	2 du/net ac	0.385344182	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	21351	0	
Unincorporated Los Angeles County	5238 W AVENUE L	93536	3102003005		H2	R-1	0	2 du/net ac	0.385659909	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	42864	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L	93536	3102003008		H2	R-1	0	2 du/net ac	0.267739477	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	29697	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L	93536	3102003011		H2	R-1	0	2 du/net ac	0.212045626	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	11567	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-2	93536	3102004005		H2	R-1	0	2 du/net ac	0.392565144	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	28121	0	
Unincorporated Los Angeles County	55th St W & W Avenue L-4	93536	3102006008		H2	R-1	0	2 du/net ac	0.395432946	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8761	0	
Unincorporated Los Angeles County	VAC/AVE L6/VIC 55TH STW	93536	3102006018		H2	R-1	0	2 du/net ac	0.392722566	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	41095	0	
Unincorporated Los Angeles County	VAC/AVE L4/VIC 52ND STW	93536	3102007005		H2	R-1	0	2 du/net ac	0.38817031	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22075	0	
Unincorporated Los Angeles County	VAC/AVE L4/VIC 52ND STW	93536	3102007006		H2	R-1	0	2 du/net ac	0.406899594	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22075	0	
Unincorporated Los Angeles County	52nd St W & Batris Ln	93536	3102007011		H2	R-1	0	2 du/net ac	0.261601598	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10747	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-8	93536	3102008014		H2	R-1	0	2 du/net ac	0.274160133	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	24239	0	
Unincorporated Los Angeles County	55th St W & W Avenue L-8	93536	3102009017		H2	R-1	0	2 du/net ac	0.405326011	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	9419	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-10	93536	3102012010		H2	R-1	0	2 du/net ac	0.271937534	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	8539	0	
Unincorporated Los Angeles County	55th St W & W Avenue L-12	93536	3102013015		H2	R-1	0	2 du/net ac	0.392300327	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	30600	0	
Unincorporated Los Angeles County	VAC/COR AVE L14/51 STW	93536	3102017012		H18	R-3	0	18 du/net ac	0.454745	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	22516	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-12	93536	3102020030		H2	R-1	0	2 du/net ac	0.217332759	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	26500	0	
Unincorporated Los Angeles County	VAC/AVE L10/VIC 50TH STW	93536	3102021006		H18	R-3	0	18 du/net ac	0.405568138	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25453	0	
Unincorporated Los Angeles County	VAC/AVE L10/VIC 50TH STW	93536	3102021007		H18	R-3	0	18 du/net ac	0.394221856	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25453	0	
Unincorporated Los Angeles County	52nd St W & W Avenue L-10	93536	3102023020		H2	R-1	0	2 du/net ac	0.401081763	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19465	0	
Unincorporated Los Angeles County	W Avenue L-8 & Waterford Wy	93536	3102023028		H2	R-1	0	2 du/net ac	0.384714986	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	36415	0	
Unincorporated Los Angeles County	51st St W & W Avenue L-2	93536	3102025051		H2	R-1	0	2 du/net ac	0.213382295	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16888	0	
Unincorporated Los Angeles County	51st St W & W Avenue L	93536	3102026010		H2	R-1	0	2 du/net ac	0.136252157	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	17218	0	
Unincorporated Los Angeles County	VAC/50TH STW(PAV)/VIC AVE K8	93536	3204012003		RL1	A-1-1	0	1 du / 1 gross ac	0.375786447	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				47541	0	
Unincorporated Los Angeles County	50th St W & W Avenue K-8	93536	3204012904		RL1	A-1-1	0	1 du / 1 gross ac	0.223144983	Vacant	YES - Current	YES - Special District-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1						
Unincorporated Los Angeles County	VAC/AVE L(PAV)/VIC 52ND STW	93536	3204015012		RL1	A-1-1	0	1 du / 1 gross ac	0.132149641	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE L(PAV)/52ND STW	93536	3204015015		RL1	A-1-1	0	1 du / 1 gross ac	0.25582178	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2458	0	
Unincorporated Los Angeles County	VAC/AVE I15/VIC 100 STW	93536	3218006038		RL2	A-2-2	0	1 du / 2 gross ac	0.121360224	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3011	0	
Unincorporated Los Angeles County	VAC/AVE I15/VIC 99 STW	93536	3218006039		RL2	A-2-2	0	1 du / 2 gross ac	0.221382339	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				287	0	
Unincorporated Los Angeles County	VAC/AVE J/VIC 99 STW	93536	3218006040		RL2	A-2-2	0	1 du / 2 gross ac	0.150579891	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3279	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I14	93536	3218011008		RL2	A-2-2	0	1 du / 2 gross ac	0.173898028	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14647	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 99 STW	93536	3218012007		RL2	A-2-2	0	1 du / 2 gross ac	0.172723058	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 99 STW	93536	3218012008		RL2	A-2-2	0	1 du / 2 gross ac	0.173675958	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 98 PLW	93536	3218012009		RL2	A-2-2	0	1 du / 2 gross ac	0.172854663	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6946	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 98 STW	93536	3218012010		RL2	A-2-2	0	1 du / 2 gross ac	0.173884391	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/COR AVE I14/98 PLW	93536	3218012011		RL2	A-2-2	0	1 du / 2 gross ac	0.174362868	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4792	0	
Unincorporated Los Angeles County	VAC/COR AVE I13/98 STW	93536	3218012012		RL2	A-2-2	0	1 du / 2 gross ac	0.17402008	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I13/VIC 98 PLW	93536	3218012013		RL2	A-2-2	0	1 du / 2 gross ac	0.174455132	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 98 PLW	93536	3218012014		RL2	A-2-2	0	1 du / 2 gross ac	0.174466923	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/AVE I13/VIC 99 STW	93536	3218012016		RL2	A-2-2	0	1 du / 2 gross ac	0.173141892	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I13	93536	3218012017		RL2	A-2-2	0	1 du / 2 gross ac	0.345393543	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2458	0	
Unincorporated Los Angeles County	VAC/AVE I13/VIC 98 PLW	93536	3218013013		RL2	A-2-2	0	1 du / 2 gross ac	0.174006127	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 98 PLW	93536	3218013014		RL2	A-2-2	0	1 du / 2 gross ac	0.173200353	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 99 STW	93536	3218013027		RL2	A-2-2	0	1 du / 2 gross ac	0.148998836	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2986	0	
Unincorporated Los Angeles County	VAC/COR AVE I12/99 STW	93536	3218013030		RL2	A-2-2	0	1 du / 2 gross ac	0.258793827	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10179	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 100 STW	93536	3218013033		RL2	A-2-2	0	1 du / 2 gross ac	0.13398851	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5079	0	
Unincorporated Los Angeles County	VAC/AVE I14/VIC 98 PLW	93536	3218013035		RL2	A-2-2	0	1 du / 2 gross ac	0.172347386	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3304	0	
Unincorporated Los Angeles County	VAC/COR AVE I13/98 PLW	93536	3218014007		RL2	A-2-2	0	1 du / 2 gross ac	0.172284739	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1460	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I12	93536	3218015001		RL2	A-2-2	0	1 du / 2 gross ac	0.173229087	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1460	0	
Unincorporated Los Angeles County	VAC/COR 97 STW/AVE I12	93536	3218015002		RL2	A-2-2	0	1 du / 2 gross ac	0.174572857	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1460	0	
Unincorporated Los Angeles County	VAC/COR 97 STW/AVE I12	93536	3218015003		RL2	A-2-2	0	1 du / 2 gross ac	0.209605746	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1700	0	
Unincorporated Los Angeles County	VAC/COR 95 STW/AVE I12	93536	3218016001		RL2	A-2-2	0	1 du / 2 gross ac	0.179649115	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2600	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 STW	93536	3218016002		RL2	A-2-2	0	1 du / 2 gross ac	0.173677338	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3061	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I12	93536	3218016003		RL2	A-2-2	0	1 du / 2 gross ac	0.174546355	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 STW	93536	3218016004		RL2	A-2-2	0	1 du / 2 gross ac	0.173029728	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14844	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 PLW	93536	3218016005		RL2	A-2-2	0	1 du / 2 gross ac	0.173538795	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I12	93536	3218016006		RL2	A-2-2	0	1 du / 2 gross ac	0.173207165	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 STW	93536	3218016008		RL2	A-2-2	0	1 du / 2 gross ac	0.347236709	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8830	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 PLW	93536	3218017001		RL2	A-2-2	0	1 du / 2 gross ac	0.173183281	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4405	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 PLW	93536	3218017002		RL2	A-2-2	0	1 du / 2 gross ac	0.173177197	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				20375	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/95 STW	93536	3218017004		RL2	A-2-2	0	1 du / 2 gross ac	0.177877049	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2142	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 95 STW	93536	3218017005		RL2	A-2-2	0	1 du / 2 gross ac	0.172394712	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3751	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 STW	93536	3218017006		RL2	A-2-2	0	1 du / 2 gross ac	0.172556046	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4405	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 STW	93536	3218017007		RL2	A-2-2	0	1 du / 2 gross ac	0.174230392	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				13607	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I11	93536	3218017008		RL2	A-2-2	0	1 du / 2 gross ac	0.172311038	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1855	0	
Unincorporated Los Angeles County	VAC/COR AVE I12/96 STW	93536	3218017009		RL2	A-2-2	0	1 du / 2 gross ac	0.17269823	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1855	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 STW	93536	3218017010		RL2	A-2-2	0	1 du / 2 gross ac	0.174450227	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				13607	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 96 STW	93536	3218017011		RL2	A-2-2	0	1 du / 2 gross ac	0.172727616	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4514	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 95 STW	93536	3218017012		RL2	A-2-2	0	1 du / 2 gross ac	0.173994987	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3856	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 95 STW	93536	3218017013		RL2	A-2-2	0	1 du / 2 gross ac	0.173165531	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12129	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 95 STW	93536	3218017014		RL2	A-2-2	0	1 du / 2 gross ac	0.172705112	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6812	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 STW	93536	3218017015		RL2	A-2-2	0	1 du / 2 gross ac	0.346720949	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10033	0	
Unincorporated Los Angeles County	VAC/COR 95 STW/AVE I12	93536	3218017016		RL2	A-2-2	0	1 du / 2 gross ac	0.179217125	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14647	0	
Unincorporated Los Angeles County	VAC/COR 97 ST/AVE I11	93536	3218018001		RL2	A-2-2	0	1 du / 2 gross ac	0.172751712	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10093	0	
Unincorporated Los Angeles County	VAC/AVE I11/97 STW	93536	3218018002		RL2	A-2-2	0	1 du / 2 gross ac	0.172710285	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5422	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 98 STW	93536	3218018003		RL2	A-2-2	0	1 du / 2 gross ac	0.172687822	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1700	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I11	93536	3218018004		RL2	A-2-2	0	1 du / 2 gross ac	0.173995491	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9411	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 97 STW	93536	3218018005		RL2	A-2-2	0	1 du / 2 gross ac	0.173303244	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3000	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 97 STW	93536	3218018006		RL2	A-2-2	0	1 du / 2 gross ac	0.17293437	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9462	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/97 STW	93536	3218018007		RL2	A-2-2	0	1 du / 2 gross ac	0.174608569	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3729	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 97 STW	93536	3218018008		RL2	A-2-2	0	1 du / 2 gross ac	0.173693332	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3000	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I11	93536	3218019001		RL2	A-2-2	0	1 du / 2 gross ac	0.173124759	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1460	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 PLW	93536	3218019002		RL2	A-2-2	0	1 du / 2 gross ac	0.174022395	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12115	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 PLW	93536	3218019003		RL2	A-2-2	0	1 du / 2 gross ac	0.173124759	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				21231	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I11	93536	3218019004		RL2	A-2-2	0	1 du / 2 gross ac	0.173205164	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 STW	93536	3218019005		RL2	A-2-2	0	1 du / 2 gross ac	0.174133309	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 STW	93536	3218019006		RL2	A-2-2	0	1 du / 2 gross ac	0.174681069	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 PLW	93536	3218019007		RL2	A-2-2	0	1 du / 2 gross ac	0.174727923	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 PLW	93536	3218019008		RL2	A-2-2	0	1 du / 2 gross ac	0.173459863	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/98 PLW	93536	3218019009		RL2	A-2-2	0	1 du / 2 gross ac	0.174145121	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I12	93536	3218019010		RL2	A-2-2	0	1 du / 2 gross ac	0.172588889	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 98 PLW	93536	3218019011		RL2	A-2-2	0	1 du / 2 gross ac	0.173584408	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 98 PLW	93536	3218019012		RL2	A-2-2	0	1 du / 2 gross ac	0.174084504	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 98 STW	93536	3218019013		RL2	A-2-2	0	1 du / 2 gross ac	0.174211246	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 98 STW	93536	3218019014		RL2	A-2-2	0	1 du / 2 gross ac	0.172998328	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I12	93536	3218019015		RL2	A-2-2	0	1 du / 2 gross ac	0.17395946	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/99 STW	93536	3218019017		RL2	A-2-2	0	1 du / 2 gross ac	0.200125015	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				171	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/98 PLW	93536	3218020001		RL2	A-2-2	0	1 du / 2 gross ac	0.172681531	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4491	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 PLW	93536	3218020002		RL2	A-2-2	0	1 du / 2 gross ac	0.172543389	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2362	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99 STW	93536	3218020003		RL2	A-2-2	0	1 du / 2 gross ac	0.17386732	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1816	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99 STW	93536	3218020004		RL2	A-2-2	0	1 du / 2 gross ac	0.173015482	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1816	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 100 STW	93536	3218020005		RL2	A-2-2	0	1 du / 2 gross ac	0.173809906	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				17317	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 100 STW	93536	3218020006		RL2	A-2-2	0	1 du / 2 gross ac	0.172936013	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2381	0	
Unincorporated Los Angeles County	VAC/COR AVE I10/100TH STW	93536	3218020007		RL2	A-2-2	0	1 du / 2 gross ac	0.172279678	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3215	0	
Unincorporated Los Angeles County	VAC/COR 100 STW/AVE I11	93536	3218020008		RL2	A-2-2	0	1 du / 2 gross ac	0.172703579	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				13879	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 100 STW	93536	3218020009		RL2	A-2-2	0	1 du / 2 gross ac	0.174012034	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 100 STW	93536	3218020010		RL2	A-2-2	0	1 du / 2 gross ac	0.17314275	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 99 STW	93536	3218020011		RL2	A-2-2	0	1 du / 2 gross ac	0.17273285	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4958	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I11	93536	3218020012		RL2	A-2-2	0	1 du / 2 gross ac	0.173988635	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4958	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 99 STW	93536	3218020034		RL2	A-2-2	0	1 du / 2 gross ac	0.172877551	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 100 STW	93536	3218020035		RL2	A-2-2	0	1 du / 2 gross ac	0.17408654	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12731	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 100 STW	93536	3218020036		RL2	A-2-2	0	1 du / 2 gross ac	0.173240691	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12731	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/100 STW	93536	3218020037		RL2	A-2-2	0	1 du / 2 gross ac	0.174006215	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2600	0	
Unincorporated Los Angeles County	VAC/COR 100 STW/AVE I12	93536	3218020038		RL2	A-2-2	0	1 du / 2 gross ac	0.172584409	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2600	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 99 STW	93536	3218020041		RL2	A-2-2	0	1 du / 2 gross ac	0.172446851	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 99 STW	93536	3218020042		RL2	A-2-2	0	1 du / 2 gross ac	0.174223283	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1500	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 99 STW	93536	3218020043		RL2	A-2-2	0	1 du / 2 gross ac	0.167648196	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1393	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 100 STW	93536	3218020049		RL2	A-2-2	0	1 du / 2 gross ac	0.347153636	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7565	0	
Unincorporated Los Angeles County	VAC/AVE I12/VIC 100 STW	93536	3218020050		RL2	A-2-2	0	1 du / 2 gross ac	0.346345145	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				13854	0	
Unincorporated Los Angeles County	VAC/COR AVE I11/99 STW	93536	3218020051		RL2	A-2-2	0	1 du / 2 gross ac	0.173216097	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				807	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 99 STW	93536	3218020053		RL2	A-2-2	0	1 du / 2 gross ac	0.172973847	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4968	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 99 STW	93536	3218020055		RL2	A-2-2	0	1 du / 2 gross ac	0.174605999	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 98 STW	93536	3218021001		RL2	A-2-2	0	1 du / 2 gross ac	0.174374277	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7781	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 STW	93536	3218021003		RL2	A-2-2	0	1 du / 2 gross ac	0.173177008	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 STW	93536	3218021004		RL2	A-2-2	0	1 du / 2 gross ac	0.173994816	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3163	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I11	93536	3218021005		RL2	A-2-2	0	1 du / 2 gross ac	0.174478471	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3163	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I10	93536	3218021006		RL2	A-2-2	0	1 du / 2 gross ac	0.174000739	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4857	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I10	93536	3218022001		RL2	A-2-2	0	1 du / 2 gross ac	0.173220813	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9593	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 97 STW	93536	3218022002		RL2	A-2-2	0	1 du / 2 gross ac	0.17335432	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 97 STW	93536	3218022003		RL2	A-2-2	0	1 du / 2 gross ac	0.172882953	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4159	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 98 STW	93536	3218022004		RL2	A-2-2	0	1 du / 2 gross ac	0.172922015	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I10	93536	3218022005		RL2	A-2-2	0	1 du / 2 gross ac	0.172779052	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 98 STW	93536	3218022006		RL2	A-2-2	0	1 du / 2 gross ac	0.172492092	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1150	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 97 STW	93536	3218022007		RL2	A-2-2	0	1 du / 2 gross ac	0.172395056	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1150	0	
Unincorporated Los Angeles County	VAC/COR 97 STW/AVE I11	93536	3218022008		RL2	A-2-2	0	1 du / 2 gross ac	0.173502417	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR AVE I10/95 STW	93536	3218023001		RL2	A-2-2	0	1 du / 2 gross ac	0.176321826	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4701	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 STW	93536	3218023002		RL2	A-2-2	0	1 du / 2 gross ac	0.172733366	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4402	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 95 STW	93536	3218023003		RL2	A-2-2	0	1 du / 2 gross ac	0.174421076	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4402	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 95TH STW	93536	3218023004		RL2	A-2-2	0	1 du / 2 gross ac	0.17271636	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3826	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I10	93536	3218023006		RL2	A-2-2	0	1 du / 2 gross ac	0.173119658	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4112	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 STW	93536	3218023007		RL2	A-2-2	0	1 du / 2 gross ac	0.174374768	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 PLW	93536	3218023009		RL2	A-2-2	0	1 du / 2 gross ac	0.173072554	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2894	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I10	93536	3218023010		RL2	A-2-2	0	1 du / 2 gross ac	0.173943074	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4958	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 PLW	93536	3218023011		RL2	A-2-2	0	1 du / 2 gross ac	0.174029211	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1786	0	
Unincorporated Los Angeles County	VAC/AVE I11/VIC 96 PLW	93536	3218023012		RL2	A-2-2	0	1 du / 2 gross ac	0.173125621	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1366	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I11	93536	3218023013		RL2	A-2-2	0	1 du / 2 gross ac	0.173136702	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8935	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218024001		RL2	A-2-2	0	1 du / 2 gross ac	0.174168443	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5147	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218024002		RL2	A-2-2	0	1 du / 2 gross ac	0.173436489	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5548	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I9	93536	3218024003		RL2	A-2-2	0	1 du / 2 gross ac	0.174164328	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5444	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 PLW	93536	3218024004		RL2	A-2-2	0	1 du / 2 gross ac	0.173647792	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 PLW	93536	3218024005		RL2	A-2-2	0	1 du / 2 gross ac	0.172445094	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				927	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 STW	93536	3218024006		RL2	A-2-2	0	1 du / 2 gross ac	0.173038822	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				957	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 STW	93536	3218024007		RL2	A-2-2	0	1 du / 2 gross ac	0.172459422	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3734	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I10	93536	3218024008		RL2	A-2-2	0	1 du / 2 gross ac	0.172700276	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8935	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I9	93536	3218024010		RL2	A-2-2	0	1 du / 2 gross ac	0.173153986	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4499	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 95 STW	93536	3218024011		RL2	A-2-2	0	1 du / 2 gross ac	0.174425749	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2932	0	
Unincorporated Los Angeles County	VAC/COR AVE I10/95 STW	93536	3218024013		RL2	A-2-2	0	1 du / 2 gross ac	0.17576349	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				14428	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218024014		RL2	A-2-2	0	1 du / 2 gross ac	0.172898841	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5422	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I10	93536	3218024016		RL2	A-2-2	0	1 du / 2 gross ac	0.172618028	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5111	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218024021		RL2	A-2-2	0	1 du / 2 gross ac	0.172716551	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2600	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 STW	93536	3218024022		RL2	A-2-2	0	1 du / 2 gross ac	0.174443686	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2600	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 95 STW	93536	3218024024		RL2	A-2-2	0	1 du / 2 gross ac	0.345445295	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9116	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I10	93536	3218024025		RL2	A-2-2	0	1 du / 2 gross ac	0.17398911	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11642	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 STW	93536	3218024026		RL2	A-2-2	0	1 du / 2 gross ac	0.172727808	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3662	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 97 STW	93536	3218025002		RL2	A-2-2	0	1 du / 2 gross ac	0.173371879	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				909	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218025003		RL2	A-2-2	0	1 du / 2 gross ac	0.17172396	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218025004		RL2	A-2-2	0	1 du / 2 gross ac	0.172974439	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				11751	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/98 STW	93536	3218025005		RL2	A-2-2	0	1 du / 2 gross ac	0.172871656	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3569	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I10	93536	3218025006		RL2	A-2-2	0	1 du / 2 gross ac	0.172210741	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5001	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 98 STW	93536	3218025007		RL2	A-2-2	0	1 du / 2 gross ac	0.172274272	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3959	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 98 STW	93536	3218025008		RL2	A-2-2	0	1 du / 2 gross ac	0.171964531	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2782	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/96 PLW	93536	3218025010		RL2	A-2-2	0	1 du / 2 gross ac	0.173563716	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10093	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218025011		RL2	A-2-2	0	1 du / 2 gross ac	0.172739346	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7565	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218025012		RL2	A-2-2	0	1 du / 2 gross ac	0.174047007	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1366	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 97 STW	93536	3218025013		RL2	A-2-2	0	1 du / 2 gross ac	0.173303289	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3597	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 97 STW	93536	3218025014		RL2	A-2-2	0	1 du / 2 gross ac	0.172928895	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				909	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/97 STW	93536	3218025015		RL2	A-2-2	0	1 du / 2 gross ac	0.174152855	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2627	0	
Unincorporated Los Angeles County	VAC/COR 97 STW/AVE I10	93536	3218025016		RL2	A-2-2	0	1 du / 2 gross ac	0.172641366	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5914	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 97 STW	93536	3218025017		RL2	A-2-2	0	1 du / 2 gross ac	0.172297259	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1998	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 97 STW	93536	3218025018		RL2	A-2-2	0	1 du / 2 gross ac	0.173687795	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3416	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 PLW	93536	3218025019		RL2	A-2-2	0	1 du / 2 gross ac	0.172895086	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2101	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 96 PLW	93536	3218025020		RL2	A-2-2	0	1 du / 2 gross ac	0.172589572	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2986	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I10	93536	3218025021		RL2	A-2-2	0	1 du / 2 gross ac	0.174380037	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2986	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I9	93536	3218026001		RL2	A-2-2	0	1 du / 2 gross ac	0.172710509	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 PLW	93536	3218026002		RL2	A-2-2	0	1 du / 2 gross ac	0.173141193	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 PLW	93536	3218026003		RL2	A-2-2	0	1 du / 2 gross ac	0.173988394	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4024	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 99 STW	93536	3218026004		RL2	A-2-2	0	1 du / 2 gross ac	0.172677	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I9	93536	3218026006		RL2	A-2-2	0	1 du / 2 gross ac	0.17362002	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2525	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I10	93536	3218026007		RL2	A-2-2	0	1 du / 2 gross ac	0.173136083	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99 STW	93536	3218026009		RL2	A-2-2	0	1 du / 2 gross ac	0.172721806	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12479	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 98 PLW	93536	3218026010		RL2	A-2-2	0	1 du / 2 gross ac	0.173153651	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12479	0	
Unincorporated Los Angeles County	VAC/AVE I10/98 PLW	93536	3218026011		RL2	A-2-2	0	1 du / 2 gross ac	0.174033778	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5072	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I10	93536	3218026012		RL2	A-2-2	0	1 du / 2 gross ac	0.172697632	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4731	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I9	93536	3218026013		RL2	A-2-2	0	1 du / 2 gross ac	0.174506912	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2684	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218026014		RL2	A-2-2	0	1 du / 2 gross ac	0.17457145	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2684	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I10	93536	3218026030		RL2	A-2-2	0	1 du / 2 gross ac	0.173544634	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4933	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218026032		RL2	A-2-2	0	1 du / 2 gross ac	0.173426257	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8084	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99TH ST W	93536	3218026036		RL2	A-2-2	0	1 du / 2 gross ac	0.347025825	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12479	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/LANCASTER BL	93536	3218027001		RL2	A-2-2	0	1 du / 2 gross ac	0.172313549	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 99 STW	93536	3218027002		RL2	A-2-2	0	1 du / 2 gross ac	0.172881927	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 99 STW	93536	3218027003		RL2	A-2-2	0	1 du / 2 gross ac	0.172642103	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 99 STW	93536	3218027004		RL2	A-2-2	0	1 du / 2 gross ac	0.173844426	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 100 STW	93536	3218027005		RL2	A-2-2	0	1 du / 2 gross ac	0.172975044	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 100 STW	93536	3218027006		RL2	A-2-2	0	1 du / 2 gross ac	0.172469479	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/COR 100 STW/LANCASTER BL	93536	3218027007		RL2	A-2-2	0	1 du / 2 gross ac	0.17361355	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/100 STW	93536	3218027008		RL2	A-2-2	0	1 du / 2 gross ac	0.173147804	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 100 STW	93536	3218027009		RL2	A-2-2	0	1 du / 2 gross ac	0.172721709	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 100 STW	93536	3218027010		RL2	A-2-2	0	1 du / 2 gross ac	0.174011658	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10724	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 99 STW	93536	3218027011		RL2	A-2-2	0	1 du / 2 gross ac	0.173142184	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4904	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 99 STW	93536	3218027012		RL2	A-2-2	0	1 du / 2 gross ac	0.17274536	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2061	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I9	93536	3218027013		RL2	A-2-2	0	1 du / 2 gross ac	0.172744436	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5091	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 99 STW	93536	3218027014		RL2	A-2-2	0	1 du / 2 gross ac	0.17322823	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 100 STW	93536	3218027018		RL2	A-2-2	0	1 du / 2 gross ac	0.174086696	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2525	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 100 STW	93536	3218027019		RL2	A-2-2	0	1 du / 2 gross ac	0.174022825	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3717	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99 STW	93536	3218027021		RL2	A-2-2	0	1 du / 2 gross ac	0.174017402	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3662	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99 STW	93536	3218027022		RL2	A-2-2	0	1 du / 2 gross ac	0.172716302	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1545	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 99 STW	93536	3218027023		RL2	A-2-2	0	1 du / 2 gross ac	0.173130808	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				996	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I9	93536	3218027025		RL2	A-2-2	0	1 du / 2 gross ac	0.346710961	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2914	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 100TH STW	93536	3218027027		RL2	A-2-2	0	1 du / 2 gross ac	0.173308864	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3393	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 100TH STW	93536	3218027028		RL2	A-2-2	0	1 du / 2 gross ac	0.174133136	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3153	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 100TH STW	93536	3218027029		RL2	A-2-2	0	1 du / 2 gross ac	0.172802316	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2727	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 100TH STW	93536	3218027031		RL2	A-2-2	0	1 du / 2 gross ac	0.173164811	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2727	0	
Unincorporated Los Angeles County	VAC/AVE I10/VIC 100TH STW	93536	3218027032		RL2	A-2-2	0	1 du / 2 gross ac	0.17269323	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2727	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/100TH STW	93536	3218027033		RL2	A-2-2	0	1 du / 2 gross ac	0.173142681	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3031	0	
Unincorporated Los Angeles County	VAC/COR AVE I10/100TH STW	93536	3218027034		RL2	A-2-2	0	1 du / 2 gross ac	0.174012034	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3031	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 STW	93536	3218028003		RL2	A-2-2	0	1 du / 2 gross ac	0.119376814	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3232	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 STW	93536	3218028004		RL2	A-2-2	0	1 du / 2 gross ac	0.174387975	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3615	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 PLW	93536	3218028005		RL2	A-2-2	0	1 du / 2 gross ac	0.173166289	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4205	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 PLW	93536	3218028006		RL2	A-2-2	0	1 du / 2 gross ac	0.17401126	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3091	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/LANCASTER BL	93536	3218028007		RL2	A-2-2	0	1 du / 2 gross ac	0.17442113	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6431	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I9	93536	3218028008		RL2	A-2-2	0	1 du / 2 gross ac	0.174462219	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1194	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 PLW	93536	3218028009		RL2	A-2-2	0	1 du / 2 gross ac	0.173107305	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1194	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/98 PLW	93536	3218028017		RL2	A-2-2	0	1 du / 2 gross ac	0.172267776	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/98 PLW	93536	3218028018		RL2	A-2-2	0	1 du / 2 gross ac	0.173025861	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				12193	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 PLW	93536	3218028019		RL2	A-2-2	0	1 du / 2 gross ac	0.173994816	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9788	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 99 STW	93536	3218028020		RL2	A-2-2	0	1 du / 2 gross ac	0.172733568	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5888	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 99 STW	93536	3218028021		RL2	A-2-2	0	1 du / 2 gross ac	0.173131153	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				13857	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/LANCASTER BL	93536	3218028022		RL2	A-2-2	0	1 du / 2 gross ac	0.174006075	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3515	0	
Unincorporated Los Angeles County	VAC/COR 99 STW/AVE I9	93536	3218028023		RL2	A-2-2	0	1 du / 2 gross ac	0.173165155	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 99 STW	93536	3218028024		RL2	A-2-2	0	1 du / 2 gross ac	0.174006093	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				7366	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 99 STW	93536	3218028025		RL2	A-2-2	0	1 du / 2 gross ac	0.172716576	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218028026		RL2	A-2-2	0	1 du / 2 gross ac	0.173131153	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4904	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 PLW	93536	3218028027		RL2	A-2-2	0	1 du / 2 gross ac	0.174023085	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5605	0	
Unincorporated Los Angeles County	VAC/COR 98 PLW/AVE I9	93536	3218028028		RL2	A-2-2	0	1 du / 2 gross ac	0.172699565	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6026	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/98 STW	93536	3218028031		RL2	A-2-2	0	1 du / 2 gross ac	0.227316651	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3225	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 PLW	93536	3218028032		RL2	A-2-2	0	1 du / 2 gross ac	0.348481061	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5800	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/98 STW	93536	3218028033		RL2	A-2-2	0	1 du / 2 gross ac	0.347183271	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2517	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/96 PLW	93536	3218029001		RL2	A-2-2	0	1 du / 2 gross ac	0.172720547	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4277	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/96 PLW	93536	3218029002		RL2	A-2-2	0	1 du / 2 gross ac	0.172548975	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3295	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/96 PLW	93536	3218029003		RL2	A-2-2	0	1 du / 2 gross ac	0.174024631	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8322	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/97 STW	93536	3218029004		RL2	A-2-2	0	1 du / 2 gross ac	0.173124583	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/97 STW	93536	3218029005		RL2	A-2-2	0	1 du / 2 gross ac	0.172740596	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8322	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/97 STW	93536	3218029006		RL2	A-2-2	0	1 du / 2 gross ac	0.174046355	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8322	0	
Unincorporated Los Angeles County	VAC/COR AVE I9/97 STW	93536	3218029007		RL2	A-2-2	0	1 du / 2 gross ac	0.173148437	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 97 STW	93536	3218029008		RL2	A-2-2	0	1 du / 2 gross ac	0.172711721	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8481	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 97 STW	93536	3218029009		RL2	A-2-2	0	1 du / 2 gross ac	0.174012487	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8481	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218029010		RL2	A-2-2	0	1 du / 2 gross ac	0.173166396	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8481	0	
Unincorporated Los Angeles County	VAC/AVE I9/96 PLW	93536	3218029011		RL2	A-2-2	0	1 du / 2 gross ac	0.172705533	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8481	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I9	93536	3218029012		RL2	A-2-2	0	1 du / 2 gross ac	0.17401194	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/97 STW	93536	3218029013		RL2	A-2-2	0	1 du / 2 gross ac	0.171434248	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 97 STW	93536	3218029014		RL2	A-2-2	0	1 du / 2 gross ac	0.172554679	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9515	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 97 STW	93536	3218029015		RL2	A-2-2	0	1 du / 2 gross ac	0.172733568	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8257	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 STW	93536	3218029016		RL2	A-2-2	0	1 du / 2 gross ac	0.172699755	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9178	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 98 STW	93536	3218029017		RL2	A-2-2	0	1 du / 2 gross ac	0.172732135	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2775	0	
Unincorporated Los Angeles County	VAC/98 STW/VIC LANCASTER BL	93536	3218029018		RL2	A-2-2	0	1 du / 2 gross ac	0.118137289	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				9174	0	
Unincorporated Los Angeles County	VAC/COR 98 STW/AVE I9	93536	3218029020		RL2	A-2-2	0	1 du / 2 gross ac	0.172699755	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218029021		RL2	A-2-2	0	1 du / 2 gross ac	0.172727858	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				8257	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 97 STW	93536	3218029024		RL2	A-2-2	0	1 du / 2 gross ac	0.172699751	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR 97 STW/AVE I9	93536	3218029025		RL2	A-2-2	0	1 du / 2 gross ac	0.172739536	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 98 STW	93536	3218029026		RL2	A-2-2	0	1 du / 2 gross ac	0.345433513	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5535	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/95 STW	93536	3218030001		RL2	A-2-2	0	1 du / 2 gross ac	0.173232619	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 95 STW	93536	3218030002		RL2	A-2-2	0	1 du / 2 gross ac	0.173014601	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1225	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/96 STW	93536	3218030004		RL2	A-2-2	0	1 du / 2 gross ac	0.173119443	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5800	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 96 STW	93536	3218030005		RL2	A-2-2	0	1 du / 2 gross ac	0.174773854	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3053	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/LANCASTER BL	93536	3218030006		RL2	A-2-2	0	1 du / 2 gross ac	0.172880329	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1607	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I9	93536	3218030007		RL2	A-2-2	0	1 du / 2 gross ac	0.172148986	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2464	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218030008		RL2	A-2-2	0	1 du / 2 gross ac	0.173851997	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1366	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218030009		RL2	A-2-2	0	1 du / 2 gross ac	0.172160577	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218030010		RL2	A-2-2	0	1 du / 2 gross ac	0.172124619	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Land Value / Improvement Value	Year Built (Minimum for mult. Struct & Improvements)	Year Built (Maximum for mult. Struct & Improvements)	Land Value (Assessor)	Improvement Value (Assessor)	Notes from Planners
Unincorporated Los Angeles County	VAC/AVE I9/VIC 95 STW	93536	3218030012		RL2	A-2-2	0	1 du / 2 gross ac	0.17214823	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1961	0	
Unincorporated Los Angeles County	VAC/COR 95 STW/AVE I9	93536	3218030013		RL2	A-2-2	0	1 du / 2 gross ac	0.17343817	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1305	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/96 STW	93536	3218030014		RL2	A-2-2	0	1 du / 2 gross ac	0.17273102	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4277	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 96 STW	93536	3218030016		RL2	A-2-2	0	1 du / 2 gross ac	0.17277658	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				3091	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 96 PLW	93536	3218030017		RL2	A-2-2	0	1 du / 2 gross ac	0.17281490	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2782	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 96 PLW	93536	3218030018		RL2	A-2-2	0	1 du / 2 gross ac	0.17325173	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2782	0	
Unincorporated Los Angeles County	VAC/COR 96 PLW/AVE I9	93536	3218030020		RL2	A-2-2	0	1 du / 2 gross ac	0.17272797	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2464	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218030021		RL2	A-2-2	0	1 du / 2 gross ac	0.17313121	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				5508	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218030022		RL2	A-2-2	0	1 du / 2 gross ac	0.17402292	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				2164	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 PLW	93536	3218030023		RL2	A-2-2	0	1 du / 2 gross ac	0.17268247	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218030024		RL2	A-2-2	0	1 du / 2 gross ac	0.17274179	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				1324	0	
Unincorporated Los Angeles County	VAC/COR 96 STW/AVE I9	93536	3218030026		RL2	A-2-2	0	1 du / 2 gross ac	0.17274469	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				16649	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 96 STW	93536	3218030027		RL2	A-2-2	0	1 du / 2 gross ac	0.17307647	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				4857	0	
Unincorporated Los Angeles County	VAC/COR LANCASTER BL/96 PLW	93536	3218030028		RL2	A-2-2	0	1 du / 2 gross ac	0.34679291	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				24252	0	
Unincorporated Los Angeles County	VAC/LANCASTER BL/VIC 95 STW	93536	3218030029		RL2	A-2-2	0	1 du / 2 gross ac	0.34867407	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				16087	0	
Unincorporated Los Angeles County	VAC/AVE I9/VIC 96 STW	93536	3218030030		RL2	A-2-2	0	1 du / 2 gross ac	0.34881246	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				19756	0	
Unincorporated Los Angeles County	VAC/110 STW/VIC AVE H4	93536	3265020050		RL2	A-2-2	0	1 du / 2 gross ac	0.48558291	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				10	0	
Unincorporated Los Angeles County	VAC/90 STE/VIC AVE I14	93535	3376011032		RLS	A-1-5	0	1 du / 5 gross ac	0.36011697	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1				6300	0	
Unincorporated Los Angeles County	Antwerp St & E 117th St	90059	6148002901		H18	R-2	0	18 du/net ac	0.55769045	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	11	0	0	11	0		0	0	0	
Unincorporated Los Angeles County	E 68th St & Hooper Ave	90001	6010008038		H18	R-3	0	18 du/net ac	0.22096924	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	13596	0	
Unincorporated Los Angeles County	E 70th St & Hooper Ave	90001	6010014033		H18	R-3	0	18 du/net ac	0.13127582	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	2171	0	
Unincorporated Los Angeles County	1542 E 85TH ST	90001	6028034900		H18	R-3	0	18 du/net ac	0.11478479	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	0	0	
Unincorporated Los Angeles County	1538 E 85TH ST	90001	6028034901		H18	R-3	0	18 du/net ac	0.12052473	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	0	0	
Unincorporated Los Angeles County	1542 E 85TH ST	90001	6028034902		H18	R-3	0	18 du/net ac	0.12052461	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	0	0	
Unincorporated Los Angeles County	E 99th St & Success Ave	90002	6049022044		H9	R-1	0	9 du/net ac	0.22297419	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6784	0	
Unincorporated Los Angeles County	E 100th St & Success Ave	90002	6049022045		H9	R-1	0	9 du/net ac	0.22503528	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	6784	0	
Unincorporated Los Angeles County	Hooper Ave & Nadeau St	90001	6024018038		H18	R-3	0	18 du/net ac	0.31538528	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	138248	0	
Unincorporated Los Angeles County	E Florence Ave & Walnut Dr	90001	6025005034		H18	R-3	0	18 du/net ac	0.15600136	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	17691	0	
Unincorporated Los Angeles County	7710 ROSEBERRY AVE	90255	6025035026		H18	R-2	0	18 du/net ac	0.14947618	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	392700	0	
Unincorporated Los Angeles County	Croesus Ave & E 81st St	90001	6026014013		H18	R-3	0	18 du/net ac	0.13129960	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	129669	0	
Unincorporated Los Angeles County	Croesus Ave & E 81st St	90001	6026014014		H18	R-3	0	18 du/net ac	0.13069046	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	129669	0	
Unincorporated Los Angeles County	Beach St & E 83rd St	90001	6027028004		H18	R-2	0	18 du/net ac	0.13789237	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	22940	0	
Unincorporated Los Angeles County	1721 E 84TH ST	90001	6027028022		H18	R-2	0	18 du/net ac	0.12005715	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	19994	0	
Unincorporated Los Angeles County	S Normandie Ave & W 94th Pl	90044	6056007028		RD3.1	R-2	8 du/net ac	17 du/net ac	0.13426463	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	0	0	
Unincorporated Los Angeles County	E 112th St & Mona Blvd	90059	6067017022		H18	R-2	0	18 du/net ac	0.15248359	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	259995	0	
Unincorporated Los Angeles County	1544 W 107TH ST	90047	6077029005		RD3.1	R-2	8 du/net ac	17 du/net ac	0.11788671	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	44665	0	
Unincorporated Los Angeles County	E 122nd St & Wall St	90061	6086002018		H9	R-2	0	9 du/net ac	0.17534269	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	12012	0	
Unincorporated Los Angeles County	352 E 127TH ST	90061	6086013020		H9	R-1	0	9 du/net ac	0.43746115	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	102584	0	
Unincorporated Los Angeles County	E El Segundo Blvd & S Towne Ave	90061	6086013021		H9	R-1	0	9 du/net ac	0.21151681	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	49180	0	
Unincorporated Los Angeles County	E El Segundo Blvd & S Towne Ave	90061	6086013030		H9	R-1	0	9 du/net ac	0.18049546	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	43556	0	
Unincorporated Los Angeles County	E 127th St & S Central Ave	90059	6086033038		H9	R-1	0	9 du/net ac	0.27960424	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25248	0	
Unincorporated Los Angeles County	1210 W 127TH ST	90044	6089031011		RD2.3	R-1	1 du/net ac	8 du/net ac	0.16070728	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	121563	0	
Unincorporated Los Angeles County	Beach St & E 92nd St	90002	6044013016		H18	R-2	0	18 du/net ac	0.19040447	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	15303	0	
Unincorporated Los Angeles County	E 92nd St & Hickory St	90002	6045015009		H18	R-2	0	18 du/net ac	0.16966827	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	21028	0	
Unincorporated Los Angeles County	2032 E 88TH ST	90002	6045017014		H18	R-2	0	18 du/net ac	0.12467616	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	118511	0	
Unincorporated Los Angeles County	8803 MINER ST	90002	6045017015		H18	R-2	0	18 du/net ac	0.13709705	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	140059	0	
Unincorporated Los Angeles County	9611 KALMIA ST	90002	6046011044		H18	R-3	0	18 du/net ac	0.15113902	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	7756	0	
Unincorporated Los Angeles County	E 97th St & Kalmia St	90002	6046011051		H18	R-3	0	18 du/net ac	0.15523953	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	113428	0	
Unincorporated Los Angeles County	E 97th St & Kalmia St	90002	6046011052		H18	R-3	0	18 du/net ac	0.15337744	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	113428	0	
Unincorporated Los Angeles County	1246 W 91ST ST	90044	6047019012		RD3.1	R-2	8 du/net ac	17 du/net ac	0.15404487	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	384329	0	
Unincorporated Los Angeles County	E 159th St & S Maple Ave	90248	6125008010		H9	R-1	0	9 du/net ac	0.28961734	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	188735	0	
Unincorporated Los Angeles County	E 129th St & S Towne Ave	90061	6130009028		H9	R-1	0	9 du/net ac	0.11943346	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	61290	0	
Unincorporated Los Angeles County	Athens Wy & W 122nd St	90061	6132021035		H9	R-2	0	9 du/net ac	0.18775052	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	3	0	3	0		0	160140	0	
Unincorporated Los Angeles County	Athens Wy & W 122nd St	90061	6132021036		H9	R-2	0	9 du/net ac	0.12041238	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	188700	0	
Unincorporated Los Angeles County	330 W 122ND ST	90061	6132022012		H18	R-2	0	18 du/net ac	0.19218608	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	161611	0	
Unincorporated Los Angeles County	E Alondra Blvd & S Haskins Ave	90220	6139014005		H9	R-1	0	9 du/net ac	0.49871195	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	286110	0	
Unincorporated Los Angeles County	2504 E 113TH ST	90059	6067026027		H18	R-2	0	18 du/net ac	0.14402175	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	13378	0	
Unincorporated Los Angeles County	E El Segundo Blvd & S Mona Blvd	90222	6154027034		H18	R-3	0	18 du/net ac	0.23378069	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	131005	0	
Unincorporated Los Angeles County	E 127th St & S Mona Blvd	90222	6154030012		H18	R-3	0	18 du/net ac	0.13646179	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	143075	0	
Unincorporated Los Angeles County	S Western Ave & W 125th St	90047	6090016023		RD2.3	R-1	1 du/net ac	8 du/net ac	0.16072653	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	19089	0	
Unincorporated Los Angeles County	S Denker Ave & W 120th St	90047	6090027003		RD2.3	R-1	1 du/net ac	8 du/net ac	0.16113569	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25544	0	
Unincorporated Los Angeles County	S Denker Ave & W 120th St	90047	6090027004		RD2.3	R-1	1 du/net ac	8 du/net ac	0.16072610	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25544	0	
Unincorporated Los Angeles County	S Trojan Ave & W 120th St	90047	6090028017		RD2.3	R-1	1 du/net ac	8 du/net ac	0.16071408	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	848	0	
Unincorporated Los Angeles County	E 118th St & Slater St	90059	6148005024		H18	R-2	0	18 du/net ac	0.13119257	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	51936	0	
Unincorporated Los Angeles County	Alabama St & E 118th St	90059	6149023018		H18	R-2	0	18 du/net ac	0.12580988	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	1946	0	
Unincorporated Los Angeles County	E 124th St & S Willowbrook Ave	90222	6150002006		H9	R-1	0	9 du/net ac	0.22690424	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	1946	0	
Unincorporated Los Angeles County	2143 E 123RD ST	90222	6150003007		H9	R-1	0	9 du/net ac	0.13813603	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	10078	0	
Unincorporated Los Angeles County	E 117th St & Lou Dillon Ave	90059	6150020011		H9	SP - RES 1	0	9 du/net ac	0.45983499	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	357000	0	
Unincorporated Los Angeles County	E 119th St & Mona Blvd	90059	6150022004		H9	SP - RES 1	0	9 du/net ac	0.34619725	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	16542	0	
Unincorporated Los Angeles County	E 124th St & S Willowbrook Ave	90222	6150029030		H9	R-1	0	9 du/net ac	0.12888582	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	46815	0	
Unincorporated Los Angeles County	E 126th St & S Willowbrook Ave	90222	6152002002		H9	R-1	0	9 du/net ac	0.24941563	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	25742	0	
Unincorporated Los Angeles County	12617 S WILLOWBROOK AVE	90222	6152002900		H9	R-1	0	9 du/net ac	0.24348447	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	0	0	
Unincorporated Los Angeles County	12625 S WILLOWBROOK AVE	90222	6152002901		H9	R-1	0	9 du/net ac	0.39576728	Vacant	YES - Current	YES - County-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	0	0	
Unincorporated Los Angeles County	E 130th St & S Aranbe Ave	90222	6152007013		H9	R-1	0	9 du/net ac	0.17904516	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	2386	0	
Unincorporated Los Angeles County	15514 S BUTLER AVE	90221	6181022003		H18	R-2	0	18 du/net ac	0.45213658	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	2	0	2	0		0	194283	0	
Unincorporated Los Angeles County	McMillian Ave & S Lime Ave	90221	6185010030		H9	R-1	0	9 du/net ac	0.12611364	Vacant	YES - Current	NO - Privately-Owned	Vacant	Not Used in Prior Housing Element	0	1	0	1	0		0	7882	0	
Unincorporated Los Angeles County	S La Verne Ave & Whittier Blvd	90022	5240007900		RP	R-3-P	0	0	0.73461677	Nonvacant - Government	YES - Current	YES - County-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	100	0	0	100	0		0	0	0	
Unincorporated Los Angeles County	E 1st St & N Ditman Ave	90063	5232014900		SP	SP - FS	0	0	0.30155997	Nonvacant - Government	YES - Current	YES - County-Owned	Nonvacant	Used in Prior Housing Element - Non-Vacant	50	0	0	50	0	1964	1964	0	0	

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	6203 COMPTON AVE LOS ANGELES CA 90001	90001	6008031002	6	6	0	0	Shortfall of Sites	0.08791218	CG	C-3	MU	MXD	50	150	12	Vacant	Vacant	A	11686	0
Unincorporated Los Angeles County	6205 COMPTON AVE LOS ANGELES CA 90001	90001	6008031003	18	18	0	0	Shortfall of Sites	0.288998955	CG	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial	A	24147	18433
Unincorporated Los Angeles County	9411 S VERMONT AVE LOS ANGELES CA 90044	90044	6056009026	12	11	0	0	Shortfall of Sites	0.180852481	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial	AA	33155	2118
Unincorporated Los Angeles County	9421 S VERMONT AVE LOS ANGELES CA 90044	90044	6056009027	12	11	0	0	Shortfall of Sites	0.180907657	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Industrial	AA	33155	12659
Unincorporated Los Angeles County	4937 W SLAUSON AVE LOS ANGELES CA 90056	90056	4201003042	159	158	0	0	Shortfall of Sites	2.060580723	CG	C-3	MU	MXD	50	150	317	Non-Vacant	Commercial		3034930	1277258
Unincorporated Los Angeles County	Juniette St & S Centinela Ave 90066	90066	4211003058	5	5	0	0	Shortfall of Sites	0.057474696	CG	C-3	MU	MXD	50	150	10	Vacant	Vacant	AC	14043	0
Unincorporated Los Angeles County	12415 W JEFFERSON BLVD LOS ANGELES CA 90066	90066	4211003060	8	8	0	0	Shortfall of Sites	0.098650051	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AC	140530	64637
Unincorporated Los Angeles County	5501 S CENTINELA AVE LOS ANGELES CA 90066	90066	4211003001	12	12	0	0	Shortfall of Sites	0.154745154	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Residential - 1	AD	714000	178500
Unincorporated Los Angeles County	5505 S CENTINELA AVE LOS ANGELES CA 90066	90066	4211003002	9	9	0	0	Shortfall of Sites	0.114787272	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 1	AD	179147	49745
Unincorporated Los Angeles County	5511 W CENTINELA AVE LOS ANGELES CA 90045	90045	4211003003	5	5	0	0	Shortfall of Sites	0.05736646	CG	C-3	MU	MXD	50	150	10	Non-Vacant	Commercial	AD	44375	64149
Unincorporated Los Angeles County	Beatrice St & S Centinela Ave 90066	90066	4211003004	5	5	0	0	Shortfall of Sites	0.057362632	CG	C-3	MU	MXD	50	150	10	Vacant	Vacant	AD	85234	0
Unincorporated Los Angeles County	12414 JUNIETTE ST LOS ANGELES CA 90066	90066	4211003059	16	16	0	0	Shortfall of Sites	0.207954649	CG	C-3	MU	MXD	50	150	32	Non-Vacant	Residential - 1	AE	337793	225195
Unincorporated Los Angeles County	Juniette St & S Centinela Ave 90066	90066	4211003067	4	4	0	0	Shortfall of Sites	0.043667919	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	AE	67556	0
Unincorporated Los Angeles County	Juniette St & S Centinela Ave 90066	90066	4211003061	5	5	0	0	Shortfall of Sites	0.056569431	CG	C-3	MU	MXD	50	150	10	Vacant	Vacant	AF	113122	0
Unincorporated Los Angeles County	5557 S CENTINELA AVE LOS ANGELES CA 90066	90066	4211003062	5	5	0	0	Shortfall of Sites	0.05747042	CG	C-3	MU	MXD	50	150	10	Non-Vacant	Commercial	AF	160202	34421
Unincorporated Los Angeles County	E Compton Blvd & N Harris Ave 90221	90221	6180005018	4	4	0	0	Shortfall of Sites	0.065769941	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	AG	7664	0
Unincorporated Los Angeles County	4107 E COMPTON BLVD COMPTON CA 90221	90221	6180005019	4	4	0	0	Shortfall of Sites	0.067965392	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	AG	9202	19749
Unincorporated Los Angeles County	4109 E COMPTON BLVD COMPTON CA 90221	90221	6180005020	4	4	0	0	Shortfall of Sites	0.063989271	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	AG	9202	19529
Unincorporated Los Angeles County	2300 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6025029001	6	6	0	0	Shortfall of Sites	0.098673093	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	AH	14476	10739
Unincorporated Los Angeles County	2304 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6025029002	7	6	0	0	Shortfall of Sites	0.115813087	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial	AH	52420	63026
Unincorporated Los Angeles County	2308 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6025029003	6	6	0	0	Shortfall of Sites	0.110849891	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	AH	11619	12278
Unincorporated Los Angeles County	E Florence Ave & Marbrisa Ave 90255	90255	6025029004	7	7	0	0	Shortfall of Sites	0.109390423	CG	C-3	MU	MXD	50	150	14	Vacant	Vacant	AH	11619	0
Unincorporated Los Angeles County	13317 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144016021	9	8	0	0	Shortfall of Sites	0.101020999	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	AI	310819	23298
Unincorporated Los Angeles County	13321 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144016022	9	8	0	0	Shortfall of Sites	0.101016258	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	AI	100127	182007
Unincorporated Los Angeles County	13325 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144016023	8	8	0	0	Shortfall of Sites	0.101183351	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AI	185036	142979
Unincorporated Los Angeles County	13215 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144015021	8	7	0	0	Shortfall of Sites	0.1017552	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3	AJ	157505	113748
Unincorporated Los Angeles County	13219 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144015022	8	7	0	0	Shortfall of Sites	0.102034178	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3	AJ	157505	113748
Unincorporated Los Angeles County	13223 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144015023	9	8	0	0	Shortfall of Sites	0.101453496	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	AJ	170945	101005
Unincorporated Los Angeles County	13763 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4147010039	43	42	0	0	Shortfall of Sites	0.54699004	CG & H9	C-3 & R-1	MU	MXD	50	150	85	Non-Vacant	Commercial	AK	625111	670288
Unincorporated Los Angeles County	4800 W 137TH PL HAWTHORNE CA 90250	90250	4147010037	24	24	0	0	Shortfall of Sites	0.303461873	CG	C-3	MU	MXD	50	150	48	Non-Vacant	Commercial	AK	581597	435720
Unincorporated Los Angeles County	3719 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007025024	28	27	0	0	Shortfall of Sites	0.351794127	CG	C-2	MU	MXD	50	150	55	Non-Vacant	Institutional	AL	811824	1506915
Unincorporated Los Angeles County	3705 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007025026	28	27	0	0	Shortfall of Sites	0.351879463	CG	C-2	MU	MXD	50	150	55	Vacant	Vacant	AL	811824	0
Unincorporated Los Angeles County	3753 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007026001	28	27	0	0	Shortfall of Sites	0.352653702	CG	C-2	MU	MXD	50	150	55	Non-Vacant	Commercial	AM	659989	433981
Unincorporated Los Angeles County	S Mullen Ave & W Slauson Ave 90043	90043	5007026002	7	7	0	0	Shortfall of Sites	0.082644741	CG	C-2	MU	MXD	50	150	14	Non-Vacant	Commercial	AM	153028	0
Unincorporated Los Angeles County	7603 COMPTON AVE LOS ANGELES CA 90001	90001	6021005031	7	6	0	0	Shortfall of Sites	0.109639769	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Residential - 1	AN	42825	39251
Unincorporated Los Angeles County	7607 COMPTON AVE LOS ANGELES CA 90001	90001	6021005032	6	5	0	0	Shortfall of Sites	0.111163298	CG	C-3	MU	MXD	50	150	11	Non-Vacant	Residential - 4	AN	32116	167796
Unincorporated Los Angeles County	3741 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007026003	7	7	0	0	Shortfall of Sites	0.082644854	CG	C-2	MU	MXD	50	150	14	Non-Vacant	Commercial	AO	188394	5882
Unincorporated Los Angeles County	3739 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007026004	15	14	0	0	Shortfall of Sites	0.187652065	CG	C-2	MU	MXD	50	150	29	Non-Vacant	Commercial	AO	112870	80271
Unincorporated Los Angeles County	4423 W SLAUSON AVE LOS ANGELES CA 90043	90043	5008015042	0	0	0	61	Shortfall of Sites	0.390628487	CG	C-2	MU	MXD	50	150	61	Non-Vacant	Commercial		769241	626382
Unincorporated Los Angeles County	Onacrest Dr & Overhill Dr 90043	90043	5008015048	6	5	0	0	Shortfall of Sites	0.064554199	CG	C-2	MU	MXD	50	150	11	Vacant	Vacant	AQ	219781	0
Unincorporated Los Angeles County	4455 W SLAUSON AVE LOS ANGELES CA 90043	90043	5008015049	25	25	0	0	Shortfall of Sites	0.326285656	CG	C-2	MU	MXD	50	150	50	Non-Vacant	Commercial	AQ	879131	219781
Unincorporated Los Angeles County	4420 S VICTORIA AVE LOS ANGELES CA 90043	90043	5013013010	13	12	0	0	Shortfall of Sites	0.155691532	CG	C-1	MU	MXD	50	150	25	Non-Vacant	Commercial	AR	263531	1316
Unincorporated Los Angeles County	4410 S VICTORIA AVE LOS ANGELES CA 90043	90043	5013013016	28	27	0	0	Shortfall of Sites	0.352235497	CG	C-1	MU	MXD	50	150	55	Non-Vacant	Commercial	AR	609181	6614
Unincorporated Los Angeles County	10627 S VERMONT AVE LOS ANGELES CA 90044	90044	6060016005	8	7	0	0	Shortfall of Sites	0.174663661	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	AS	29425	25688
Unincorporated Los Angeles County	10631 S VERMONT AVE LOS ANGELES CA 90044	90044	6060016006	11	11	0	0	Shortfall of Sites	0.174686738	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial	AS	29425	23265
Unincorporated Los Angeles County	764 HAY AVE LOS ANGELES CA 90022	90022	6343032058	0	0	0	20	Shortfall of Sites	0.15534839	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	AT	227088	240550
Unincorporated Los Angeles County	6407 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343032059	8	8	0	0	Shortfall of Sites	0.131495123	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AT	240550	149705
Unincorporated Los Angeles County	6800 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010009001	8	8	0	0	Shortfall of Sites	0.123302062	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AU	165516	461650
Unincorporated Los Angeles County	6804 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010009002	8	8	0	0	Shortfall of Sites	0.121278427	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AU	165516	336667
Unincorporated Los Angeles County	6812 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010009003	8	7	0	0	Shortfall of Sites	0.117936584	CG	C-3	MU	MXD	50	150	15	Vacant	Vacant	AU	165516	5628
Unincorporated Los Angeles County	4997 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240010014	9	8	0	0	Shortfall of Sites	0.137739924	MC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	AV	253161	178698
Unincorporated Los Angeles County	4997 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240010017	8	7	0	0	Shortfall of Sites	0.116506823	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	AV	208484	74449
Unincorporated Los Angeles County	5917 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342033016	7	7	0	0	Shortfall of Sites	0.132697779	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	AW	310819	142968
Unincorporated Los Angeles County	5923 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342033017	8	7	0	0	Shortfall of Sites	0.131051495	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	AW	310819	243990
Unincorporated Los Angeles County	6319 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343004025	8	8	0	0	Shortfall of Sites	0.132193248	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AX	116524	165692
Unincorporated Los Angeles County	6323 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343004026	8	8	0	0	Shortfall of Sites	0.132162	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AX	114699	11349
Unincorporated Los Angeles County	6327 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343004027	8	8	0	0	Shortfall of Sites	0.128830223	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	AX	258973	50667
Unincorporated Los Angeles County	754 S KERN AVE LOS ANGELES CA 90022	90022	5240003031	34	33	0	0	Shortfall of Sites	0.546807177	CC	C-2	MU	MXD	50	150	67	Non-Vacant	Commercial	AY	136664	450826
Unincorporated Los Angeles County	757 S FETTERLY AVE LOS ANGELES CA 90022	90022	5240003035	0	0	0	44	Shortfall of Sites	0.355830664	CC	C-2	MU	MXD	50	150	44	Non-Vacant	Commercial	AY	1241613	1353040
Unincorporated Los Angeles County	4901 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240007010	13	12	0	0	Shortfall of Sites	0.206612598	MC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial	AZ	1118619	1236369
Unincorporated Los Angeles County	4917 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240007011	11	10	0	0	Shortfall of Sites	0.172175737	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial	AZ	800695	1006757
Unincorporated Los Angeles County	1008 W 109TH ST LOS ANGELES CA 90044	90044	6076005902	4	4	0	0	Shortfall of Sites	0.062697277	C.1	C-3	MU	MXD	50	150	8	Non-Vacant	Residential - 0	B	0	0
Unincorporated Los Angeles County	10901 S VERMONT AVE LOS ANGELES CA 90044	90044	6076005903	6	6	0	0	Shortfall of Sites	0.087228078	C.1	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	B	0	0
Unincorporated Los Angeles County	755 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018019	8	8	0	0	Shortfall of Sites	0.125220557	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BA	61132	12643
Unincorporated Los Angeles County	749 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018020	8	8	0	0	Shortfall of Sites	0.125252636	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BA	55412	2918
Unincorporated Los Angeles County	743 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018021	8	8	0	0	Shortfall of Sites	0.122407785	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BA	59147	36003
Unincorporated Los Angeles County	741 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018022	8	8	0	0	Shortfall of Sites	0.122405388	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BA	53846	31865
Unincorporated Los Angeles County	737 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018023	8	8	0	0	Shortfall of Sites	0.122406827	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BA	62736	28242
Unincorporated Los Angeles County	723 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018026	8	8	0	0	Shortfall of Sites	0.122405947	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BB	301716	18727
Unincorporated Los Angeles County	719 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018027	8	8	0	0	Shortfall of Sites	0.122406157	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BB	301716	2080
Unincorporated Los Angeles County	356 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330002012	11	10	0	0	Shortfall of Sites	0.250429165	H50	R-4	H100	R-5	50	100	21	Non-Vacant	Residential - 8	BC	48353	139616
Unincorporated Los Angeles County	364 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330002013	11	10	0	0	Shortfall of Sites	0.250720988	H50	R-4	H100	R-5	50	100	21	Non-Vacant	Residential - 8	BC	48353	139616
Unincorporated Los Angeles County	13032 VALLEY BLVD LA PUENTE CA 91746	91746	8110023029	72	71	0	0	Shortfall of Sites	1.18752991	CG	C-1	MU	MXD	50	150	143	Non-Vacant	Commercial	BD	2745591	1713889
Unincorporated Los Angeles County	Clogston Dr & E Arillo St 91746	91746	8110023030	33	32	0	0	Shortfall of Sites	0.536674271	CG	C-1	MU	MXD	50	150	65	Vacant	Vacant	BD	1365587	0
Unincorporated Los Angeles County	E Mendocino St & N Lake Ave 91001	91001	5845020010	0	0	0	10	Shortfall of Sites	0.174396451	MU	R-3-P	CG	C-3	20	50	10	Vacant	Vacant	BE	366314	6000
Unincorporated Los Angeles County	2279 LAKE AVE ALTADENA CA 91001	91001	5845020014	0	0	0	24	Shortfall of Sites	0.426414507	MU	C-3	CG	C-3	20	50	24	Non-Vacant	Commercial	BE	900781	240204
Unincorporated Los Angeles County	2608 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201018015	9	8	0	0	Shortfall of Sites	0.141293161	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1	BF	135777	90517
Unincorporated Los Angeles County	7502 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201018031	9	9	0	0	Shortfall of Sites	0.145307942	GC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	BF	408000	357000
Unincorporated Los Angeles County	630 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341024006	8	8	0	0	Shortfall of Sites	0.1258526	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	BG	51404	4802
Unincorporated Los Angeles County	626 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341024036	23	23	0	0	Shortfall of Sites	0.37583148	MC	C-3	MU	MXD	50	150	46	Non-Vacant	Commercial	BG	412281	79048
Unincorporated Los Angeles County	5807 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249002018	4	4	0	0	Shortfall of Sites	0.061089916	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BH	172002	69260
Unincorporated Los Angeles County	5805 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249002019	12	12	0	0	Shortfall of Sites	0.194453679	MC	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial	BH	520634	183547
Unincorporated Los Angeles County	5419 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022030	4	4	0	0	Shortfall of Sites	0.059463606	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BI	97369	64907
Unincorporated Los Angeles County	E Beverly Blvd & S Margaret Ave 90022	90022	5249022031	4	4	0	0	Shortfall of Sites	0.058752402	MC	C-3	MU	MXD	50	150	8	Vacant	Vacant	BI	97369	0
Unincorporated Los Angeles County	5457 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022015	4	4	0	0	Shortfall of Sites	0.057966605	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BJ	107738	2691
Unincorporated Los Angeles County	5453 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022016	7	7	0	0	Shortfall of Sites	0.112403312	MC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	BJ	215478	140059
Unincorporated Los Angeles County	S Sadler Ave & Via San Delarro 90022	90022	5249022017	4	4	0	0	Shortfall of Sites	0.059862172	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BJ	107738	2691
Unincorporated Los Angeles County	5425 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022028	4	4	0	0	Shortfall of Sites	0.059309113	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BK	21293	15790
Unincorporated Los Angeles County	E Beverly Blvd & S Margaret Ave 90022	90022	5249022029	4	4	0	0	Shortfall of Sites	0.058411733	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BK	21293	190
Unincorporated Los Angeles County	5437 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022020	8	7	0	0	Shortfall of Sites	0.116514893	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	BL	60890	109625
Unincorporated Los Angeles County	S Sadler Ave & Via San Delarro 90022	90022	5249022021	4	4	0	0	Shortfall of Sites	0.058569378	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BL	30429	2004
Unincorporated Los Angeles County	5427 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341035025	34	33	0	0	Shortfall of Sites	0.549407016	MC	C-3	MU	MXD	50	150	67	Non-Vacant	Commercial	BM	1059242	2392006
Unincorporated Los Angeles County	5427 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341035026	3	3	0	0	Shortfall of Sites	0.043972986	MC	C-3	MU	MXD	50	150	6	Non-Vacant	Commercial	BM	82865	133
Unincorporated Los Angeles County	13115 AVALON BLVD LOS ANGELES CA 90061	90061	6130010004	4	4	0	0	Shortfall of Sites	0.063161317	CG	C-2-CRS	MU	MXD	50	150	8	Non-Vacant	Residential - 1	BN	26882	42414
Unincorporated Los Angeles County	13113 AVALON BLVD LOS ANGELES CA 90061	90061	6130010005	4	4	0	0	Shortfall of Sites	0.063145591	CG	C-2-CRS	MU	MXD	50	150	8	Non-Vacant	Residential - 1	BN	39761	35977
Unincorporated Los Angeles County	12923 AVALON BLVD LOS ANGELES CA 90061	90061	6130009001	9	8	0	0	Shortfall of Sites	0.134661835	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Institutional	BO	15354	205751
Unincorporated Los Angeles County	Avalon Blvd & E 130th St 90061	90061	6130009002	4	4	0	0	Shortfall of Sites	0.063211411	CG	C-2-CRS	MU	MXD	50	150	8	Vacant	Vacant	BO	5658	0
Unincorporated Los Angeles County	Avalon Blvd & E 130th St 90061	90061	6130010018	4	4	0	0	Shortfall of Sites	0.063221453	CG	C-2-CRS	MU	MXD	50	150	8	Vacant	Vacant	BP	17481	0
Unincorporated Los Angeles County	452 E 130TH ST LOS ANGELES CA 90061	90061	6130010019	7	6	0	0	Shortfall of Sites	0.111696851	CG	C-2-CRS	MU	MXD	50	150	13	Non-Vacant	Residential - 1	BP	34991	59489
Unincorporated Los Angeles County	13417 S AVALON BLVD GARDENA CA 90248	90248	6130011019	23	23	0	0	Shortfall of Sites	0.375577649	CG	C-1	MU	MXD	50	150	46	Non-Vacant	Commercial	BQ	274024	211571
Unincorporated Los Angeles County	13427 AVALON BLVD LOS ANGELES CA 90061	90061	6130011020	23	23	0	0	Shortfall of Sites	0.37366411	CG	C-1	MU	MXD	50	150	46	Non-Vacant	Commercial	BQ	266376	127451
Unincorporated Los Angeles County	2111 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024015	8	8	0	0	Shortfall of Sites	0.360943754	CG	CPD	CG	C-1	20	50	16	Non-Vacant	Commercial	BR	243555	1902310
Unincorporated Los Angeles County	2101 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024016	3	2	0	0	Shortfall of Sites	0.11287713	CG	CPD	CG	C-1	20	50	5	Non-Vacant	Commercial	BR	85225	1114433
Unincorporated Los Angeles County	2157 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024017	55	55	0	0	Shortfall of Sites	2.735999849	CG & P-UF	CPD & IT	CG	C-1	20	50	110	Non-Vacant	Commercial	BR	1208292	32169
Unincorporated Los Angeles County	2147 S HACIENDA BLVD		8215024018	14	14	0	0	Shortfall of Sites	0.686305481	CG	CPD	CG	C-1	20	50	28	Non-Vacant	Commercial	BR	409504	2549916
Unincorporated Los Angeles County	10911 S VERMONT AVE LOS ANGELES CA 90044	90044	6076005900	18	18	0	0	Shortfall of Sites	0.298817719	C.1	C-3	MU	MXD	50	150	36	Non-Vacant	Government	BS	0	0
Unincorporated Los Angeles County	10929 S VERMONT AVE LOS ANGELES CA 90044	90044	6076005901	21	21	0	0	Shortfall of Sites	0.342664388	C.1	C-3	MU	MXD	50	150	42	Non-Vacant	Residential - 0	BS	0	0
Unincorporated Los Angeles County	12201 AVALON BLVD LOS ANGELES CA 90061	90061	6086020029	5	5	0	0	Shortfall of Sites	0.106348459	CG	C-2	MU	MXD	50	150	10	Non-Vacant	Residential - 4	BT	65689	167894
Unincorporated Los Angeles County	12207 AVALON BLVD LOS ANGELES CA 90061	90061	6086020030	4	4	0	0	Shortfall of Sites	0.093140902	CG	C-2	MU	MXD	50	150	8	Non-Vacant	Residential - 4	BT	62772	170815
Unincorporated Los Angeles County	12211 AVALON BLVD LOS ANGELES CA 90061	90061	6086020031	12	12	0	0	Shortfall of Sites	0.214768868	CG	C-2	MU	MXD	50	150	24	Non-Vacant	Residential - 4	BT	87591	145994
Unincorporated Los Angeles County	E 132nd St & N Alameda St 90222	90222	6154020007	0	0	2	0	Shortfall of Sites	0.28430904	H18	R-1	H18	R-2	0	18	2	Vacant	Vacant		6870	0
Unincorporated Los Angeles County	E Compton Blvd & S Frailey Ave 90221	90221	6180002018	4	4	0	0	Shortfall of Sites	0.05728463	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	BV	34627	0
Unincorporated Los Angeles County	4623 E COMPTON BLVD COMPTON CA 90221	90221	6180002019	5	5	0	0	Shortfall of Sites	0.114568354	CG	C-3	MU	MXD	50	150	10	Non-Vacant	Residential - 6	BV	230877	265508
Unincorporated Los Angeles County	E Compton Blvd & S Lime Ave 90221	90221	6180003008	8	8	0	0	Shortfall of Sites	0.130263306	CG	C-3	MU	MXD	50	150	16	Vacant	Vacant		97369	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	15000 S ATLANTIC AVE COMPTON CA 90221	90221	6180003001	6	6	0	0	Shortfall of Sites	0.096181233	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	BX	177247	2298
Unincorporated Los Angeles County	15006 S ATLANTIC AVE COMPTON CA 90221	90221	6180003002	9	8	0	0	Shortfall of Sites	0.134492116	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	BX	247483	378732
Unincorporated Los Angeles County	E San Luis St & S Lime Ave 90221	90221	6180003004	12	12	0	0	Shortfall of Sites	0.193822207	CG	C-3	MU	MXD	50	150	24	Vacant	Vacant	BY	132411	0
Unincorporated Los Angeles County	15003 S LIME AVE COMPTON CA 90221	90221	6180003005	8	8	0	0	Shortfall of Sites	0.132842132	CG	C-3	MU	MXD	50	150	16	Vacant	Vacant	BY	80392	0
Unincorporated Los Angeles County	E Compton Blvd & S Cookacre Ave 90221	90221	6180004026	4	4	0	0	Shortfall of Sites	0.05834555	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	BZ	86700	2040
Unincorporated Los Angeles County	4319 E COMPTON BLVD COMPTON CA 90221	90221	6180004027	4	4	0	0	Shortfall of Sites	0.058113258	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	BZ	86700	2040
Unincorporated Los Angeles County	4321 E COMPTON BLVD COMPTON CA 90221	90221	6180004028	4	4	0	0	Shortfall of Sites	0.056373381	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	BZ	86700	2040
Unincorporated Los Angeles County	4325 E COMPTON BLVD COMPTON CA 90221	90221	6180004029	8	7	0	0	Shortfall of Sites	0.11770383	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	BZ	188700	4080
Unincorporated Los Angeles County	2655 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003901	9	8	0	0	Shortfall of Sites	0.139953619	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 0	C	0	0
Unincorporated Los Angeles County	2661 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003902	8	8	0	0	Shortfall of Sites	0.139711391	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	C	0	0
Unincorporated Los Angeles County	2665 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003903	9	9	0	0	Shortfall of Sites	0.140083877	GC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	C	0	0
Unincorporated Los Angeles County	4413 E COMPTON BLVD COMPTON CA 90221	90221	6180003019	0	0	15	0	Shortfall of Sites	0.116123496	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	CA	57707	7297
Unincorporated Los Angeles County	15015 S ATLANTIC AVE COMPTON CA 90221	90221	6180003020	0	0	28	0	Shortfall of Sites	0.23005195	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial	CA	127614	200508
Unincorporated Los Angeles County	4407 E COMPTON BLVD COMPTON CA 90221	90221	6180003023	0	0	15	0	Shortfall of Sites	0.116211442	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	CA	62934	113073
Unincorporated Los Angeles County	4116 E COMPTON BLVD COMPTON CA 90221	90221	6180009013	0	0	52	0	Shortfall of Sites	0.422190719	CG	C-3	MU	MXD	50	150	52	Non-Vacant	Commercial		419849	211170
Unincorporated Los Angeles County	E Compton Blvd & S Castlegate Ave 90221	90221	6180010026	38	37	0	0	Shortfall of Sites	0.615986796	CG	C-3	MU	MXD	50	150	75	Vacant	Vacant	CC	55320	0
Unincorporated Los Angeles County	4238 E COMPTON BLVD COMPTON CA 90221	90221	6180010003	20	19	0	0	Shortfall of Sites	0.31738546	CG	C-3	MU	MXD	50	150	39	Non-Vacant	Institutional	CC	27642	142080
Unincorporated Los Angeles County	15522 S ATLANTIC AVE COMPTON CA 90221	90221	6181029042	9	9	0	0	Shortfall of Sites	0.14648323	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		84394	33497
Unincorporated Los Angeles County	E Compton Blvd & S Cookacre Ave 90221	90221	6180013003	6	6	0	0	Shortfall of Sites	0.089060682	CG	C-3	MU	MXD	50	150	12	Vacant	Vacant	CE	8874	0
Unincorporated Los Angeles County	4320 E COMPTON BLVD COMPTON CA 90221	90221	6180013004	12	12	0	0	Shortfall of Sites	0.194390683	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial	CE	21303	802
Unincorporated Los Angeles County	4410 E COMPTON BLVD COMPTON CA 90221	90221	6180014001	0	0	256	0	Shortfall of Sites	2.124760766	CG	C-3	MU	MXD	50	150	256	Non-Vacant	Commercial	CF	363001	1262941
Unincorporated Los Angeles County	15215 S ATLANTIC AVE COMPTON CA 90221	90221	6180014002	88	87	0	0	Shortfall of Sites	1.452246424	CG	C-3	MU	MXD	50	150	175	Non-Vacant	Commercial	CF	702683	80095
Unincorporated Los Angeles County	Compton Ave & E 62nd St 90001	90001	6008040007	0	0	16	0	Shortfall of Sites	0.156919376	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	CG	165688	153572
Unincorporated Los Angeles County	6304 COMPTON AVE LOS ANGELES CA 90001	90001	6008040008	8	8	0	0	Shortfall of Sites	0.150234327	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	CG	165688	76467
Unincorporated Los Angeles County	4610 E COMPTON BLVD COMPTON CA 90221	90221	6180018003	6	6	0	0	Shortfall of Sites	0.094749335	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	CH	51926	97369
Unincorporated Los Angeles County	4616 E COMPTON BLVD COMPTON CA 90221	90221	6180018004	6	6	0	0	Shortfall of Sites	0.091415997	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	CH	45434	0
Unincorporated Los Angeles County	E Compton Blvd & Somerset Blvd 90221	90221	6180024013	0	0	2	0	Shortfall of Sites	0.232531351	H18	R-1	H18	R-2	0	18	2	Vacant	Vacant		132600	0
Unincorporated Los Angeles County	15730 S BUTLER AVE COMPTON CA 90221	90221	6181023008	9	8	0	0	Shortfall of Sites	0.706207373	H18	R-2	H30	R-3	20	30	17	Non-Vacant	Residential - 1		163427	108671
Unincorporated Los Angeles County	15814 S BUTLER AVE COMPTON CA 90221	90221	6181023010	5	4	0	0	Shortfall of Sites	0.446228066	H18	R-2	H30	R-3	20	30	9	Non-Vacant	Residential - 3	CK	260100	208080
Unincorporated Los Angeles County	4225 E ALONDRA BLVD COMPTON CA 90221	90221	6181023011	2	2	0	0	Shortfall of Sites	0.181873175	H18	R-2	H30	R-3	20	30	4	Non-Vacant	Residential - 1	CK	260100	135252
Unincorporated Los Angeles County	4205 E ALONDRA BLVD COMPTON CA 90221	90221	6181023030	6	6	0	0	Shortfall of Sites	0.466781166	H18	R-2	H30	R-3	20	30	12	Non-Vacant	Institutional	CK	780300	416160
Unincorporated Los Angeles County	15507 S ATLANTIC AVE COMPTON CA 90221	90221	6181026030	10	10	0	0	Shortfall of Sites	0.165275269	CG	C-3	MU	MXD	50	150	20	Vacant	Vacant		97998	0
Unincorporated Los Angeles County	15629 S ATLANTIC AVE COMPTON CA 90221	90221	6181026013	13	12	0	0	Shortfall of Sites	0.200301731	CG	C-3	MU	MXD	50	150	25	Vacant	Vacant	CM	164836	0
Unincorporated Los Angeles County	15629 S ATLANTIC AVE COMPTON CA 90221	90221	6181026015	13	13	0	0	Shortfall of Sites	0.20774329	CG	C-3	MU	MXD	50	150	26	Vacant	Vacant	CM	164836	0
Unincorporated Los Angeles County	15512 S ATLANTIC AVE COMPTON CA 90221	90221	6181029020	8	7	0	0	Shortfall of Sites	0.127957532	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	CN	77498	42864
Unincorporated Los Angeles County	15514 S ATLANTIC AVE COMPTON CA 90221	90221	6181029032	23	23	0	0	Shortfall of Sites	0.376466332	CG	C-3	MU	MXD	50	150	46	Non-Vacant	Commercial	CN	237483	70900
Unincorporated Los Angeles County	E Woodbury Rd & N Raymond Ave 91001	91001	5836031026	0	0	0	5	Shortfall of Sites	0.062156655	MD	R-3	H50	R-4	20	50	5	Non-Vacant	Commercial		18967	2905
Unincorporated Los Angeles County	E Pine St & Lake Ave 91001	91001	5841032016	0	0	0	2	Shortfall of Sites	0.01766434	MU	CPD	CG	C-1	20	50	2	Vacant	Vacant	CP	123807	0
Unincorporated Los Angeles County	2605 LAKE AVE ALTADENA CA 91001	91001	5841032017	0	0	0	4	Shortfall of Sites	0.079614346	MU	CPD	CG	C-1	20	50	4	Non-Vacant	Industrial	CP	505634	422402
Unincorporated Los Angeles County	2605 LAKE AVE ALTADENA CA 91001	91001	5841032021	0	0	0	6	Shortfall of Sites	0.112322618	MU	CPD	CG	C-1	20	50	6	Non-Vacant	Commercial	CP	761572	475462
Unincorporated Los Angeles County	2458 LAKE AVE ALTADENA CA 91001	91001	5845003005	0	0	0	14	Shortfall of Sites	0.257067449	MU	C-3	CG	C-3	20	50	14	Non-Vacant	Commercial	CQ	888420	139740
Unincorporated Los Angeles County	2460 LAKE AVE ALTADENA CA 91001	91001	5845003034	0	0	0	9	Shortfall of Sites	0.143962571	MU	C-3	CG	C-3	20	50	9	Non-Vacant	Commercial	CQ	515100	57120
Unincorporated Los Angeles County	924 E MARIPOSA ST ALTADENA CA 91001	91001	5845003036	0	0	0	12	Shortfall of Sites	0.271397714	MU	R-3-P	CG	C-3	20	50	12	Non-Vacant	Residential - 4	CQ	673200	448800
Unincorporated Los Angeles County	2528 LAKE AVE ALTADENA CA 91001	91001	5845002007	0	0	0	6	Shortfall of Sites	0.09149137	MU	C-3	CG	C-3	20	50	6	Non-Vacant	Commercial	CR	28613	33679
Unincorporated Los Angeles County	2528 LAKE AVE ALTADENA CA 91001	91001	5845002013	0	0	0	6	Shortfall of Sites	0.091604391	MU	C-3	CG	C-3	20	50	6	Non-Vacant	Commercial	CR	28613	1801
Unincorporated Los Angeles County	2519 LAKE AVE ALTADENA CA 91001	91001	5845017003	0	0	0	4	Shortfall of Sites	0.050042998	MU	C-3	CG	C-3	20	50	4	Non-Vacant	Commercial	CS	60908	109911
Unincorporated Los Angeles County	2509 LAKE AVE ALTADENA CA 91001	91001	5845017004	0	0	0	4	Shortfall of Sites	0.050185209	MU	C-3	CG	C-3	20	50	4	Non-Vacant	Commercial	CS	60908	6614
Unincorporated Los Angeles County	E Mariposa St & Lake Ave 91001	91001	5845017015	0	0	0	4	Shortfall of Sites	0.054799693	MU	C-3	CG	C-3	20	50	4	Vacant	Vacant	CS	72829	0
Unincorporated Los Angeles County	860 MARIPOSA ST ALTADENA CA 91001	91001	5845018006	0	0	0	9	Shortfall of Sites	0.151617951	MU	C-3	CG	C-3	20	50	9	Non-Vacant	Institutional		135072	279898
Unincorporated Los Angeles County	2434 EL MOLINO AVE ALTADENA CA 91001	91001	5845019006	0	0	0	10	Shortfall of Sites	0.182330894	MU	R-2-P	CG	C-3	20	50	10	Non-Vacant	Residential - 1	CU	11570	5149
Unincorporated Los Angeles County	2432 EL MOLINO AVE ALTADENA CA 91001	91001	5845019008	0	0	0	10	Shortfall of Sites	0.180192729	MU	R-2-P	CG	C-3	20	50	10	Non-Vacant	Residential - 1	CU	11778	37875
Unincorporated Los Angeles County	Deodara Dr & El Molino Ave 91001	91001	5845019012	0	0	0	11	Shortfall of Sites	0.184840884	MU	R-2-P	CG	C-3	20	50	11	Vacant	Vacant	CU	20684	0
Unincorporated Los Angeles County	E Mendocino St & N Lake Ave 91001	91001	5845020009	6	6	0	0	Shortfall of Sites	0.214419755	MU	R-2	CG	C-3	20	50	12	Vacant	Vacant	CV	9202	0
Unincorporated Los Angeles County	2346 EL MOLINO AVE ALTADENA CA 91001	91001	5845020005	14	14	0	0	Shortfall of Sites	0.564864116	MU	R-2	CG	C-3	20	50	28	Non-Vacant	Residential - 2	CV	27002	91862
Unincorporated Los Angeles County	2326 EL MOLINO AVE ALTADENA CA 91001	91001	5845021013	0	0	0	8	Shortfall of Sites	0.17159322	MU	R-2	CG	C-3	20	50	8	Non-Vacant	Residential - 2	CW	16018	101240
Unincorporated Los Angeles County	E Mendocino St & El Molino Ave 91001	91001	5845021024	0	0	0	9	Shortfall of Sites	0.150744108	MU	R-2	CG	C-3	20	50	9	Vacant	Vacant	CW	7000	0
Unincorporated Los Angeles County	2235 LAKE AVE NO 202 ALTADENA CA 91001	91001	5845021034	0	0	0	70	Shortfall of Sites	1.35140393	MU	C-2 & C-3	CG	C-3	20	50	70	Non-Vacant	Commercial	CX	1940351	1514767
Unincorporated Los Angeles County	2245 LAKE AVE ALTADENA CA 91001	91001	5845021035	0	0	0	8	Shortfall of Sites	0.131348225	MU	C-3	CG	C-3	20	50	8	Non-Vacant	Commercial	CX	184318	300737
Unincorporated Los Angeles County	1223 LAWRENCE AVE SOUTH SAN GABRIEL CA 91770	91770	5275013011	10	10	0	0	Shortfall of Sites	0.148034052	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Residential - 6	CY	140530	56205
Unincorporated Los Angeles County	Lawrence Ave & N San Gabriel Blvd 91770	91770	5275013012	9	8	0	0	Shortfall of Sites	0.103385775	CG	C-2	MU	MXD	50	150	17	Vacant	Vacant	CY	14043	0
Unincorporated Los Angeles County	1630 DEL MAR AVE SOUTH SAN GABRIEL CA 91770	91770	5277027020	32	32	0	0	Shortfall of Sites	0.410483018	CG	C-3	MU	MXD	50	150	64	Non-Vacant	Commercial	CZ	199888	461550
Unincorporated Los Angeles County	1647 POTRERO GRANDE DR ROSEMEAD CA 91770	91770	5277027023	0	0	0	24	Shortfall of Sites	0.147282655	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial	CZ	210264	38924
Unincorporated Los Angeles County	S Fairfax Ave & W Slauson Ave 90056	90056	4001001011	12	12	0	0	Shortfall of Sites	0.142061926	CG	C-3	MU	MXD	50	150	24	Vacant	Vacant		43923	0
Unincorporated Los Angeles County	1605 DEL MAR AVE SOUTH SAN GABRIEL CA 91770	91770	5277028014	26	26	0	0	Shortfall of Sites	0.333321992	CG	C-3	MU	MXD	50	150	52	Non-Vacant	Commercial	DA	1296420	1866600
Unincorporated Los Angeles County	Del Mar Ave & Potrero Grande Dr 91770	91770	5277028035	14	14	0	0	Shortfall of Sites	0.175850629	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial	DA	783360	0
Unincorporated Los Angeles County	Del Mar Ave & Potrero Grande Dr 91770	91770	5277028036	15	14	0	0	Shortfall of Sites	0.18009494	CG	C-3	MU	MXD	50	150	29	Non-Vacant	Commercial	DA	725220	0
Unincorporated Los Angeles County	14825 S ATLANTIC AVE COMPTON CA 90221	90221	6195019030	8	7	0	0	Shortfall of Sites	0.115400428	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	DB	79450	78126
Unincorporated Los Angeles County	E San Luis St & S Atlantic Ave 90221	90221	6195019031	4	4	0	0	Shortfall of Sites	0.058380522	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	DB	33101	1316
Unincorporated Los Angeles County	14907 S ATLANTIC AVE COMPTON CA 90221	90221	6195019033	7	7	0	0	Shortfall of Sites	0.112667756	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	DC	132651	5306
Unincorporated Los Angeles County	14913 S ATLANTIC AVE COMPTON CA 90221	90221	6195019034	6	6	0	0	Shortfall of Sites	0.112383781	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	DC	132651	100814
Unincorporated Los Angeles County	2750 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002007	8	8	0	0	Shortfall of Sites	0.129504294	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DD	450000	100000
Unincorporated Los Angeles County	2746 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002033	8	8	0	0	Shortfall of Sites	0.134193655	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DD	450000	200000
Unincorporated Los Angeles County	2766 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002004	6	6	0	0	Shortfall of Sites	0.103181447	GC	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	DE	108317	145510
Unincorporated Los Angeles County	2760 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002005	8	8	0	0	Shortfall of Sites	0.138618839	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DE	161681	761641
Unincorporated Los Angeles County	2632 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003010	7	6	0	0	Shortfall of Sites	0.105493538	GC	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial	DF	26345	26785
Unincorporated Los Angeles County	2626 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003011	7	6	0	0	Shortfall of Sites	0.104881043	GC	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial	DF	26345	26564
Unincorporated Los Angeles County	2624 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003012	4	4	0	0	Shortfall of Sites	0.055536914	GC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	DF	13154	14695
Unincorporated Los Angeles County	2620 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003013	8	8	0	0	Shortfall of Sites	0.133036689	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DF	32936	24361
Unincorporated Los Angeles County	2619 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003019	0	0	19	0	Shortfall of Sites	0.14944307	GC	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 0	DF	26564	11046
Unincorporated Los Angeles County	2625 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003020	8	7	0	0	Shortfall of Sites	0.1252165	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 1	DF	24592	10059
Unincorporated Los Angeles County	2530 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201004008	16	16	0	0	Shortfall of Sites	0.261373383	GC	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial	DG	55086	11592
Unincorporated Los Angeles County	2530 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201004009	9	8	0	0	Shortfall of Sites	0.133550161	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	DG	32431	201396
Unincorporated Los Angeles County	2484 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005012	8	7	0	0	Shortfall of Sites	0.121126526	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	DH	215478	150833
Unincorporated Los Angeles County	2490 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005013	8	8	0	0	Shortfall of Sites	0.140272364	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DH	253185	307054
Unincorporated Los Angeles County	2500 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005014	9	8	0	0	Shortfall of Sites	0.144903269	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	DH	253185	166994
Unincorporated Los Angeles County	2530 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201004007	8	8	0	0	Shortfall of Sites	0.129294969	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DI	297138	5306
Unincorporated Los Angeles County	2548 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201004026	13	12	0	0	Shortfall of Sites	0.262021212	GC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial	DI	604888	1427324
Unincorporated Los Angeles County	2566 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201004003	17	16	0	0	Shortfall of Sites	0.275444267	GC	C-3	MU	MXD	50	150	33	Non-Vacant	Commercial	DJ	1040400	1331712
Unincorporated Los Angeles County	2558 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201004004	8	8	0	0	Shortfall of Sites	0.132760689	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	DJ	291312	22368
Unincorporated Los Angeles County	2554 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201007025	0	0	25	0	Shortfall of Sites	0.205070391	NR & GC	R-3-NR & C-3	MU	MXD	50	150	25	Non-Vacant	Commercial	DK	296704	10987
Unincorporated Los Angeles County	7305 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201007027	0	0	47	0	Shortfall of Sites	0.383633429	GC	C-3	MU	MXD	50	150	47	Non-Vacant	Commercial	DK	538468	3659393
Unincorporated Los Angeles County	California St & Seville Ave 90255	90255	6201012013	7	6	0	0	Shortfall of Sites	0.106932718	OC	C-1	MU	MXD	50	150	13	Non-Vacant	Commercial	DL	115907	5518
Unincorporated Los Angeles County	7402 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201012014	7	7	0	0	Shortfall of Sites	0.12367453	OC	C-1	MU	MXD	50	150	14	Non-Vacant	Commercial	DL	132466	436039
Unincorporated Los Angeles County	7611 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201023030	8	8	0	0	Shortfall of Sites	0.140001435	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 2	DM	25021	54700
Unincorporated Los Angeles County	7605 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201023031	9	9	0	0	Shortfall of Sites	0.140492607	OC	C-1	MU	MXD	50	150	18	Non-Vacant	Commercial	DM	275633	61246
Unincorporated Los Angeles County	6919 COMPTON AVE LOS ANGELES CA 90001	90001	6010026031	5	4	0	0	Shortfall of Sites	0.123804163	CG	C-3	MU	MXD	50	150	9	Non-Vacant	Residential - 8	DN	120589	155045
Unincorporated Los Angeles County	6925 COMPTON AVE LOS ANGELES CA 90001	90001	6010026041	8	8	0	0	Shortfall of Sites	0.129207154	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1	DN	183759	59947
Unincorporated Los Angeles County	7703 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201034001	12	11	0	0	Shortfall of Sites	0.192826787	GC	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial	DO	118347	318653
Unincorporated Los Angeles County	2564 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201034002	8	8	0	0	Shortfall of Sites	0.134726753	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1	DO	104652	84059
Unincorporated Los Angeles County	2556 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201034003	8	8	0	0	Shortfall of Sites	0.140125182	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 3	DO	76516	172193
Unincorporated Los Angeles County	7810 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201039017	5	4	0	0	Shortfall of Sites	0.078604961	GC	C-3	MU	MXD	50	150	9	Non-Vacant	Commercial	DP	144296	138523
Unincorporated Los Angeles County	7822 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201039018	4	3	0	0	Shortfall of Sites	0.067920393	GC	C-3	MU	MXD	50	150	7	Non-Vacant	Commercial	DP	288596	305915
Unincorporated Los Angeles County	2705 HILL ST HUNTINGTON PARK CA 90255	90255	6201039019	7	6	0	0	Shortfall of Sites	0.111086973	GC	C-3	MU	MXD	50	150	13	Non-Vacant	Residential - 1	DP	144296	17312
Unincorporated Los Angeles County	7834 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6202001001	6	6	0	0	Shortfall of Sites	0.089255831	MC	C-3-CRS	MU	MXD	50	150	12	Non-Vacant	Commercial	DQ	208080	104040
Unincorporated Los Angeles County	2406 HILL ST HUNTINGTON PARK CA 90255	90255	6202001002	8	8	0	0	Shortfall of Sites	0.138155092	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1	DQ	280908	41616
Unincorporated Los Angeles County	7850 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6202001035	7	7	0	0	Shortfall of Sites	0.111888289	MC	C-3-CRS	MU	MXD	50	150	14	Non-Vacant	Commercial	DR	51194	41594
Unincorporated Los Angeles County	7846 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6202001036	5	4	0	0	Shortfall of Sites	0.06831328	MC	C-3-CRS	MU	MXD	50	150	9	Non-Vacant	Commercial	DR	34091	1972
Unincorporated Los Angeles County	2555 BROADWAY HUNTINGTON PARK CA 90255	90255	6202002025	8	8	0	0	Shortfall of Sites	0.140224146	NR	R-3-NR	MU	MXD	50	150	16	Non-Vacant	Residential - 2	DS	80810	145594
Unincorporated Los Angeles County	2561 BROADWAY HUNTINGTON PARK CA 90255	90255	6202002026	7	7	0	0	Shortfall of Sites	0.133299483	GC	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 3	DS	159149	187760
Unincorporated Los Angeles County	2556 CUDAHY ST HUNTINGTON PARK CA 90255	90255	6202014003	0	0	34	0	Shortfall of Sites	0.27922872	GC	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		312386	312386
Unincorporated Los Angeles County	5877 COMPTON AVE LOS ANGELES CA 90001	90001	6008021001	18	17	0	0	Shortfall of Sites	0.281575457	CG	C-3	MU	MXD	50	150	35	Non-Vacant	Industrial	DU	1020000	510000
Unincorporated Los Angeles County	5877 COMPTON AVE LOS ANGELES CA 90001	90001	6008021002	8	7	0	0	Shortfall of Sites	0.121075983	H30	R-2	MU	MXD	50	150	15	Non-Vacant	Industrial	DU	275400	10200
Unincorporated Los Angeles County	5885 COMPTON AVE LOS ANGELES CA 90001	90001	6008021017	4	4	0	0	Shortfall of Sites	0.066383982	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	DU	51000	0
Unincorporated Los Angeles County	5901 COMPTON AVE LOS ANGELES CA 90001	90001	6008023001	11	10	0	0	Shortfall of Sites	0.202488767	CG	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial	DV	404998	231425
Unincorporated Los Angeles County	5913 COMPTON AVE LOS ANGELES CA 90001	90001	6008023002	4	4	0	0	Shortfall of Sites	0.062072946	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Residential - 1	DV	50910	34133

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	5915 COMPTON AVE LOS ANGELES CA 90001	90001	6008023003	4	4	0	0	Shortfall of Sites	0.066502639	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Residential - 1	DV	68907	17224
Unincorporated Los Angeles County	E Gage Ave & Parmelee Ave 90001	90001	6008031032	0	0	132	0	Shortfall of Sites	1.093813847	CG	C-3	MU	MXD	50	150	132	Non-Vacant	Commercial	DW	2182155	57422
Unincorporated Los Angeles County	1301 E GAGE AVE LOS ANGELES CA 90001	90001	6008031031	0	0	822	0	Shortfall of Sites	6.977395983	CG	C-3	MU	MXD	50	150	822	Non-Vacant	Commercial	DW	14356305	16653313
Unincorporated Los Angeles County	6359 COMPTON AVE LOS ANGELES CA 90001	90001	6008032020	15	15	0	0	Shortfall of Sites	0.242729661	CG	C-3	MU	MXD	50	150	30	Vacant	Vacant		214600	347
Unincorporated Los Angeles County	5926 COMPTON AVE LOS ANGELES CA 90001	90001	6008036007	9	9	0	0	Shortfall of Sites	0.153215985	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	DY	100187	42929
Unincorporated Los Angeles County	5930 COMPTON AVE LOS ANGELES CA 90001	90001	6008036008	10	10	0	0	Shortfall of Sites	0.15983891	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	DY	100187	7144
Unincorporated Los Angeles County	7508 COMPTON AVE FLORENCE CA 90001	90001	6021014004	6	5	0	0	Shortfall of Sites	0.081207809	CG	C-3	MU	MXD	50	150	11	Non-Vacant	Commercial	DZ	39164	1342
Unincorporated Los Angeles County	7508 COMPTON AVE LOS ANGELES CA 90001	90001	6021014005	5	4	0	0	Shortfall of Sites	0.079425096	CG	C-3	MU	MXD	50	150	9	Non-Vacant	Commercial	DZ	40513	54023
Unincorporated Los Angeles County	4911 W 59TH ST LOS ANGELES CA 90056	90056	4001001009	68	68	0	0	Shortfall of Sites	0.891877449	CG	C-3	MU	MXD	50	150	136	Non-Vacant	Institutional	E	903459	752882
Unincorporated Los Angeles County	Damask Ave & W 59th St 90056	90056	4001001007	3	3	0	0	Shortfall of Sites	0.031865974	CG	C-3	MU	MXD	50	150	6	Non-Vacant	Commercial	E	126472	1493
Unincorporated Los Angeles County	6028 COMPTON AVE LOS ANGELES CA 90001	90001	6008039005	10	10	0	0	Shortfall of Sites	0.15427597	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	EA	238705	102462
Unincorporated Los Angeles County	6030 COMPTON AVE LOS ANGELES CA 90001	90001	6008039006	10	10	0	0	Shortfall of Sites	0.160588723	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Industrial	EA	238705	3374
Unincorporated Los Angeles County	6030 COMPTON AVE LOS ANGELES CA 90001	90001	6008039007	10	9	0	0	Shortfall of Sites	0.151370036	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Industrial	EA	238705	118226
Unincorporated Los Angeles County	1508 E 62ND ST LOS ANGELES CA 90001	90001	6008040001	9	8	0	0	Shortfall of Sites	0.161862654	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	EB	185164	494511
Unincorporated Los Angeles County	6204 COMPTON AVE LOS ANGELES CA 90001	90001	6008040002	10	9	0	0	Shortfall of Sites	0.148423291	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	EB	185164	207967
Unincorporated Los Angeles County	6210 COMPTON AVE LOS ANGELES CA 90001	90001	6008040003	10	9	0	0	Shortfall of Sites	0.155410135	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	EB	185164	207967
Unincorporated Los Angeles County	6310 COMPTON AVE LOS ANGELES CA 90001	90001	6008040009	10	10	0	0	Shortfall of Sites	0.153820664	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	EC	75478	3965
Unincorporated Los Angeles County	6318 COMPTON AVE LOS ANGELES CA 90001	90001	6008040010	10	10	0	0	Shortfall of Sites	0.161300246	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	EC	132425	119179
Unincorporated Los Angeles County	6428 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010001004	6	6	0	0	Shortfall of Sites	0.092689433	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	ED	18554	167
Unincorporated Los Angeles County	6434 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010001005	6	6	0	0	Shortfall of Sites	0.092382438	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	ED	10297	4579
Unincorporated Los Angeles County	6622 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010005005	6	5	0	0	Shortfall of Sites	0.088260261	CG	C-3	MU	MXD	50	150	11	Non-Vacant	Industrial	EE	470994	41209
Unincorporated Los Angeles County	6620 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010005032	11	10	0	0	Shortfall of Sites	0.168347799	CG	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial	EE	1324681	576969
Unincorporated Los Angeles County	E 69th St & S Central Ave 90001	90001	6010009005	5	5	0	0	Shortfall of Sites	0.075544566	CG	C-3	MU	MXD	50	150	10	Vacant	Vacant	EF	33101	0
Unincorporated Los Angeles County	6828 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010009006	8	7	0	0	Shortfall of Sites	0.120273082	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	EF	99315	66209
Unincorporated Los Angeles County	2035 E 73RD ST LOS ANGELES CA 90001	90001	6025016013	7	7	0	0	Shortfall of Sites	0.11579542	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 1	EG	224917	62470
Unincorporated Los Angeles County	2039 E 73RD ST LOS ANGELES CA 90001	90001	6025016015	7	6	0	0	Shortfall of Sites	0.108641342	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Residential - 1	EG	72748	80831
Unincorporated Los Angeles County	E 69th St & S Central Ave 90001	90001	6010011002	6	6	0	0	Shortfall of Sites	0.092499669	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EH	235494	1171
Unincorporated Los Angeles County	6908 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010011003	5	4	0	0	Shortfall of Sites	0.094021494	CG	C-3	MU	MXD	50	150	9	Non-Vacant	Commercial	EH	235494	144721
Unincorporated Los Angeles County	6916 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010011004	5	4	0	0	Shortfall of Sites	0.091693249	CG	C-3	MU	MXD	50	150	9	Non-Vacant	Commercial	EH	98367	126475
Unincorporated Los Angeles County	E 70th St & S Central Ave 90001	90001	6010013002	6	6	0	0	Shortfall of Sites	0.096078849	CG	C-3	MU	MXD	50	150	12	Vacant	Vacant	EI	10517	0
Unincorporated Los Angeles County	E 70th St & S Central Ave 90001	90001	6010013003	6	6	0	0	Shortfall of Sites	0.090513875	CG	C-3	MU	MXD	50	150	12	Vacant	Vacant	EI	11748	0
Unincorporated Los Angeles County	E 71st St & S Central Ave 90001	90001	6010013004	6	6	0	0	Shortfall of Sites	0.096078466	CG	C-3	MU	MXD	50	150	12	Vacant	Vacant	EI	11748	0
Unincorporated Los Angeles County	7026 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010013005	6	6	0	0	Shortfall of Sites	0.092341225	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EI	14189	19058
Unincorporated Los Angeles County	7030 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010013006	6	6	0	0	Shortfall of Sites	0.092688773	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EI	14189	42821
Unincorporated Los Angeles County	6501 COMPTON AVE LOS ANGELES CA 90001	90001	6010019001	15	15	0	0	Shortfall of Sites	0.244931016	CG	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial	EJ	326400	693600
Unincorporated Los Angeles County	6509 COMPTON AVE LOS ANGELES CA 90001	90001	6010019002	0	0	24	0	Shortfall of Sites	0.190030228	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial	EJ	510000	1020000
Unincorporated Los Angeles County	6622 COMPTON AVE LOS ANGELES CA 90001	90001	6010034006	6	5	0	0	Shortfall of Sites	0.089715975	CG	C-3	MU	MXD	50	150	11	Non-Vacant	Residential - 1	EK	162440	87465
Unincorporated Los Angeles County	6624 COMPTON AVE LOS ANGELES CA 90001	90001	6010034007	7	7	0	0	Shortfall of Sites	0.122935704	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 2	EK	178432	108331
Unincorporated Los Angeles County	6428 COMPTON AVE LOS ANGELES CA 90001	90001	6010028007	10	9	0	0	Shortfall of Sites	0.154198819	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	EL	42696	70559
Unincorporated Los Angeles County	6500 COMPTON AVE LOS ANGELES CA 90001	90001	6010028008	10	9	0	0	Shortfall of Sites	0.149901032	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	EL	17193	1893
Unincorporated Los Angeles County	6905 COMPTON AVE LOS ANGELES CA 90001	90001	6010026027	2	2	0	0	Shortfall of Sites	0.053130841	CG	C-3	MU	MXD	50	150	4	Non-Vacant	Residential - 3	EM	78718	135972
Unincorporated Los Angeles County	6911 COMPTON AVE LOS ANGELES CA 90001	90001	6010026028	7	7	0	0	Shortfall of Sites	0.117388556	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 1	EM	56062	40765
Unincorporated Los Angeles County	6506 COMPTON AVE LOS ANGELES CA 90001	90001	6010028009	10	9	0	0	Shortfall of Sites	0.151540497	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Industrial	EN	89550	27548
Unincorporated Los Angeles County	6512 COMPTON AVE LOS ANGELES CA 90001	90001	6010028010	10	9	0	0	Shortfall of Sites	0.151792903	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	EN	88169	1366
Unincorporated Los Angeles County	7008 COMPTON AVE LOS ANGELES CA 90001	90001	6010041002	10	10	0	0	Shortfall of Sites	0.169188604	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	EO	16214	31444
Unincorporated Los Angeles County	7016 COMPTON AVE LOS ANGELES CA 90001	90001	6010041024	10	9	0	0	Shortfall of Sites	0.149656997	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Institutional	EO	16018	209085
Unincorporated Los Angeles County	6900 COMPTON AVE LOS ANGELES CA 90001	90001	6010035027	36	36	0	0	Shortfall of Sites	0.598855381	CG	C-3	MU	MXD	50	150	72	Non-Vacant	Institutional	EP	577120	347419
Unincorporated Los Angeles County	6920 COMPTON AVE LOS ANGELES CA 90001	90001	6010035009	10	9	0	0	Shortfall of Sites	0.148898331	CG	C-3	MU	MXD	50	150	19	Vacant	Vacant	EP	146431	0
Unincorporated Los Angeles County	6722 COMPTON AVE LOS ANGELES CA 90001	90001	6010034021	10	9	0	0	Shortfall of Sites	0.15437248	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 1	EQ	207180	94592
Unincorporated Los Angeles County	6726 COMPTON AVE LOS ANGELES CA 90001	90001	6010034022	9	8	0	0	Shortfall of Sites	0.151063055	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 2	EQ	100158	65162
Unincorporated Los Angeles County	7106 COMPTON AVE LOS ANGELES CA 90001	90001	6010041025	18	17	0	0	Shortfall of Sites	0.290216222	CG	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial	ER	910350	2252466
Unincorporated Los Angeles County	7106 COMPTON AVE LOS ANGELES CA 90001	90001	6010041026	10	9	0	0	Shortfall of Sites	0.148360864	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	ER	468180	10404
Unincorporated Los Angeles County	7106 COMPTON AVE LOS ANGELES CA 90001	90001	6010041027	9	9	0	0	Shortfall of Sites	0.145020358	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	ER	468180	10404
Unincorporated Los Angeles County	E Florence Ave & Makee Ave 90001	90001	6021015008	10	10	0	0	Shortfall of Sites	0.161222049	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		130883	6880
Unincorporated Los Angeles County	7212 COMPTON AVE LOS ANGELES CA 90001	90001	6021015005	8	8	0	0	Shortfall of Sites	0.130518958	CG	C-2	MU	MXD	50	150	16	Non-Vacant	Commercial	ET	168894	5628
Unincorporated Los Angeles County	7220 COMPTON AVE LOS ANGELES CA 90001	90001	6021015006	19	18	0	0	Shortfall of Sites	0.30087431	CG	C-3	MU	MXD	50	150	37	Non-Vacant	Commercial	ET	388461	5628
Unincorporated Los Angeles County	1534 E FLORENCE AVE LOS ANGELES CA 90001	90001	6021015010	75	74	0	0	Shortfall of Sites	1.239539554	CG	C-3	MU	MXD	50	150	149	Non-Vacant	Commercial		2294082	187272
Unincorporated Los Angeles County	E 76th St & S Central Ave 90001	90001	6024009001	6	6	0	0	Shortfall of Sites	0.090718413	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EV	3549	39251
Unincorporated Los Angeles County	7606 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024009002	6	6	0	0	Shortfall of Sites	0.08753071	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EV	3549	39251
Unincorporated Los Angeles County	E 76th St & S Central Ave 90001	90001	6024009003	6	6	0	0	Shortfall of Sites	0.095369454	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EV	3549	39251
Unincorporated Los Angeles County	7612 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024009004	4	4	0	0	Shortfall of Sites	0.062605144	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	EW	64907	64907
Unincorporated Los Angeles County	7614 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024009006	4	4	0	0	Shortfall of Sites	0.054303594	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	EW	64907	32451
Unincorporated Los Angeles County	7656 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024011002	7	6	0	0	Shortfall of Sites	0.104459415	CG	C-3	MU	MXD	50	150	13	Vacant	Vacant	EX	75297	0
Unincorporated Los Angeles County	7662 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024011003	4	4	0	0	Shortfall of Sites	0.054862484	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	EX	36343	0
Unincorporated Los Angeles County	E 76th Pl & S Central Ave 90001	90001	6024011033	10	10	0	0	Shortfall of Sites	0.161301078	CG	C-3	MU	MXD	50	150	20	Vacant	Vacant	EX	96068	0
Unincorporated Los Angeles County	E 77th St & S Central Ave 90001	90001	6024013005	7	6	0	0	Shortfall of Sites	0.10263278	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial	EY	202980	1020
Unincorporated Los Angeles County	7754 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024013006	7	6	0	0	Shortfall of Sites	0.105456724	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial	EY	202980	1020
Unincorporated Los Angeles County	7800 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024017051	8	8	0	0	Shortfall of Sites	0.123875713	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	EZ	204171	62447
Unincorporated Los Angeles County	E 79th St & Nadeau St 90001	90001	6024017052	8	8	0	0	Shortfall of Sites	0.123651329	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	EZ	204171	15608
Unincorporated Los Angeles County	7816 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024017053	6	6	0	0	Shortfall of Sites	0.092827134	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	EZ	162135	60045
Unincorporated Los Angeles County	12714 AVALON BLVD LOS ANGELES CA 90061	90061	6086031036	0	0	104	0	Shortfall of Sites	0.860847794	CG	C-2	MU	MXD	50	150	104	Non-Vacant	Commercial	F	1912368	1120486
Unincorporated Los Angeles County	12714 AVALON BLVD LOS ANGELES CA 90061	90061	6086031037	0	0	36	0	Shortfall of Sites	0.28696259	CG	C-2	MU	MXD	50	150	36	Non-Vacant	Commercial	F	641046	581789
Unincorporated Los Angeles County	2000 E FLORENCE AVE LOS ANGELES CA 90001	90001	6025016004	15	15	0	0	Shortfall of Sites	0.240730038	CG	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial	FA	193036	113398
Unincorporated Los Angeles County	2008 E FLORENCE AVE LOS ANGELES CA 90001	90001	6025016005	13	12	0	0	Shortfall of Sites	0.202537627	CG	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial	FA	226636	484327
Unincorporated Los Angeles County	2014 E FLORENCE AVE LOS ANGELES CA 90001	90001	6025016006	7	6	0	0	Shortfall of Sites	0.100750235	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial	FA	56865	21863
Unincorporated Los Angeles County	2015 E 73RD ST LOS ANGELES CA 90001	90001	6025016007	7	7	0	0	Shortfall of Sites	0.110503204	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	FA	51614	2999
Unincorporated Los Angeles County	2018 E FLORENCE AVE LOS ANGELES CA 90001	90001	6025016008	6	6	0	0	Shortfall of Sites	0.091797144	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	FA	56339	22384
Unincorporated Los Angeles County	2019 E 73RD ST LOS ANGELES CA 90001	90001	6025016009	8	7	0	0	Shortfall of Sites	0.114421109	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	FA	68588	3000
Unincorporated Los Angeles County	E Florence Ave & Roseberry Ave 90255	90255	6025028002	7	7	0	0	Shortfall of Sites	0.112108298	CG	C-3	MU	MXD	50	150	14	Vacant	Vacant	FB	250000	0
Unincorporated Los Angeles County	2220 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6025028004	7	7	0	0	Shortfall of Sites	0.110681456	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	FB	250000	280000
Unincorporated Los Angeles County	7311 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029012	9	9	0	0	Shortfall of Sites	0.143089332	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	FC	188541	5385
Unincorporated Los Angeles County	7223 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029033	10	9	0	0	Shortfall of Sites	0.275383893	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 19	FC	441729	878072
Unincorporated Los Angeles County	7301 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029035	12	12	0	0	Shortfall of Sites	0.275470079	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Residential - 13	FC	376008	849820
Unincorporated Los Angeles County	E 79th St & Nadeau St 90001	90001	6028001015	7	7	0	0	Shortfall of Sites	0.108820254	CG	C-3	MU	MXD	50	150	14	Vacant	Vacant	FD	119897	0
Unincorporated Los Angeles County	7916 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028001016	14	13	0	0	Shortfall of Sites	0.217707579	CG	C-3	MU	MXD	50	150	27	Non-Vacant	Recreational	FD	239814	132951
Unincorporated Los Angeles County	E 82nd St & S Central Ave 90001	90001	6028021004	4	4	0	0	Shortfall of Sites	0.057372148	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	FE	100170	0
Unincorporated Los Angeles County	E 82nd St & S Central Ave 90001	90001	6028021005	4	4	0	0	Shortfall of Sites	0.05737278	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	FE	100143	0
Unincorporated Los Angeles County	8228 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028021006	18	17	0	0	Shortfall of Sites	0.283333302	CG	C-3	MU	MXD	50	150	35	Non-Vacant	Industrial	FE	431095	633525
Unincorporated Los Angeles County	8416 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028023001	16	15	0	0	Shortfall of Sites	0.252493975	CG	C-3	MU	MXD	50	150	31	Non-Vacant	Institutional	FF	61238	175007
Unincorporated Los Angeles County	8414 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028023002	4	4	0	0	Shortfall of Sites	0.056244958	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Industrial	FF	5240	4802
Unincorporated Los Angeles County	8412 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028023003	4	4	0	0	Shortfall of Sites	0.057393086	CG	C-3	MU	MXD	50	150	8	Vacant	Vacant	FF	5240	0
Unincorporated Los Angeles County	8410 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028023004	16	15	0	0	Shortfall of Sites	0.249383715	CG	C-3	MU	MXD	50	150	31	Vacant	Vacant	FF	25910	0
Unincorporated Los Angeles County	8318 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028022001	14	14	0	0	Shortfall of Sites	0.225500638	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Institutional	FG	20409	97566
Unincorporated Los Angeles County	8300 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028022004	0	0	48	0	Shortfall of Sites	0.402506715	CG	C-3	MU	MXD	50	150	48	Non-Vacant	Institutional	FG	36016	294538
Unincorporated Los Angeles County	8132 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028019007	4	4	0	0	Shortfall of Sites	0.057393596	CG	C-3	MU	MXD	50	150	8	Non-Vacant	Industrial	FH	57244	22890
Unincorporated Los Angeles County	8140 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028019008	8	7	0	0	Shortfall of Sites	0.113663323	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	FH	80145	11439
Unincorporated Los Angeles County	2420 ONEIDA ST PASADENA CA 91107	91107	5330002027	6	5	0	0	Shortfall of Sites	0.36600656	H18	R-2	H30	R-3	20	30	11	Non-Vacant	Residential - 2	FI	109236	50058
Unincorporated Los Angeles County	2410 ONEIDA ST PASADENA CA 91107	91107	5330002028	2	2	0	0	Shortfall of Sites	0.188654967	H18	R-2	H30	R-3	20	30	4	Non-Vacant	Residential - 3	FI	17507	63351
Unincorporated Los Angeles County	2406 ONEIDA ST PASADENA CA 91107	91107	5330002029	3	2	0	0	Shortfall of Sites	0.181051204	H18	R-2	H30	R-3	20	30	5	Non-Vacant	Residential - 2	FI	18565	55325
Unincorporated Los Angeles County	2478 ONEIDA ST PASADENA CA 91107	91107	5330002030	2	2	0	0	Shortfall of Sites	0.125698471	H18	R-2	H30	R-3	20	30	4	Non-Vacant	Residential - 1	FJ	317828	92695
Unincorporated Los Angeles County	2480 ONEIDA ST PASADENA CA 91107	91107	5330002031	5	4	0	0	Shortfall of Sites	0.248021313	H18	R-2	H30	R-3	20	30	9	Non-Vacant	Institutional	FJ	489991	503234
Unincorporated Los Angeles County	339 S SANTA ANITA AVE PASADENA CA 91107	91107	5330002043	6	5	0	0	Shortfall of Sites	0.303464773	H18	R-2	H30	R-3	20	30	11	Non-Vacant	Institutional	FJ	362856	64221
Unincorporated Los Angeles County	320 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330002009	0	0	0	18	Shortfall of Sites	0.368007149	H50	R-4	H100	R-5	50	100	18	Non-Vacant	Residential - 26	FK	2166749	764732
Unincorporated Los Angeles County	340 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330002010	0	0	0	18	Shortfall of Sites	0.334107487	H50	R-4	H100	R-5	50	100	18	Non-Vacant	Residential - 22	FK	1911837	637275
Unincorporated Los Angeles County	444 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330004005	0	0	0	36	Shortfall of Sites	0.339440854	H50	R-4	H100	R-5	50	100	36	Non-Vacant	Institutional	FL	99272	420365
Unincorporated Los Angeles County	2395 SAN PASQUAL ST PASADENA CA 91107	91107	5330004007	8	8	0	0	Shortfall of Sites	0.095713305	CG	C-2	MU	MXD	50	150	16	Non-Vacant	Residential - 1	FL	90729	92252
Unincorporated Los Angeles County	2401 SAN PASQUAL ST PASADENA CA 91107	91107	5330004008	17	16	0	0	Shortfall of Sites	0.209435738	CG	C-2	MU	MXD	50	150	33	Non-Vacant	Commercial	FL	564045	1126461
Unincorporated Los Angeles County	8625 S VERMONT AVE LOS ANGELES CA 90044	90044	6047003006	8	7	0	0	Shortfall of Sites	0.119370521	C.1	C-3	MU	MXD	50	150	15	Vacant	Vacant	FM	318362	10612
Unincorporated Los Angeles County	8629 S VERMONT AVE LOS ANGELES CA 90044	90044	6047003007	8	7	0	0	Shortfall of Sites	0.11939488	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	FM	318362	106120
Unincorporated Los Angeles County	8701 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004001	8	7	0	0	Shortfall of Sites	0.119380128	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	FN	94547	108056
Unincorporated Los Angeles County	8705 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004002	8	7	0	0	Shortfall of Sites	0.119401327	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	FN	81041	47267
Unincorporated Los Angeles County	8905 S VERMONT AVE LOS ANGELES CA 90044	90044	6047010001	10	9	0	0	Shortfall of Sites	0.149231374	C.1	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	FO	23213	12012
Unincorporated Los Angeles County	8907 S VERMONT AVE LOS ANGELES CA 90044	90044	6047010002	10	9	0	0	Shortfall of Sites	0.149254904	C.1	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	FO	23213	13500
Unincorporated Los Angeles County	9227 1/2 S VERMONT AVE LOS ANGELES CA 90044	90044	6056003030	11	11	0	0	Shortfall of Sites	0.2278982	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Residential - 8	FP	39531	16898
Unincorporated Los Angeles County	9239 S VERMONT AVE LOS ANGELES CA 90044	90044	6056003031	6	5	0	0	Shortfall of Sites	0.090085676	C.1	C-3	MU	MXD	50	150	11	Non-Vacant	Commercial	FP	16238	8539

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	9239 S VERMONT AVE LOS ANGELES CA 90044	90044	6056003032	12	11	0	0	Shortfall of Sites	0.180217927	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Institutional	FP	38440	81041
Unincorporated Los Angeles County	9333 S VERMONT AVE LOS ANGELES CA 90044	90044	6056004033	15	14	0	0	Shortfall of Sites	0.236550858	C.1	C-3	MU	MXD	50	150	29	Non-Vacant	Commercial		420361	240204
Unincorporated Los Angeles County	S Vermont Ave & W 94th St 90044	90044	6056009024	15	14	0	0	Shortfall of Sites	0.236869343	C.1	C-3	MU	MXD	50	150	29	Non-Vacant	Commercial	FR	52717	9419
Unincorporated Los Angeles County	9407 S VERMONT AVE LOS ANGELES CA 90044	90044	6056009025	12	11	0	0	Shortfall of Sites	0.180877361	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial	FR	37333	26564
Unincorporated Los Angeles County	10417 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059020001	9	9	0	0	Shortfall of Sites	0.14578277	C.2	C-2	MU	MXD	50	150	18	Non-Vacant	Commercial	FS	142858	5491
Unincorporated Los Angeles County	1400 W 104TH ST LOS ANGELES CA 90047	90047	6059020016	0	0	21	0	Shortfall of Sites	0.168211357	C.2	C-2	MU	MXD	50	150	21	Non-Vacant	Institutional	FS	219781	153846
Unincorporated Los Angeles County	1400 W 104TH ST LOS ANGELES CA 90047	90047	6059020017	0	0	25	0	Shortfall of Sites	0.204006663	C.2	C-2	MU	MXD	50	150	25	Vacant	Vacant	FS	142858	5491
Unincorporated Los Angeles County	10419 S VERMONT AVE LOS ANGELES CA 90044	90044	6060020001	10	10	0	0	Shortfall of Sites	0.173802267	C.1	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	FT	102193	108034
Unincorporated Los Angeles County	10441 S VERMONT AVE LOS ANGELES CA 90044	90044	6060020027	18	18	0	0	Shortfall of Sites	0.312062325	C.1	C-3	MU	MXD	50	150	36	Non-Vacant	Institutional	FT	53816	328054
Unincorporated Los Angeles County	10425 S VERMONT AVE LOS ANGELES CA 90044	90044	6060020028	7	7	0	0	Shortfall of Sites	0.163917286	C.1	C-3	MU	MXD	50	150	14	Non-Vacant	Institutional	FT	29860	28139
Unincorporated Los Angeles County	10513 S VERMONT AVE LOS ANGELES CA 90044	90044	6060018022	22	21	0	0	Shortfall of Sites	0.349751821	C.1	C-3	MU	MXD	50	150	43	Non-Vacant	Institutional	FU	612529	245006
Unincorporated Los Angeles County	S Vermont Ave & W 105th St 90044	90044	6060018023	11	11	0	0	Shortfall of Sites	0.174933864	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial	FU	355264	12245
Unincorporated Los Angeles County	10223 S VERMONT AVE LOS ANGELES CA 90044	90044	6060024017	9	8	0	0	Shortfall of Sites	0.144769449	C.1	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	FV	129815	7272
Unincorporated Los Angeles County	S Vermont Ave & W 103rd St 90044	90044	6060024018	10	10	0	0	Shortfall of Sites	0.160773732	C.1	C-3	MU	MXD	50	150	20	Vacant	Vacant	FV	144242	0
Unincorporated Los Angeles County	10807 S VERMONT AVE LOS ANGELES CA 90044	90044	6076004007	8	7	0	0	Shortfall of Sites	0.118222481	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	FW	306262	79624
Unincorporated Los Angeles County	S Vermont Ave & W 108th St 90044	90044	6076004008	4	4	0	0	Shortfall of Sites	0.062956912	C.1	C-3	MU	MXD	50	150	8	Vacant	Vacant	FW	61246	0
Unincorporated Los Angeles County	10701 S VERMONT AVE LOS ANGELES CA 90044	90044	6076004040	11	11	0	0	Shortfall of Sites	0.175350408	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial	FX	215478	40939
Unincorporated Los Angeles County	S Vermont Ave & W 107th St 90044	90044	6076004041	9	9	0	0	Shortfall of Sites	0.142046772	C.1	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	FX	174536	1398
Unincorporated Los Angeles County	12628 AVALON BLVD LOS ANGELES CA 90061	90061	6086031017	0	0	36	0	Shortfall of Sites	0.287016625	CG	C-2	MU	MXD	50	150	36	Non-Vacant	Commercial		578573	34710
Unincorporated Los Angeles County	Avalon Blvd & E 127th St 90061	90061	6086031035	0	0	70	0	Shortfall of Sites	0.573967677	CG	C-2	MU	MXD	50	150	70	Non-Vacant	Commercial		1087926	10987
Unincorporated Los Angeles County	3906 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004001003	6	5	0	0	Shortfall of Sites	0.063122205	CG	C-2	MU	MXD	50	150	11	Non-Vacant	Commercial	G	331170	331170
Unincorporated Los Angeles County	3908 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004001028	10	10	0	0	Shortfall of Sites	0.126270722	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Institutional	G	331170	110389
Unincorporated Los Angeles County	6101 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342037034	8	7	0	0	Shortfall of Sites	0.121572423	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	GA	135096	135096
Unincorporated Los Angeles County	6107 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342037035	8	7	0	0	Shortfall of Sites	0.116542828	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	GA	127451	6367
Unincorporated Los Angeles County	6113 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342037036	7	7	0	0	Shortfall of Sites	0.114952466	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	GA	127451	42053
Unincorporated Los Angeles County	700 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040035	37	36	0	0	Shortfall of Sites	0.613462581	MC	C-3	MU	MXD	50	150	73	Non-Vacant	Commercial	GB	1040635	1046234
Unincorporated Los Angeles County	700 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040021	9	9	0	0	Shortfall of Sites	0.146392866	MC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	GB	207543	7144
Unincorporated Los Angeles County	5601 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341032001	0	0	0	18	Shortfall of Sites	0.142590692	MC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial	GC	157444	143133
Unincorporated Los Angeles County	5609 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341032002	9	8	0	0	Shortfall of Sites	0.135669498	MC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	GC	48563	57010
Unincorporated Los Angeles County	5301 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341039039	0	0	0	170	Shortfall of Sites	1.409096841	MC & MD	C-3 & R-3-P	MU	MXD	50	150	170	Non-Vacant	Commercial	GD	1332732	1068995
Unincorporated Los Angeles County	754 AMALIA AVE LOS ANGELES CA 90022	90022	6341039018	9	9	0	0	Shortfall of Sites	0.146363868	MD	R-3-P	MU	MXD	50	150	18	Non-Vacant	Commercial	GD	181422	0
Unincorporated Los Angeles County	5844 E BEVERLY BLVD LOS ANGELES CA 90022	90022	6342003014	4	4	0	0	Shortfall of Sites	0.053886068	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GE	20684	26895
Unincorporated Los Angeles County	3533 W BEVERLY BLVD MONTEBELLO CA 90640	90640	6342003038	4	4	0	0	Shortfall of Sites	0.055347626	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GE	19092	15354
Unincorporated Los Angeles County	E Beverly Blvd & S Gerhart Ave 90022	90022	6342003010	4	4	0	0	Shortfall of Sites	0.05498513	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GF	54608	1800
Unincorporated Los Angeles County	5836 E BEVERLY BLVD LOS ANGELES CA 90022	90022	6342003011	4	4	0	0	Shortfall of Sites	0.057410622	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GF	54608	179540
Unincorporated Los Angeles County	E Beverly Blvd & S Gerhart Ave 90022	90022	6342003008	4	4	0	0	Shortfall of Sites	0.057246348	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GG	55325	1763
Unincorporated Los Angeles County	E Beverly Blvd & S Gerhart Ave 90022	90022	6342003009	4	4	0	0	Shortfall of Sites	0.059328633	MC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GG	55325	1763
Unincorporated Los Angeles County	5633 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342028016	10	9	0	0	Shortfall of Sites	0.14775612	MC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	GH	91349	123994
Unincorporated Los Angeles County	5633 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342028017	0	0	0	16	Shortfall of Sites	0.128495506	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	GH	488412	357506
Unincorporated Los Angeles County	5811 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342031034	0	0	0	14	Shortfall of Sites	0.116941936	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial		193232	466091
Unincorporated Los Angeles County	5901 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342033013	10	9	0	0	Shortfall of Sites	0.148092361	CC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial	GJ	384747	148075
Unincorporated Los Angeles County	5907 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342033014	8	8	0	0	Shortfall of Sites	0.124752677	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	GJ	304349	178015
Unincorporated Los Angeles County	6007 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342035014	7	7	0	0	Shortfall of Sites	0.122047835	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	GK	150502	194607
Unincorporated Los Angeles County	6001 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342035034	9	8	0	0	Shortfall of Sites	0.145034388	CC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial	GK	163191	213597
Unincorporated Los Angeles County	Harding Ave & Whittier Blvd 90022	90022	6342036017	8	8	0	0	Shortfall of Sites	0.13253421	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	GL	220505	24495
Unincorporated Los Angeles County	6047 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342036018	8	8	0	0	Shortfall of Sites	0.134657893	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	GL	183753	245006
Unincorporated Los Angeles County	6267 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343003032	11	11	0	0	Shortfall of Sites	0.177543127	CC	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial	GM	178015	107955
Unincorporated Los Angeles County	6271 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343003033	10	10	0	0	Shortfall of Sites	0.155870405	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	GM	140530	164426
Unincorporated Los Angeles County	6307 WHITTIER BLVD EAST LOS ANGELES CA 90022	90022	6343004023	10	10	0	0	Shortfall of Sites	0.155575315	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial	GN	181383	131555
Unincorporated Los Angeles County	6309 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343004024	8	8	0	0	Shortfall of Sites	0.132131801	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	GN	201950	2415
Unincorporated Los Angeles County	6439 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343009052	11	10	0	0	Shortfall of Sites	0.16698896	CC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial	GO	248322	3183
Unincorporated Los Angeles County	S Mobile Ave & Whittier Blvd 90022	90022	6343009053	8	8	0	0	Shortfall of Sites	0.121652297	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial	GO	170854	2121
Unincorporated Los Angeles County	6525 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343013020	4	4	0	0	Shortfall of Sites	0.054447366	CC	C-3	MU	MXD	50	150	8	Non-Vacant	Commercial	GP	80802	148679
Unincorporated Los Angeles County	6529 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343013021	8	7	0	0	Shortfall of Sites	0.117415093	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial	GP	161606	281197
Unincorporated Los Angeles County	Via Clemente St & W Whittier Blvd 90022	90022	6343013022	4	4	0	0	Shortfall of Sites	0.058345399	CC	C-3	MU	MXD	50	150	8	Vacant	Vacant	GP	80802	0
Unincorporated Los Angeles County	6537 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343013024	7	7	0	0	Shortfall of Sites	0.108115383	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial	GQ	62930	138205
Unincorporated Los Angeles County	6537 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343013051	6	6	0	0	Shortfall of Sites	0.099607923	CC	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial	GQ	61591	41300
Unincorporated Los Angeles County	14240 TELEGRAPH RD WHITTIER CA 90604	90604	8030003042	19	18	0	0	Shortfall of Sites	0.332484471	CG	C-3-BE	MU	MXD	50	150	37	Non-Vacant	Commercial	GR	198640	231750
Unincorporated Los Angeles County	14240 TELEGRAPH RD WHITTIER CA 90604	90604	8030003043	11	10	0	0	Shortfall of Sites	0.171358851	CG	C-3-BE	MU	MXD	50	150	21	Vacant	Vacant	GR	92695	0
Unincorporated Los Angeles County	111 N BANDINI ST SAN PEDRO CA 90731	90731	7452013017	8	8	0	0	Shortfall of Sites	0.09412751	CG	C-2	MU	MXD	50	150	16	Vacant	Vacant	GS	132425	0
Unincorporated Los Angeles County	117 N BANDINI ST SAN PEDRO CA 90731	90731	7452013018	12	12	0	0	Shortfall of Sites	0.149808261	CG	C-2	MU	MXD	50	150	24	Vacant	Vacant	GS	218505	0
Unincorporated Los Angeles County	101 N BANDINI ST SAN PEDRO CA 90731	90731	7452013026	8	7	0	0	Shortfall of Sites	0.088409858	CG	C-2	MU	MXD	50	150	15	Non-Vacant	Commercial	GS	152290	768099
Unincorporated Los Angeles County	1018 W 1ST ST SAN PEDRO CA 90731	90731	7452013027	7	7	0	0	Shortfall of Sites	0.082667969	CG	C-2	MU	MXD	50	150	14	Vacant	Vacant	GS	119179	0
Unincorporated Los Angeles County	S Butte St & W 6th St 90732	90732	7452030010	13	13	0	0	Shortfall of Sites	0.166441817	CG	C-1	MU	MXD	50	150	26	Non-Vacant	Commercial	GT	163668	11770
Unincorporated Los Angeles County	1366 W 6TH ST SAN PEDRO CA 90732	90732	7452033002	22	22	0	0	Shortfall of Sites	0.276202877	CG	C-1	MU	MXD	50	150	44	Non-Vacant	Commercial	GT	408587	954947
Unincorporated Los Angeles County	1360 W 6TH ST SAN PEDRO CA 90732	90732	7452033004	24	23	0	0	Shortfall of Sites	0.29729129	CG	C-1	MU	MXD	50	150	47	Non-Vacant	Commercial	GT	423894	1425946
Unincorporated Los Angeles County	1378 W 7TH ST SAN PEDRO CA 90732	90732	7452034037	40	40	0	0	Shortfall of Sites	0.51659481	CG	C-1	MU	MXD	50	150	80	Non-Vacant	Commercial	GU	331651	1966627
Unincorporated Los Angeles County	1374 W 7TH ST SAN PEDRO CA 90732	90732	7452034020	0	0	0	40	Shortfall of Sites	0.258311087	CG	C-1	MU	MXD	50	150	40	Non-Vacant	Commercial	GU	200674	23213
Unincorporated Los Angeles County	621 S BUTTE ST SAN PEDRO CA 90732	90732	7452034015	9	8	0	0	Shortfall of Sites	0.103324995	CG	C-1	MU	MXD	50	150	17	Non-Vacant	Commercial	GV	74553	371171
Unincorporated Los Angeles County	627 S BUTTE ST SAN PEDRO CA 90732	90732	7452034016	6	6	0	0	Shortfall of Sites	0.06887558	CG	C-1	MU	MXD	50	150	12	Vacant	Vacant	GV	179543	0
Unincorporated Los Angeles County	1383 W 6TH ST SAN PEDRO CA 90732	90732	7452034034	20	20	0	0	Shortfall of Sites	0.25838758	CG	C-1	MU	MXD	50	150	40	Non-Vacant	Commercial	GW	248731	581669
Unincorporated Los Angeles County	1403 W 6TH ST SAN PEDRO CA 90732	90732	7452034039	0	0	0	40	Shortfall of Sites	0.258338104	CG	C-1	MU	MXD	50	150	40	Non-Vacant	Commercial	GW	134043	30962
Unincorporated Los Angeles County	1300 W 6TH ST SAN PEDRO CA 90732	90732	7452033017	22	22	0	0	Shortfall of Sites	0.281008934	CG	C-1	MU	MXD	50	150	44	Non-Vacant	Commercial	GX	826920	275637
Unincorporated Los Angeles County	1300 W 6TH ST SAN PEDRO CA 90732	90732	7452033016	6	5	0	0	Shortfall of Sites	0.063641145	CG	C-1	MU	MXD	50	150	11	Non-Vacant	Commercial	GX	206729	68907
Unincorporated Los Angeles County	1421 W 6TH ST SAN PEDRO CA 90732	90732	7452034003	14	14	0	0	Shortfall of Sites	0.172243778	CG	C-1	MU	MXD	50	150	28	Non-Vacant	Institutional	GY	618480	115435
Unincorporated Los Angeles County	S Broadway Ave & W 6th St 90732	90732	7452034036	14	14	0	0	Shortfall of Sites	0.172243258	CG	C-1	MU	MXD	50	150	28	Non-Vacant	Commercial	GY	95584	7226
Unincorporated Los Angeles County	11464 WHITTIER BLVD WHITTIER CA 90601	90601	8171026001	9	8	0	0	Shortfall of Sites	0.134454963	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Commercial	GZ	138914	254469
Unincorporated Los Angeles County	11456 WHITTIER BLVD WHITTIER CA 90601	90601	8171026002	9	9	0	0	Shortfall of Sites	0.142611941	CG	C-3-BE	MU	MXD	50	150	18	Non-Vacant	Commercial	GZ	140214	11680
Unincorporated Los Angeles County	3738 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004003009	10	10	0	0	Shortfall of Sites	0.126264741	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial	H	350198	233465
Unincorporated Los Angeles County	3742 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004003010	6	5	0	0	Shortfall of Sites	0.063135094	CG	C-2	MU	MXD	50	150	11	Non-Vacant	Commercial	H	233465	153875
Unincorporated Los Angeles County	El Rancho Dr & Whittier Blvd 90601	90601	8171026008	10	10	0	0	Shortfall of Sites	0.159778912	CG	C-3-BE	MU	MXD	50	150	20	Vacant	Vacant	HA	103766	0
Unincorporated Los Angeles County	11416 WHITTIER BLVD WHITTIER CA 90601	90601	8171026009	9	8	0	0	Shortfall of Sites	0.136058479	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Institutional	HA	84313	275442
Unincorporated Los Angeles County	11408 WHITTIER BLVD WHITTIER CA 90601	90601	8171026011	9	8	0	0	Shortfall of Sites	0.1363605	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Commercial	HB	165478	131214
Unincorporated Los Angeles County	11408 WHITTIER BLVD WHITTIER CA 90601	90601	8171026012	8	8	0	0	Shortfall of Sites	0.132188516	CG	C-3-BE	MU	MXD	50	150	16	Non-Vacant	Commercial	HB	165478	11095
Unincorporated Los Angeles County	Hadley St & Prather Ave 90606	90606	8171027010	9	8	0	0	Shortfall of Sites	0.138967286	CG	R-3-P	MU	MXD	50	150	17	Non-Vacant	Commercial	HC	321577	11482
Unincorporated Los Angeles County	Hadley St & Prather Ave 90606	90606	8171027011	9	8	0	0	Shortfall of Sites	0.135553198	CG	R-3-P	MU	MXD	50	150	17	Non-Vacant	Commercial	HC	321577	11482
Unincorporated Los Angeles County	10620 WHITTIER BLVD WHITTIER CA 90606	90606	8174019001	11	10	0	0	Shortfall of Sites	0.171327486	CG	C-3-BE	MU	MXD	50	150	21	Non-Vacant	Commercial	HD	191070	94550
Unincorporated Los Angeles County	10616 WHITTIER BLVD WHITTIER CA 90606	90606	8174019002	5	4	0	0	Shortfall of Sites	0.068888132	CG	C-3-BE	MU	MXD	50	150	9	Non-Vacant	Commercial	HD	145388	52942
Unincorporated Los Angeles County	10614 WHITTIER BLVD WHITTIER CA 90606	90606	8174019003	4	4	0	0	Shortfall of Sites	0.072918378	CG	C-3-BE	MU	MXD	50	150	8	Non-Vacant	Commercial	HD	89174	73292
Unincorporated Los Angeles County	Orange Blossom Ave & Valley Blvd 91746	91746	8112003006	1	1	0	0	Shortfall of Sites	0.009240663	CG	C-3-BE	MU	MXD	50	150	2	Vacant	Vacant	HE	22368	0
Unincorporated Los Angeles County	13440 VALLEY BLVD LA PUENTE CA 91746	91746	8112003042	7	7	0	0	Shortfall of Sites	0.123083874	CG	C-3-BE	MU	MXD	50	150	14	Non-Vacant	Residential - 2	HE	447444	23545
Unincorporated Los Angeles County	13426 VALLEY BLVD LA PUENTE CA 91746	91746	8112003039	7	7	0	0	Shortfall of Sites	0.110778556	CG	C-3-BE	MU	MXD	50	150	14	Non-Vacant	Commercial	HE	283773	0
Unincorporated Los Angeles County	S Covina Blvd & Valley Blvd 91746	91746	8110006040	3	2	0	0	Shortfall of Sites	0.033498342	CG	C-1	MU	MXD	50	150	5	Vacant	Vacant	HF	17224	0
Unincorporated Los Angeles County	13224 VALLEY BLVD LA PUENTE CA 91746	91746	8110006041	23	23	0	0	Shortfall of Sites	0.384879928	CG	C-1	MU	MXD	50	150	46	Non-Vacant	Commercial	HF	350290	63165
Unincorporated Los Angeles County	13148 VALLEY BLVD LA PUENTE CA 91746	91746	8110007041	10	9	0	0	Shortfall of Sites	0.15216437	CG	C-1	MU	MXD	50	150	19	Non-Vacant	Commercial	HG	30627	42224
Unincorporated Los Angeles County	13150 VALLEY BLVD LA PUENTE CA 91746	91746	8110007042	8	8	0	0	Shortfall of Sites	0.142262363	CG	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 3	HG	31872	9090
Unincorporated Los Angeles County	13164 VALLEY BLVD LA PUENTE CA 91746	91746	8110007002	0	0	0	29	Shortfall of Sites	0.234062745	CG	C-1	MU	MXD	50	150	29	Non-Vacant	Commercial	HH	42170	425889
Unincorporated Los Angeles County	117 S COVINA BLVD LA PUENTE CA 91746	91746	8110007003	14	13	0	0	Shortfall of Sites	0.222956759	CG	C-1	MU	MXD	50	150	27	Non-Vacant	Residential - 1	HH	15797	16453
Unincorporated Los Angeles County	S Covina Blvd & Valley Blvd 91746	91746	8110007040	6	6	0	0	Shortfall of Sites	0.097000849	CG	C-1	MU	MXD	50	150	12	Vacant	Vacant	HH	20661	0
Unincorporated Los Angeles County	103 SANTA MARIANA AVE LA PUENTE CA 91746	91746	8110011003	10	10	0	0	Shortfall of Sites	0.163705658	CG	C-1	MU	MXD	50	150	20	Non-Vacant	Commercial	HI	241869	39967
Unincorporated Los Angeles County	111 SANTA MARIANA AVE LA PUENTE CA 91746	91746	8110011004	11	10	0	0	Shortfall of Sites	0.17093232	CG	C-1	MU	MXD	50	150	21	Vacant	Vacant	HI	235504	0
Unincorporated Los Angeles County	13020 VALLEY BLVD LA PUENTE CA 91746	91746	8110023011	16	16	0	0	Shortfall of Sites	0.265015498	CG	C-3-DP-BE	MU	MXD	50	150	32	Non-Vacant	Commercial	HJ	39973	13155
Unincorporated Los Angeles County	13028 VALLEY BLVD LA PUENTE CA 91746	91746	8110023012	16	15	0	0	Shortfall of Sites	0.249912262	CG	C-3-DP-BE	MU	MXD	50	150	31	Non-Vacant	Commercial	HJ	39531	122518
Unincorporated Los Angeles County	2245 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024083	0	0	0	34	Shortfall of Sites	0.836845956	CG	C-2	CG	C-2	20	50	34	Non-Vacant	Institutional	HK	610440	2042612
Unincorporated Los Angeles County	E Tetley St & S Hacienda Blvd 91745	91745	8215024019	11	10	0	0	Shortfall of Sites	0.50432088	CG	C-2	CG	C-2	20	50	21	Non-Vacant	Institutional	HK	337899	26898
Unincorporated Los Angeles County	E Tetley St & S Hacienda Blvd 91745	91745	8215024010	8	7	0	0	Shortfall of Sites	0.344673284	CG	C-2	CG	C-2	20	50	15	Non-Vacant	Institutional	HK	227991	18135
Unincorporated Los Angeles County	E Tetley St & S Hacienda Blvd 91745	91745	8215024082	3	2	0	0	Shortfall of Sites	0.113054999	CG	C-2	CG	C-2	20	50	5	Vacant	Vacant	HK	74449	0
Unincorporated Los Angeles County	2219 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024007	16	16	0	0	Shortfall of Sites	0.799365085	CG	C-2	CG	C-2	20	50	32	Non-Vacant	Commercial	HL	772153	2573891
Unincorporated Los Angeles County	E Tetley St & S Hacienda Blvd 91745	91745	8215024006	3	2	0	0	Shortfall of Sites	0.110787342	CG	C-2	CG	C-2	20	50	5	Non-Vacant	Commercial	HL	70335	5130
Unincorporated Los Angeles County	La Monde St & S Hacienda Blvd 91745	91745	8215024009	8	7	0	0	Shortfall of Sites	0.345403244	CG	C-2	CG	C-2	20	50	15	Non-Vacant	Commercial	HL	171576	10275
Unincorporated Los Angeles County	1012 AILERON AVE LA PUENTE CA 91744	91744	8252005021	9	8	0	0	Shortfall of Sites	0.141797839	CG	C-2-BE & P-R	MU	MXD	50	150	17	Non-Vacant	Residential - 1		80806	89381
Unincorporated Los Angeles County	16037 AMAR RD LA PUENTE CA 91744	91744	8252004016	19	19	0	0	Shortfall of Sites	0.315227092	CG	C-2-BE & P-R	MU	MXD	50	150	38	Non-Vacant	Residential - 1	HN	197094	7287
Unincorporated Los Angeles County	16031 AMAR RD LA PUENTE CA 91744	91744	8252004017	10	9	0	0	Shortfall of Sites	0.15811125	CG	C-2-BE & P-R	MU	MXD	50	150	19	Non-Vacant	Residential - 1	HN	102193	1447
Unincorporated Los Angeles County	16025 AMAR RD LA PUENTE CA 91744	91744	8252004018	10	10	0	0	Shortfall of Sites	0.160674245	CG	C-2-BE & P-R	MU	MXD	50	150	20	Non-Vacant	Residential - 1	HN	325000	64000
Unincorporated Los Angeles County	E Live Oak Ave & Hodges Ave 91006	91006	8511029002	13	12	0	0	Shortfall of Sites	0.154838869	CG	C-3	MU	MXD	50	150	25	Vacant	Vacant	HO	24361	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	4217 E LIVE OAK AVE ARCADIA CA 91006	91006	8511029003	28	27	0	0	Shortfall of Sites	0.34811266	CG	C-3	MU	MXD	50	150	55	Vacant	Vacant	HO	56018	0
Unincorporated Los Angeles County	4305 E LIVE OAK AVE ARCADIA CA 91006	91006	8511028002	0	0	0	43	Shortfall of Sites	0.269986913	CG	C-3	MU	MXD	50	150	43	Non-Vacant	Commercial		205285	66027
Unincorporated Los Angeles County	E Live Oak Ave & Spruce Ct 91006	91006	8571006025	9	9	0	0	Shortfall of Sites	0.110872385	CG	C-1	MU	MXD	50	150	18	Vacant	Vacant	HQ	85873	0
Unincorporated Los Angeles County	4446 E LIVE OAK AVE ARCADIA CA 91006	91006	8571006026	10	9	0	0	Shortfall of Sites	0.116844741	CG	C-1	MU	MXD	50	150	19	Non-Vacant	Commercial	HQ	85873	240651
Unincorporated Los Angeles County	4430 E LIVE OAK AVE ARCADIA CA 91006	91006	8571006023	9	9	0	0	Shortfall of Sites	0.111241145	CG	C-1	MU	MXD	50	150	18	Non-Vacant	Commercial	HR	382500	387600
Unincorporated Los Angeles County	E Live Oak Ave & Lynd Ave 91006	91006	8571006024	10	9	0	0	Shortfall of Sites	0.115770985	CG	C-1	MU	MXD	50	150	19	Vacant	Vacant	HR	204000	0
Unincorporated Los Angeles County	E Live Oak Ave & Spruce Ct 91006	91006	8571006028	9	9	0	0	Shortfall of Sites	0.111389194	CG	C-1	MU	MXD	50	150	18	Vacant	Vacant	HS	30429	0
Unincorporated Los Angeles County	4454 E LIVE OAK AVE ARCADIA CA 91006	91006	8571006029	18	18	0	0	Shortfall of Sites	0.230738403	CG	C-1	MU	MXD	50	150	36	Non-Vacant	Commercial	HS	60890	30429
Unincorporated Los Angeles County	20602 E ARROW HWY COVINA CA 91724	91724	8401002014	0	0	0	52	Shortfall of Sites	0.565003636	CG	C-1	MU	MXD	50	150	52	Non-Vacant	Residential - 44	HT	981968	710920
Unincorporated Los Angeles County	Calora St & N Reeder Ave 91724	91724	8401001016	12	12	0	0	Shortfall of Sites	0.147644751	CG	C-1	MU	MXD	50	150	24	Vacant	Vacant	HT	264152	0
Unincorporated Los Angeles County	20560 E ARROW HWY COVINA CA 91724	91724	8401001015	40	40	0	0	Shortfall of Sites	0.511785328	CG	C-1	MU	MXD	50	150	80	Non-Vacant	Commercial	HU	238266	186145
Unincorporated Los Angeles County	20550 E ARROW HWY COVINA CA 91724	91724	8401001012	52	52	0	0	Shortfall of Sites	0.669006087	CG	C-1	MU	MXD	50	150	104	Non-Vacant	Commercial	HU	62392	49200
Unincorporated Los Angeles County	20000 E ARROW HWY COVINA CA 91724	91724	8403001017	42	41	0	0	Shortfall of Sites	0.538026168	CG	C-2-BE	MU	MXD	50	150	83	Non-Vacant	Commercial	HV	172574	312080
Unincorporated Los Angeles County	5142 N GLENDORA AVE COVINA CA 91724	91724	8403001002	14	14	0	0	Shortfall of Sites	0.184834582	CG	C-2-BE	MU	MXD	50	150	28	Non-Vacant	Commercial	HV	46678	10329
Unincorporated Los Angeles County	20018 E ARROW HWY COVINA CA 91724	91724	8403001016	30	30	0	0	Shortfall of Sites	0.383054482	CG	C-2-BE	MU	MXD	50	150	60	Non-Vacant	Commercial	HV	276132	283641
Unincorporated Los Angeles County	4626 N GRAND AVE COVINA CA 91724	91724	8404004042	35	34	0	0	Shortfall of Sites	0.441707101	CG	C-2-BE	MU	MXD	50	150	69	Non-Vacant	Commercial	HW	384045	544286
Unincorporated Los Angeles County	19517 E CYPRESS ST COVINA CA 91724	91724	8404004044	16	16	0	0	Shortfall of Sites	0.204727788	CG	C-2-BE	MU	MXD	50	150	32	Non-Vacant	Residential - 1	HW	132425	118135
Unincorporated Los Angeles County	19720 E ARROW HWY COVINA CA 91724	91724	8404009030	192	192	0	0	Shortfall of Sites	2.498443403	CG	C-3-BE	MU	MXD	50	150	384	Non-Vacant	Commercial	HX	2587949	1428591
Unincorporated Los Angeles County	19704 E ARROW HWY COVINA CA 91724	91724	8404009032	94	94	0	0	Shortfall of Sites	1.22163383	CG	C-3-BE	MU	MXD	50	150	188	Non-Vacant	Commercial	HX	1225291	879131
Unincorporated Los Angeles County	19700 E ARROW HWY COVINA CA 91724	91724	8404009029	25	25	0	0	Shortfall of Sites	0.313444496	CG	C-3-BE	MU	MXD	50	150	50	Non-Vacant	Commercial	HX	340661	0
Unincorporated Los Angeles County	Nearglen Ave & Stephanie Dr 91724	91724	8404009031	24	23	0	0	Shortfall of Sites	0.299342559	CG	C-3-BE	MU	MXD	50	150	47	Non-Vacant	Commercial	HX	351651	0
Unincorporated Los Angeles County	19040 LA PUENTE DR WALNUT CA 91789	91789	8725006036	32	32	0	0	Shortfall of Sites	0.529877127	CG	C-2-BE	MU	MXD	50	150	64	Non-Vacant	Commercial	HY	733493	720995
Unincorporated Los Angeles County	19034 LA PUENTE DR WALNUT CA 91789	91789	8725006037	34	33	0	0	Shortfall of Sites	0.551371649	CG	C-2-BE	MU	MXD	50	150	67	Non-Vacant	Commercial	HY	734740	997148
Unincorporated Los Angeles County	Carmenita Rd & Sundance Ave 90605	90605	8011010012	0	0	0	0	Shortfall of Sites	0.097393469	H18	A-1	H18	R-2	0	18	0	Vacant	Vacant	HZ	27438	0
Unincorporated Los Angeles County	10845 CARMENITA RD WHITTIER CA 90605	90605	8011010013	0	0	0	4	Shortfall of Sites	0.271514561	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2	HZ	66045	122670
Unincorporated Los Angeles County	3804 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004002001	13	12	0	0	Shortfall of Sites	0.154411401	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Commercial	I	287123	57422
Unincorporated Los Angeles County	3810 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004002002	10	10	0	0	Shortfall of Sites	0.124535742	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial	I	398140	91873
Unincorporated Los Angeles County	11221 PAINTER AVE WHITTIER CA 90605	90605	8026002002	0	0	0	16	Shortfall of Sites	1.095379719	H18	A-1	H18	R-2	0	18	16	Non-Vacant	Residential - 2	IA	377084	256417
Unincorporated Los Angeles County	Meyer Rd & Painter Ave 90605	90605	8026002025	0	0	0	0	Shortfall of Sites	0.093262148	H18	A-1	H18	R-2	0	18	0	Non-Vacant	Residential - 0	IA	59254	7539
Unincorporated Los Angeles County	12020 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022032	0	0	0	9	Shortfall of Sites	0.760763273	H18	A-1	H18	R-2	0	18	9	Vacant	Vacant	IB	1225063	0
Unincorporated Los Angeles County	Shoemaker Ave & Sunshine Ave 90605	90605	8026022033	0	0	0	0	Shortfall of Sites	0.392389865	H18	A-1	H18	R-2	0	18	0	Vacant	Vacant	IB	643155	0
Unincorporated Los Angeles County	10635 COLIMA RD WHITTIER CA 90604	90604	8151028079	0	0	0	36	Shortfall of Sites	1.383272015	H50	R-A-6000	H50	R-4	20	50	36	Non-Vacant	Residential - 50	IC	237352	775852
Unincorporated Los Angeles County	10635 COLIMA RD WHITTIER CA 90604	90604	8151028080	0	0	0	0	Shortfall of Sites	0.507380183	H50	R-A-6000	H50	R-4	20	50	0	Non-Vacant	Residential - 50	IC	78875	136467
Unincorporated Los Angeles County	4446 W SLAUSON AVE LOS ANGELES CA 90043	90043	4019004005	11	10	0	0	Shortfall of Sites	0.146102417	CG	C-2	MU	MXD	50	150	21	Non-Vacant	Commercial	J	137404	196092
Unincorporated Los Angeles County	Overhill Dr & W Slauson Ave 90043	90043	4019004043	2	1	0	0	Shortfall of Sites	0.007929539	CG	C-2	MU	MXD	50	150	3	Vacant	Vacant	J	244	0
Unincorporated Los Angeles County	4448 W SLAUSON AVE LOS ANGELES CA 90043	90043	4019004006	0	0	0	45	Shortfall of Sites	0.29225471	CG	C-2	MU	MXD	50	150	45	Non-Vacant	Commercial	K	1300000	700000
Unincorporated Los Angeles County	4452 W SLAUSON AVE LOS ANGELES CA 90043	90043	4019004042	0	0	0	25	Shortfall of Sites	0.157109176	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Commercial	K	700000	100000
Unincorporated Los Angeles County	5830 OVERHILL DR LOS ANGELES CA 90043	90043	4019005001	15	15	0	0	Shortfall of Sites	0.190883623	CG	C-2	MU	MXD	50	150	30	Non-Vacant	Commercial	L	204827	136543
Unincorporated Los Angeles County	5838 OVERHILL DR LOS ANGELES CA 90043	90043	4019005002	16	16	0	0	Shortfall of Sites	0.193504103	CG	C-2	MU	MXD	50	150	32	Non-Vacant	Commercial	L	204827	136543
Unincorporated Los Angeles County	4834 W SLAUSON AVE LOS ANGELES CA 90056	90056	4019020030	14	14	0	0	Shortfall of Sites	0.17630565	CG	C-2	MU	MXD	50	150	28	Non-Vacant	Commercial	M	154581	64397
Unincorporated Los Angeles County	S Fairfax Ave & W Slauson Ave 90056	90056	4019020031	14	14	0	0	Shortfall of Sites	0.176305817	CG	C-2	MU	MXD	50	150	28	Non-Vacant	Commercial	M	164602	1419
Unincorporated Los Angeles County	10914 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4035001016	16	16	0	0	Shortfall of Sites	0.200115424	CG	C-2	MU	MXD	50	150	32	Non-Vacant	Commercial	N	73819	18874
Unincorporated Los Angeles County	Lennox Blvd & S Acacia Ave 90304	90304	4035001021	16	16	0	0	Shortfall of Sites	0.197198217	H18	R-3-P	MU	MXD	50	150	32	Non-Vacant	Commercial	N	50335	412
Unincorporated Los Angeles County	11003 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037015002	18	18	0	0	Shortfall of Sites	0.228965993	CG	C-2	MU	MXD	50	150	36	Non-Vacant	Commercial	O	619498	91576
Unincorporated Los Angeles County	11003 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037015003	10	10	0	0	Shortfall of Sites	0.126383261	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial	O	344764	32320
Unincorporated Los Angeles County	10923 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037015004	7	7	0	0	Shortfall of Sites	0.080621849	CG	C-2	MU	MXD	50	150	14	Non-Vacant	Commercial	O	215478	21547
Unincorporated Los Angeles County	10921 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037015018	9	9	0	0	Shortfall of Sites	0.110617176	CG	C-2	MU	MXD	50	150	18	Non-Vacant	Commercial	O	307054	26933
Unincorporated Los Angeles County	11003 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037016010	10	10	0	0	Shortfall of Sites	0.12649757	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial	O	344764	32320
Unincorporated Los Angeles County	11037 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037016004	9	8	0	0	Shortfall of Sites	0.158218574	CG	C-2	MU	MXD	50	150	17	Non-Vacant	Residential - 10	P	637275	76467
Unincorporated Los Angeles County	11049 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037016025	22	21	0	0	Shortfall of Sites	0.298021949	CG	C-2	MU	MXD	50	150	43	Non-Vacant	Commercial	P	413337	936911
Unincorporated Los Angeles County	11011 HAWTHORNE BLVD LENNOX CA 90304	90304	4037016023	10	10	0	0	Shortfall of Sites	0.126538021	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial	Q	114847	0
Unincorporated Los Angeles County	11015 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037016024	10	9	0	0	Shortfall of Sites	0.126527474	CG	C-2	MU	MXD	50	150	19	Non-Vacant	Commercial	Q	114847	143560
Unincorporated Los Angeles County	11019 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037016026	10	10	0	0	Shortfall of Sites	0.12653642	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial	Q	114847	0
Unincorporated Los Angeles County	12411 AVALON BLVD LOS ANGELES CA 90061	90061	6086018022	32	31	0	0	Shortfall of Sites	0.515471153	CG	C-2	MU	MXD	50	150	63	Non-Vacant	Commercial	R	118347	18191
Unincorporated Los Angeles County	12417 AVALON BLVD LOS ANGELES CA 90061	90061	6086018021	16	16	0	0	Shortfall of Sites	0.25536992	CG	C-2	MU	MXD	50	150	32	Non-Vacant	Commercial	R	63711	7262
Unincorporated Los Angeles County	1014 W 92ND ST LOS ANGELES CA 90044	90044	6056003025	10	9	0	0	Shortfall of Sites	0.154881151	C.1	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 1	S	28547	11840
Unincorporated Los Angeles County	9215 S VERMONT AVE LOS ANGELES CA 90044	90044	6056003027	12	11	0	0	Shortfall of Sites	0.187911516	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial	S	39091	14476
Unincorporated Los Angeles County	15303 CRENSHAW BLVD GARDENA CA 90249	90249	4070001016	13	13	0	0	Shortfall of Sites	0.160946499	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial	T	72468	24826
Unincorporated Los Angeles County	15302 ERIEL AVE GARDENA CA 90249	90249	4070001017	13	13	0	0	Shortfall of Sites	0.161055699	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial	T	137776	68884
Unincorporated Los Angeles County	15119 1/2 CRENSHAW BLVD GARDENA CA 90249	90249	4070001003	13	13	0	0	Shortfall of Sites	0.160734938	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial	U	363636	230877
Unincorporated Los Angeles County	15122 ERIEL AVE GARDENA CA 90249	90249	4070001004	13	12	0	0	Shortfall of Sites	0.160768691	CG & H30	C-2 & R-3-P	MU	MXD	50	150	25	Non-Vacant	Residential - 1	U	363636	196245
Unincorporated Los Angeles County	15333 CRENSHAW BLVD GARDENA CA 90249	90249	4070001022	13	13	0	0	Shortfall of Sites	0.160825956	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial	V	218685	123488
Unincorporated Los Angeles County	15332 ERIEL AVE GARDENA CA 90249	90249	4070001023	13	13	0	0	Shortfall of Sites	0.160763109	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial	V	347142	78681
Unincorporated Los Angeles County	15338 ERIEL AVE GARDENA CA 90249	90249	4070001024	12	12	0	0	Shortfall of Sites	0.156286857	CG & H30	C-2 & R-3-P	MU	MXD	50	150	24	Non-Vacant	Commercial	V	404039	57715
Unincorporated Los Angeles County	15425 CRENSHAW BLVD GARDENA CA 90249	90249	4070012036	0	0	0	135	Shortfall of Sites	0.875685719	CG	C-1 & R-3-P	MU	MXD	50	150	135	Non-Vacant	Commercial		1466526	1238266
Unincorporated Los Angeles County	Marine Ave & S Eriel Ave 90249	90249	4071017029	0	0	0	112	Shortfall of Sites	0.722301298	CG	C-3	MU	MXD	50	150	112	Non-Vacant	Commercial	X	0	0
Unincorporated Los Angeles County	Marine Ave & S Eriel Ave 90249	90249	4071017030	0	0	0	77	Shortfall of Sites	0.495147001	CG	C-3	MU	MXD	50	150	77	Vacant	Vacant	X	0	0
Unincorporated Los Angeles County	14423 CRENSHAW BLVD GARDENA CA 90249	90249	4071019025	25	25	0	0	Shortfall of Sites	0.320283107	CG	C-3	MU	MXD	50	150	50	Non-Vacant	Residential - 1		433344	76467
Unincorporated Los Angeles County	14615 CRENSHAW BLVD GARDENA CA 90249	90249	4071019033	23	23	0	0	Shortfall of Sites	0.301741887	CG	C-3	MU	MXD	50	150	46	Non-Vacant	Commercial	Z	675007	242558
Unincorporated Los Angeles County	14627 CRENSHAW BLVD GARDENA CA 90249	90249	4071019034	24	24	0	0	Shortfall of Sites	0.301182951	CG	C-3	MU	MXD	50	150	48	Non-Vacant	Commercial	Z	673783	165378
Unincorporated Los Angeles County	11135 W HONDO PKWY TEMPLE CITY CA 91780	91780	8574014019	20	20	0	0	Shortfall of Sites	1.24818365	H30	R-3 & A-1	H30	R-3	20	30	40	Non-Vacant	Institutional		2094330	1137242
Unincorporated Los Angeles County	20616 E ARROW HWY COVINA CA 91724	91724	8401002013	58	58	0	0	Shortfall of Sites	0.751924849	CG	C-1	MU	MXD	50	150	116	Non-Vacant	Commercial		376334	72407
Unincorporated Los Angeles County	21324 E ARROW HWY COVINA CA 91724	91724	8401021004	53	52	0	0	Shortfall of Sites	0.675814469	CG	C-3-BE	MU	MXD	50	150	105	Non-Vacant	Residential - 0		227602	136548
Unincorporated Los Angeles County	6720 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102002037	18	18	0	0	Shortfall of Sites	0.511919106	H50	R-3	H100	R-5	50	100	36	Non-Vacant	Residential - 22		2276735	1922101
Unincorporated Los Angeles County	5747 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342030031	31	30	0	0	Shortfall of Sites	0.500158985	MC	C-3	MU	MXD	50	150	61	Non-Vacant	Commercial		606238	358228
Unincorporated Los Angeles County	5039 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240011036	0	0	0	81	Shortfall of Sites	0.698114052	MC	C-3	MU	MXD	50	150	81	Non-Vacant	Commercial		5424400	1585600
Unincorporated Los Angeles County	19052 LA PUENTE DR WALNUT CA 91789	91789	8725006038	65	64	0	0	Shortfall of Sites	1.070670306	CG	C-2-BE	MU	MXD	50	150	129	Non-Vacant	Commercial		1564856	852757
Unincorporated Los Angeles County	13218 AVALON BLVD LOS ANGELES CA 90061	90061	6134001045	0	0	164	0	Shortfall of Sites	1.720420786	CG	C-2	MU	MXD	50	150	164	Non-Vacant	Residential - 55		1176939	8209688
Unincorporated Los Angeles County	6740 SPRINGPARK AVE NO 215 LOS ANGELES CA 90056	90056	4102002075	0	0	0	70	Shortfall of Sites	0.692567813	H50	R-3	H100	R-5	50	100	70	Non-Vacant	Residential - 3		229110	187453
Unincorporated Los Angeles County	19050 LA PUENTE RD WEST COVINA CA 91792	91792	8725006031	132	131	0	0	Shortfall of Sites	2.180488761	CG	C-2-BE	MU	MXD	50	150	263	Non-Vacant	Commercial		2817654	857542
Unincorporated Los Angeles County	4401 CRENSHAW BLVD LOS ANGELES CA 90043	90043	5013013015	40	40	0	0	Shortfall of Sites	0.515795464	CG	C-1	MU	MXD	50	150	80	Non-Vacant	Commercial		900531	503234
Unincorporated Los Angeles County	5201 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341040036	29	28	0	0	Shortfall of Sites	0.506515405	MC	C-3	MU	MXD	50	150	57	Non-Vacant	Commercial		360981	709574
Unincorporated Los Angeles County	13540 VALLEY BLVD LA PUENTE CA 91746	91746	8112004086	0	0	0	81	Shortfall of Sites	0.669280253	CG	C-3-BE	MU	MXD	50	150	81	Non-Vacant	Commercial		906605	5491
Unincorporated Los Angeles County	2211 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024008	0	0	0	40	Shortfall of Sites	0.978654682	CG	C-2	CG	C-2	20	50	40	Non-Vacant	Commercial		654087	3429666
Unincorporated Los Angeles County	2131 RAYMOND AVE ALTADENA CA 91001	91001	5836031032	12	12	0	0	Shortfall of Sites	0.602085195	MD & GC	R-3 & R-3-P & C-3	H50	R-4	20	50	24	Non-Vacant	Residential - 10		812214	562300
Unincorporated Los Angeles County	14356 TELEGRAPH ROAD A WHITTIER CA 90605	90605	8030002029	32	32	0	0	Shortfall of Sites	0.521410221	CG	C-3-BE	MU	MXD	50	150	64	Non-Vacant	Commercial		930422	509819
Unincorporated Los Angeles County	15614 S ATLANTIC AVE COMPTON CA 90221	90221	6181029043	42	42	0	0	Shortfall of Sites	0.690127042	CG	C-3	MU	MXD	50	150	84	Non-Vacant	Commercial		243332	2849
Unincorporated Los Angeles County	7316 COMPTON AVE LOS ANGELES CA 90001	90001	6021015050	215	215	0	0	Shortfall of Sites	3.582303964	CG	C-3	MU	MXD	50	150	430	Non-Vacant	Commercial		2986214	2986214
Unincorporated Los Angeles County	923 E MARIPOSA ST ALTADENA CA 91001	91001	5845001009	14	13	0	0	Shortfall of Sites	0.654286843	MU	R-3-P	CG	C-3	20	50	27	Non-Vacant	Residential - 10		428476	387241
Unincorporated Los Angeles County	532 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341023011	40	40	0	0	Shortfall of Sites	0.664138959	P	C-3	MU	MXD	50	150	80	Non-Vacant	Institutional		248340	1193470
Unincorporated Los Angeles County	3826 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004002030	0	0	0	88	Shortfall of Sites	0.568228696	CG	C-2	MU	MXD	50	150	88	Non-Vacant	Commercial		1168364	1676543
Unincorporated Los Angeles County	6770 SPRINGPARK AVE 17 LOS ANGELES CA 90056	90056	4102002145	0	0	0	48	Shortfall of Sites	0.705568491	H50	R-3	H100	R-5	50	100	48	Non-Vacant	Residential - 32		590008	2355634
Unincorporated Los Angeles County	623 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240017028	0	0	0	90	Shortfall of Sites	0.752559396	MC	C-3	MU	MXD	50	150	90	Non-Vacant	Commercial		1476442	1553842
Unincorporated Los Angeles County	1441 E 67TH ST LOS ANGELES CA 90001	90001	6010020034	74	74	0	0	Shortfall of Sites	1.268993387	CG & H18	C-3 & R-3	MU	MXD	50	150	148	Non-Vacant	Residential - 6		597460	813334
Unincorporated Los Angeles County	6111 COMPTON AVE LOS ANGELES CA 90001	90001	6008029028	32	32	0	0	Shortfall of Sites	0.533774964	CG	C-3	MU	MXD	50	150	64	Non-Vacant	Commercial		225855	65120
Unincorporated Los Angeles County	9047 S VERMONT AVE LOS ANGELES CA 90044	90044	6047015043	28	27	0	0	Shortfall of Sites	0.652230846	C.1	C-3	MU	MXD	50	150	55	Non-Vacant	Recreational		630734	3245810
Unincorporated Los Angeles County	11500 WHITTIER BLVD WHITTIER CA 90601	90601	8171027016	34	33	0	0	Shortfall of Sites	0.550708155	CG	C-3-BE	MU	MXD	50	150	67	Non-Vacant	Commercial		153282	396494
Unincorporated Los Angeles County	14531 LEFFINGWELL RD WHITTIER CA 90604	90604	8227001046	39	39	0	0	Shortfall of Sites	0.642576319	CG	C-2-BE	MU	MXD	50	150	78	Non-Vacant	Commercial		713748	1070625
Unincorporated Los Angeles County	13232 AVALON BLVD LOS ANGELES CA 90061	90061	6134001044	0	0	174	0	Shortfall of Sites	1.721047408	CG	C-2	MU	MXD	50	150	174	Non-Vacant	Residential - 42		1292655	3377019
Unincorporated Los Angeles County	1339 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8219001073	20	20	0	0	Shortfall of Sites	0.996812204	CG	CPD	CG	C-H	20	50	40	Non-Vacant	Commercial		751524	70260
Unincorporated Los Angeles County	2385 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8222001027	19	19	0	0	Shortfall of Sites	0.936945946	CG	CPD	CG	C-3	20	50	38	Non-Vacant	Commercial		367922	753848
Unincorporated Los Angeles County	S Eastmont Ave & Whittier Blvd 90022	90022	6341033037	0	0	0	74	Shortfall of Sites	0.607476718	MC	C-3	MU	MXD	50	150	74	Non-Vacant	Commercial		0	0
Unincorporated Los Angeles County	13124 AVALON BLVD LOS ANGELES CA 90061	90061	6134001020	64	64	0	0	Shortfall of Sites	1.065703184	CG	C-2	MU	MXD	50	150	128	Non-Vacant	Industrial		486355	18055
Unincorporated Los Angeles County	15701 CRENSHAW BLVD GARDENA CA 90249	90249	4070013018	67	66	0	0	Shortfall of Sites	0.861289095	CG	C-1 & R-3-P	MU	MXD	50	150	133	Non-Vacant	Commercial		2157086	918275
Unincorporated Los Angeles County	14815 CRENSHAW BLVD GARDENA CA 90249	90249	4071018017	34	34	0	0	Shortfall of Sites	0.633036407	CG	C-3	MU	MXD	50	150	68	Non-Vacant	Residential - 38		3591622	1255092
Unincorporated Los Angeles County	840 E MENDOCINO ST UNIT 6-B ALTADENA CA 91001	91001	5845020028	0	0	0	26	Shortfall of Sites	0.665699464	MU	R-2	CG	C-3	20	50	26	Non-Vacant	Residential - 12		13796	29362
Unincorporated Los Angeles County	2107 RAYMOND AVE ALTADENA CA 91001	91001	5836031025	18	18	0	0	Shortfall of Sites	0.986855161	MD & GC	R-3 & R-3-P & C-3	H50	R-4	20	50	36	Non-Vacant	Residential - 20		1655484	1103656
Unincorporated Los Angeles County	4831 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240006014	0	0	0	67	Shortfall of Sites	0.548760257	MC	C-3	MU	MXD	50	150	67	Non-Vacant	Commercial		254936	354076
Unincorporated Los Angeles County	20502 E ARROW HWY COVINA CA 91724	91724	8401001017	0	0	0	399	Shortfall of Sites	2.612133321	CG	C-1 & C-2-BE	MU	MXD	50	150	399	Non-Vacant	Commercial		2969506	2139368
Unincorporated Los Angeles County	15001 CRENSHAW BLVD GARDENA CA 90249	90249	4071017010	0	0	0	108	Shortfall of Sites	1.262524481	CG	C-3	MU	MXD	50	150	108	Non-Vacant	Residential - 109		2253417	6349861
Unincorporated Los Angeles County	13000 AVALON BLVD LOS ANGELES CA 90061	90061	6134001022	191	191	0	0	Shortfall of Sites	3.179183656	CG	C-2	MU	MXD	50	150	382	Non-Vacant	Commercial		1350803	2026210
Unincorporated Los Angeles County	2029 S HACIENDA BLVD LA PUENTE CA 91745	91745	8219012031	25	24	0	0	Shortfall of Sites	1.594585883	CG	C-2-BE	CG	C-2-BE	20	50	49	Non-Vacant	Commercial		3183624	2918322
Unincorporated Los Angeles County	11530 WHITTIER BLVD WHITTIER CA 90601	90601	8171027018	33	33	0	0	Shortfall of Sites	0.545823849	CG	C-3-BE	MU	MXD	50	150	66	Non-Vacant	Commercial		1320776	826920
Unincorporated Los Angeles County	14314 TELEGRAPH RD WHITTIER CA 90604	90604	8030003035	49	48	0	0	Shortfall of Sites	0.850534424	CG	C-3-BE	MU	MXD	50	150	97	Non-Vacant	Commercial		764732	949543
Unincorporated Los Angeles County	6221 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343003073	0	0	0	109	Shortfall of Sites	0.906647636	CC	C-3	MU	MXD	50	150	109	Non-Vacant	Commercial		5530000	2270000

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	2246 LAKE AVE ALTADENA CA 91001	91001	5845008027	0	0	0	54	Shortfall of Sites	1.022745949	MU	C-3 & C-2	CG	C-3	20	50	54	Non-Vacant	Commercial		711330	3391704
Unincorporated Los Angeles County	15600 S ATLANTIC AVE COMPTON CA 90221	90221	6181029044	35	34	0	0	Shortfall of Sites	0.572302323	CG	C-3	MU	MXD	50	150	69	Non-Vacant	Commercial		109041	72685
Unincorporated Los Angeles County	1150 7TH AVE LA PUENTE CA 91745	91745	8220022062	14	14	0	0	Shortfall of Sites	0.707780572	CG	CPD	CG	C-1	20	50	28	Non-Vacant	Commercial		1942320	1125982
Unincorporated Los Angeles County	7201 PACIFIC BLVD WALNUT PARK CA 90255	90255	6201004025	48	48	0	0	Shortfall of Sites	0.842349326	GC	C-3	MU	MXD	50	150	96	Non-Vacant	Commercial		1238579	1351178
Unincorporated Los Angeles County	620 E EL SEGUNDO BLVD LOS ANGELES CA 90059	90059	6134001039	100	100	0	0	Shortfall of Sites	1.662513622	CG	C-2	MU	MXD	50	150	200	Non-Vacant	Commercial		2499136	1811871
Unincorporated Los Angeles County	13010 VALLEY BLVD LA PUENTE CA 91746	91746	8110023023	37	36	0	0	Shortfall of Sites	0.604971387	CG	C-1	MU	MXD	50	150	73	Non-Vacant	Commercial		273019	1187013
Unincorporated Los Angeles County	16021 AMAR RD LA PUENTE CA 91744	91744	8252004045	49	48	0	0	Shortfall of Sites	0.803958945	CG	C-2-BE & P-R	MU	MXD	50	150	97	Non-Vacant	Commercial		1279269	510882
Unincorporated Los Angeles County	14909 CRENSHAW BLVD GARDENA CA 90249	90249	4071017028	0	0	0	95	Shortfall of Sites	0.614175785	CG	C-3	MU	MXD	50	150	95	Non-Vacant	Commercial		999651	902807
Unincorporated Los Angeles County	2040 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001004	18	17	0	0	Shortfall of Sites	0.876934769	CG	C-2	CG	C-2	20	50	35	Non-Vacant	Commercial		662154	1827561
Unincorporated Los Angeles County	15601 CRENSHAW BLVD GARDENA CA 90249	90249	4070013020	71	70	0	0	Shortfall of Sites	0.919082807	CG	C-1 & R-3-P	MU	MXD	50	150	141	Non-Vacant	Commercial		1487598	1908004
Unincorporated Los Angeles County	3127 W 147TH ST GARDENA CA 90249	90249	4071019035	52	52	0	0	Shortfall of Sites	0.672117735	CG	C-3	MU	MXD	50	150	104	Non-Vacant	Industrial		822436	14856
Unincorporated Los Angeles County	12726 S SAN PEDRO ST LOS ANGELES CA 90061	90061	6086013043	0	0	63	0	Shortfall of Sites	0.523147487	CG	C-2-DP & C-2	MU	MXD	50	150	63	Non-Vacant	Commercial		468723	654268
Unincorporated Los Angeles County	15717 CRENSHAW BLVD GARDENA CA 90249	90249	4070013016	66	66	0	0	Shortfall of Sites	0.859384284	CG	C-1	MU	MXD	50	150	132	Non-Vacant	Commercial		307668	280480
Unincorporated Los Angeles County	4064 E LIVE OAK AVE ARCADIA CA 91006	91006	8571010042	0	0	0	51	Shortfall of Sites	1.073192464	CG	C-3	MU	MXD	50	150	51	Non-Vacant	Institutional		2346000	1297440
Unincorporated Los Angeles County	1172 7TH AVE HACIENDA HEIGHTS CA 91745	91745	8220022901	23	23	0	0	Shortfall of Sites	1.121217324	CG	CPD	CG	C-1	20	50	46	Non-Vacant	Commercial			
Unincorporated Los Angeles County	14711 CRENSHAW BLVD GARDENA CA 90249	90249	4071018027	0	0	0	143	Shortfall of Sites	0.922431358	CG	C-3	MU	MXD	50	150	143	Non-Vacant	Commercial		1098915	744475
Unincorporated Los Angeles County	632 E EL SEGUNDO BLVD LOS ANGELES CA 90059	90059	6134001034	0	0	278	0	Shortfall of Sites	2.312866823	CG	C-2	MU	MXD	50	150	278	Non-Vacant	Commercial		496710	1026358
Unincorporated Los Angeles County	15601 S ATLANTIC AVE COMPTON CA 90221	90221	6181026024	35	34	0	0	Shortfall of Sites	0.571430456	CG	C-3	MU	MXD	50	150	69	Non-Vacant	Commercial		414023	22819
Unincorporated Los Angeles County	2345 LAKE AVE ALTADENA CA 91001	91001	5845019019	14	14	0	0	Shortfall of Sites	0.526828782	MU	C-3 & R-2-P	CG	C-3	20	50	28	Non-Vacant	Commercial		983758	421604
Unincorporated Los Angeles County	2440 EL MOLINO AVE ALTADENA CA 91001	91001	5845019011	12	12	0	0	Shortfall of Sites	0.554317953	MU	R-2	CG	C-3	20	50	24	Non-Vacant	Residential - 6		421604	241714
Unincorporated Los Angeles County	20050 E ARROW HWY COVINA CA 91724	91724	8403001045	0	0	0	139	Shortfall of Sites	0.898766166	CG	C-2-BE	MU	MXD	50	150	139	Non-Vacant	Commercial		1921672	960833
Unincorporated Los Angeles County	19530 E CYPRESS ST COVINA CA 91724	91724	8428022003	43	43	0	0	Shortfall of Sites	0.558815331	CG	C-3-BE	MU	MXD	50	150	86	Non-Vacant	Commercial		518781	257537
Unincorporated Los Angeles County	970 W 1ST ST SAN PEDRO CA 90731	90731	7451001010	0	0	0	191	Shortfall of Sites	1.237988178	CG	C-2	MU	MXD	50	150	191	Non-Vacant	Commercial		408782	621985
Unincorporated Los Angeles County	2136 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001006	0	0	0	21	Shortfall of Sites	0.50978551	CG	C-2	CG	C-2	20	50	21	Non-Vacant	Commercial		217554	288091
Unincorporated Los Angeles County	14809 CRENSHAW BLVD GARDENA CA 90249	90249	4071018018	0	0	0	99	Shortfall of Sites	0.633522838	CG	C-3	MU	MXD	50	150	99	Non-Vacant	Commercial		454419	408088
Unincorporated Los Angeles County	5886 S COMPTON AVE LOS ANGELES CA 90001	90001	6008036025	0	0	148	0	Shortfall of Sites	1.221265053	CG	C-3	MU	MXD	50	150	148	Non-Vacant	Institutional		2515419	5386956
Unincorporated Los Angeles County	13070 VALLEY BLVD LA PUENTE CA 91746	91746	8110023020	47	46	0	0	Shortfall of Sites	0.773559177	CG	C-1	MU	MXD	50	150	93	Non-Vacant	Commercial		588540	104040
Unincorporated Los Angeles County	6233 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343003034	104	104	0	0	Shortfall of Sites	1.746571194	CM	C-3	MU	MXD	50	150	208	Non-Vacant	Commercial		310657	287970
Unincorporated Los Angeles County	19516 E CYPRESS ST COVINA CA 91724	91724	8428022004	44	43	0	0	Shortfall of Sites	0.554479807	CG	C-3-BE	MU	MXD	50	150	87	Non-Vacant	Commercial		499821	124948
Unincorporated Los Angeles County	13110 AVALON BLVD LOS ANGELES CA 90061	90061	6134001007	214	214	0	0	Shortfall of Sites	3.556413337	CG	C-2	MU	MXD	50	150	428	Non-Vacant	Industrial		1374629	2638678
Unincorporated Los Angeles County	657 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240017020	0	0	0	121	Shortfall of Sites	1.004401789	MC	C-3	MU	MXD	50	150	121	Non-Vacant	Commercial		398131	533506
Unincorporated Los Angeles County	20628 E ARROW HWY COVINA CA 91724	91724	8401002012	58	58	0	0	Shortfall of Sites	0.748459478	CG	C-1	MU	MXD	50	150	116	Non-Vacant	Commercial		337325	573093
Unincorporated Los Angeles County	2062 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001019	11	10	0	0	Shortfall of Sites	0.518176963	CG	C-2	CG	C-2	20	50	21	Non-Vacant	Commercial		612529	710535
Unincorporated Los Angeles County	15533 CRENSHAW BLVD GARDENA CA 90249	90249	4070013021	98	97	0	0	Shortfall of Sites	1.262843661	CG	C-1 & R-3-P	MU	MXD	50	150	195	Non-Vacant	Commercial		2425439	1552451
Unincorporated Los Angeles County	14517 CRENSHAW BLVD GARDENA CA 90249	90249	4071019022	98	98	0	0	Shortfall of Sites	1.276390203	CG	C-3	MU	MXD	50	150	196	Non-Vacant	Institutional		384594	441765
Unincorporated Los Angeles County	5020 N GRAND AVE COVINA CA 91724	91724	8404002027	46	46	0	0	Shortfall of Sites	0.909396118	CG	C-2-BE	MU	MXD	50	150	92	Non-Vacant	Residential - 60		1378202	2297007
Unincorporated Los Angeles County	833 E CALAVERAS ST ALTADENA CA 91001	91001	5845021008	11	11	0	0	Shortfall of Sites	0.549533528	MU	R-2	CG	C-3	20	50	22	Non-Vacant	Residential - 9		582092	299126
Unincorporated Los Angeles County	9101 S VERMONT AVE LOS ANGELES CA 90044	90044	6047020048	36	36	0	0	Shortfall of Sites	0.589168209	C.1	C-3	MU	MXD	50	150	72	Non-Vacant	Institutional		350544	304340
Unincorporated Los Angeles County	15777 LA SUBIDA DR LA PUENTE CA 91745	91745	8222001236	9	8	0	0	Shortfall of Sites	0.599705083	CG	CPD	CG	C-1	20	50	17	Non-Vacant	Commercial		1144440	1102824
Unincorporated Los Angeles County	2011 S HACIENDA BLVD LA PUENTE CA 91745	91745	8219012032	27	27	0	0	Shortfall of Sites	1.208729879	H50	R-3	H100	R-5	50	100	54	Non-Vacant	Residential - 54		709578	1940402
Unincorporated Los Angeles County	15515 CRENSHAW BLVD GARDENA CA 90249	90249	4070012017	67	66	0	0	Shortfall of Sites	0.860727716	CG	C-1 & R-3-P	MU	MXD	50	150	133	Non-Vacant	Commercial		1395425	1418066
Unincorporated Los Angeles County	14638 FRANCISQUITO AVE LA PUENTE CA 91746	91746	8465002021	0	0	0	72	Shortfall of Sites	0.594842687	CG	C-1	MU	MXD	50	150	72	Non-Vacant	Commercial		306278	152284
Unincorporated Los Angeles County	942 E ALTADENA DR ALTADENA CA 91001	91001	5845001001	22	21	0	0	Shortfall of Sites	0.810916374	MU	R-3-P	CG	C-3	20	50	43	Non-Vacant	Institutional		82393	307689
Unincorporated Los Angeles County	12800 AVALON BLVD LOS ANGELES CA 90061	90061	6134001041	0	0	62	0	Shortfall of Sites	0.510916674	CG	C-2	MU	MXD	50	150	62	Non-Vacant	Commercial		1139307	790163
Unincorporated Los Angeles County	1280 N SAN GABRIEL BLVD SAN GABRIEL CA 91776	91776	5279031021	46	46	0	0	Shortfall of Sites	0.588912038	CG	C-2	MU	MXD	50	150	92	Non-Vacant	Institutional		527478	351651
Unincorporated Los Angeles County	645 E EL SEGUNDO BLVD COMPTON CA 90222	90222	6086031065	33	33	0	0	Shortfall of Sites	0.540269687	CG	C-2	MU	MXD	50	150	66	Non-Vacant	Commercial		213580	1515310
Unincorporated Los Angeles County	7515 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201017025	34	34	0	0	Shortfall of Sites	0.563281426	GC	C-3	MU	MXD	50	150	68	Non-Vacant	Government		915781	4449624
Unincorporated Los Angeles County	14605 CRENSHAW BLVD GARDENA CA 90249	90249	4071019021	50	49	0	0	Shortfall of Sites	0.636821447	CG	C-3	MU	MXD	50	150	99	Non-Vacant	Commercial		2082871	1514307
Unincorporated Los Angeles County	12429 AVALON BLVD LOS ANGELES CA 90061	90061	6086018020	0	0	92	0	Shortfall of Sites	0.764769797	CG	C-2	MU	MXD	50	150	92	Non-Vacant	Commercial		405235	1806374
Unincorporated Los Angeles County	2786 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002035	32	31	0	0	Shortfall of Sites	0.516903101	GC	C-3	MU	MXD	50	150	63	Non-Vacant	Commercial		2080800	2666545
Unincorporated Los Angeles County	14827 CRENSHAW BLVD GARDENA CA 90249	90249	4071018016	44	44	0	0	Shortfall of Sites	0.565458733	CG	C-3	MU	MXD	50	150	88	Non-Vacant	Commercial		801862	512655
Unincorporated Los Angeles County	21344 E ARROW HWY COVINA CA 91724	91724	8401021002	48	48	0	0	Shortfall of Sites	0.614742427	CG	C-3-BE	MU	MXD	50	150	96	Non-Vacant	Commercial		54700	33410
Unincorporated Los Angeles County	2551 CUDAHY ST HUNTINGTON PARK CA 90255	90255	6202011033	33	33	0	0	Shortfall of Sites	0.540873447	GC & NR	C-3 & R-3-NR	MU	MXD	50	150	66	Non-Vacant	Institutional		275637	581391
Unincorporated Los Angeles County	19650 E ARROW HWY COVINA CA 91724	91724	8404001015	132	131	0	0	Shortfall of Sites	1.711325539	CG	C-3-BE	MU	MXD	50	150	263	Non-Vacant	Industrial		979330	419087
Unincorporated Los Angeles County	8825 S VERMONT AVE LOS ANGELES CA 90044	90044	6047009002	48	48	0	0	Shortfall of Sites	0.78974238	C.1	C-3	MU	MXD	50	150	96	Non-Vacant	Institutional		496406	524790
Unincorporated Los Angeles County	3902 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004001029	13	12	0	0	Shortfall of Sites	0.154056015	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Commercial		328024	15861
Unincorporated Los Angeles County	3844 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004002012	10	10	0	0	Shortfall of Sites	0.126267769	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial		335071	111679
Unincorporated Los Angeles County	3848 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004002013	10	10	0	0	Shortfall of Sites	0.126264472	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial		242159	89211
Unincorporated Los Angeles County	3856 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004002015	13	12	0	0	Shortfall of Sites	0.155813718	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Commercial		47224	41511
Unincorporated Los Angeles County	3716 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004003002	0	0	0	14	Shortfall of Sites	0.126276068	CG	C-2	MU	MXD	50	150	14	Non-Vacant	Residential - 8		148581	141825
Unincorporated Los Angeles County	3726 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004003006	10	10	0	0	Shortfall of Sites	0.126282863	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Commercial		220780	82790
Unincorporated Los Angeles County	3744 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004003011	10	10	0	0	Shortfall of Sites	0.126270096	CG	C-2	MU	MXD	50	150	20	Non-Vacant	Residential - 0		101301	101301
Unincorporated Los Angeles County	3750 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004003013	13	12	0	0	Shortfall of Sites	0.154047164	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Commercial		172272	45937
Unincorporated Los Angeles County	3668 W SLAUSON AVE LOS ANGELES CA 90043	90043	4004004021	15	15	0	0	Shortfall of Sites	0.188270485	CG	C-2	MU	MXD	50	150	30	Non-Vacant	Commercial		211882	172153
Unincorporated Los Angeles County	4434 W SLAUSON AVE LOS ANGELES CA 90043	90043	4019004004	13	12	0	0	Shortfall of Sites	0.154725817	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Commercial		46448	59126
Unincorporated Los Angeles County	5812 OVERHILL DR LOS ANGELES CA 90043	90043	4019004041	27	27	0	0	Shortfall of Sites	0.343579177	CG	C-2	MU	MXD	50	150	54	Non-Vacant	Commercial		246194	369294
Unincorporated Los Angeles County	10920 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4035001032	31	31	0	0	Shortfall of Sites	0.404593856	H18 & CG	R-3-P & C-2	MU	MXD	50	150	62	Non-Vacant	Industrial		123750	104944
Unincorporated Los Angeles County	10934 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4035002003	31	31	0	0	Shortfall of Sites	0.40564116	H18 & CG	R-3-P & C-2	MU	MXD	50	150	62	Non-Vacant	Commercial		1600000	250000
Unincorporated Los Angeles County	10933 ACACIA AVE INGLEWOOD CA 90304	90304	4035002018	10	10	0	0	Shortfall of Sites	0.151435019	H18	R-3-P	MU	MXD	50	150	20	Non-Vacant	Residential - 5		717876	478584
Unincorporated Los Angeles County	10928 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4035002030	20	20	0	0	Shortfall of Sites	0.254338808	CG	C-2	MU	MXD	50	150	40	Non-Vacant	Institutional		84891	42828
Unincorporated Los Angeles County	11025 HAWTHORNE BLVD INGLEWOOD CA 90304	90304	4037016005	25	24	0	0	Shortfall of Sites	0.316361705	CG	C-2	MU	MXD	50	150	49	Non-Vacant	Commercial		292911	47920
Unincorporated Los Angeles County	15101 CRENSHAW BLVD GARDENA CA 90249	90249	4070001001	25	24	0	0	Shortfall of Sites	0.315612479	CG	C-2	MU	MXD	50	150	49	Non-Vacant	Commercial		367744	42988
Unincorporated Los Angeles County	15112 ERIEL AVE GARDENA CA 90249	90249	4070001002	13	12	0	0	Shortfall of Sites	0.160724322	CG	C-2	MU	MXD	50	150	25	Non-Vacant	Residential - 1		164726	56800
Unincorporated Los Angeles County	15126 ERIEL AVE GARDENA CA 90249	90249	4070001005	13	13	0	0	Shortfall of Sites	0.160949687	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		267652	165688
Unincorporated Los Angeles County	15201 CRENSHAW BLVD GARDENA CA 90249	90249	4070001006	13	12	0	0	Shortfall of Sites	0.161274658	CG & H30	C-2 & R-3-P	MU	MXD	50	150	25	Non-Vacant	Commercial		323999	115710
Unincorporated Los Angeles County	15208 ERIEL AVE GARDENA CA 90249	90249	4070001007	13	13	0	0	Shortfall of Sites	0.161390025	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		367962	58871
Unincorporated Los Angeles County	15211 CRENSHAW BLVD GARDENA CA 90249	90249	4070001008	13	13	0	0	Shortfall of Sites	0.161463564	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		102282	151538
Unincorporated Los Angeles County	15217 CRENSHAW BLVD GARDENA CA 90249	90249	4070001009	12	12	0	0	Shortfall of Sites	0.16141762	CG & H30	C-2 & R-3-P	MU	MXD	50	150	24	Non-Vacant	Commercial		540466	240204
Unincorporated Los Angeles County	15223 CRENSHAW BLVD GARDENA CA 90249	90249	4070001010	13	12	0	0	Shortfall of Sites	0.16138811	CG & H30	C-2 & R-3-P	MU	MXD	50	150	25	Non-Vacant	Commercial		687258	249906
Unincorporated Los Angeles County	15226 ERIEL AVE GARDENA CA 90249	90249	4070001011	13	13	0	0	Shortfall of Sites	0.161028419	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Residential - 0		242083	123855
Unincorporated Los Angeles County	15233 CRENSHAW BLVD GARDENA CA 90249	90249	4070001012	0	0	0	26	Shortfall of Sites	0.161291039	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		331170	281494
Unincorporated Los Angeles County	15236 ERIEL AVE GARDENA CA 90249	90249	4070001013	13	13	0	0	Shortfall of Sites	0.161233845	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		331170	165583
Unincorporated Los Angeles County	15243 CRENSHAW BLVD GARDENA CA 90249	90249	4070001014	13	13	0	0	Shortfall of Sites	0.161182304	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		468583	93710
Unincorporated Los Angeles County	15246 ERIEL AVE GARDENA CA 90249	90249	4070001015	13	12	0	0	Shortfall of Sites	0.161152662	CG & H30	C-2 & R-3-P	MU	MXD	50	150	25	Non-Vacant	Residential - 1		422247	113623
Unincorporated Los Angeles County	15311 CRENSHAW BLVD GARDENA CA 90249	90249	4070001018	13	13	0	0	Shortfall of Sites	0.160986937	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		364594	79246
Unincorporated Los Angeles County	15312 ERIEL AVE GARDENA CA 90249	90249	4070001019	13	12	0	0	Shortfall of Sites	0.160941287	CG & H30	C-2 & R-3-P	MU	MXD	50	150	25	Non-Vacant	Residential - 1		203500	60677
Unincorporated Los Angeles County	15325 CRENSHAW BLVD GARDENA CA 90249	90249	4070001020	13	13	0	0	Shortfall of Sites	0.160911729	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		339586	180405
Unincorporated Los Angeles County	15327 CRENSHAW BLVD GARDENA CA 90249	90249	4070001021	13	13	0	0	Shortfall of Sites	0.160855567	CG & H30	C-2 & R-3-P	MU	MXD	50	150	26	Non-Vacant	Commercial		307694	169231
Unincorporated Los Angeles County	15711 CRENSHAW BLVD GARDENA CA 90249	90249	4070013017	23	23	0	0	Shortfall of Sites	0.286993044	CG	C-1 & R-3-P	MU	MXD	50	150	46	Non-Vacant	Commercial		583664	222853
Unincorporated Los Angeles County	15619 CRENSHAW BLVD GARDENA CA 90249	90249	4070013019	27	27	0	0	Shortfall of Sites	0.344544202	CG	C-1 & R-3-P	MU	MXD	50	150	54	Non-Vacant	Commercial		960833	258218
Unincorporated Los Angeles County	14911 CRENSHAW BLVD GARDENA CA 90249	90249	4071017012	25	25	0	0	Shortfall of Sites	0.315995854	CG	C-3	MU	MXD	50	150	50	Non-Vacant	Commercial		538694	107738
Unincorporated Los Angeles County	14919 CRENSHAW BLVD GARDENA CA 90249	90249	4071017027	24	24	0	0	Shortfall of Sites	0.30686102	CG	C-3	MU	MXD	50	150	48	Non-Vacant	Commercial		884340	156060
Unincorporated Los Angeles County	14729 CRENSHAW BLVD GARDENA CA 90249	90249	4071018019	0	0	0	46	Shortfall of Sites	0.309912406	CG	C-3	MU	MXD	50	150	46	Non-Vacant	Commercial		350497	349262
Unincorporated Los Angeles County	3112 W 147TH ST HAWTHORNE CA 90250	90250	4071018025	22	21	0	0	Shortfall of Sites	0.27224733	CG	C-3	MU	MXD	50	150	43	Non-Vacant	Commercial		636724	265302
Unincorporated Los Angeles County	14701 CRENSHAW BLVD LOS ANGELES CA 90249	90249	4071018026	29	28	0	0	Shortfall of Sites	0.360982369	CG	C-3	MU	MXD	50	150	57	Non-Vacant	Commercial		936360	104040
Unincorporated Los Angeles County	14425 CRENSHAW BLVD GARDENA CA 90249	90249	4071019024	25	24	0	0	Shortfall of Sites	0.319449333	CG	C-3	MU	MXD	50	150	49	Non-Vacant	Commercial		604403	109890
Unincorporated Los Angeles County	14327 CRENSHAW BLVD GARDENA CA 90249	90249	4071020016	24	24	0	0	Shortfall of Sites	0.309500172	CG	C-3	MU	MXD	50	150	48	Non-Vacant	Commercial		507697	684622
Unincorporated Los Angeles County	5465 S CENTINELA AVE LOS ANGELES CA 90066	90066	4211002052	0	0	0	30	Shortfall of Sites	0.187652487	CG	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial		993513	642338
Unincorporated Los Angeles County	5455 S CENTINELA AVE LOS ANGELES CA 90066	90066	4211002053	0	0	0	48	Shortfall of Sites	0.310309515	CG	C-3	MU	MXD	50	150	48	Non-Vacant	Commercial		1972177	3377022
Unincorporated Los Angeles County	5519 S CENTINELA AVE LOS ANGELES CA 90066	90066	4211003005	11	11	0	0	Shortfall of Sites	0.135421954	CG	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial		1208808	714294
Unincorporated Los Angeles County	5390 FAIRVIEW BLVD LOS ANGELES CA 90056	90056	4102002038	10	10	0	0	Shortfall of Sites	0.267979662	H50	R-3	H100	R-5	50	100	20	Non-Vacant	Residential - 11		1140115	1335645
Unincorporated Los Angeles County	6707 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102003032	17	17	0	0	Shortfall of Sites	0.479227574	H50	R-3	H100	R-5	50	100	34	Non-Vacant	Residential - 20		232953	714306
Unincorporated Los Angeles County	6729 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102003034	9	8	0	0	Shortfall of Sites	0.237401908	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 10		2962824	538694
Unincorporated Los Angeles County	6741 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102003068	18	18	0	0	Shortfall of Sites	0.469312124	H50	R-3	H100	R-5	50	100	36	Non-Vacant	Residential - 16		730001	597268
Unincorporated Los Angeles County	5393 FAIRVIEW BLVD NO 1 LOS ANGELES CA 90056	90056	4102003080	0	0	0	19	Shortfall of Sites	0.233869925	H50	R-3	H100	R-5	50	100	19	Non-Vacant	Residential - 8		77894	344054
Unincorporated Los Angeles County	6721 SPRINGPARK AVE UNIT 1 LOS ANGELES CA 90056	90056	4102003110	0	0	0	17	Shortfall of Sites	0.23936613	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 10		44135	259663
Unincorporated Los Angeles County	6637 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102003130	9	8	0	0	Shortfall of Sites	0.237696851	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 10		3089988	2059992
Unincorporated Los Angeles County	6616 SPRINGPARK AVE 1 LOS ANGELES CA 90056	90056	4102003133	0	0	0	17	Shortfall of Sites	0.214952675	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 8		112200	448800
Unincorporated Los Angeles County	6624 SPRINGPARK AVE 1A LOS ANGELES CA 90056	90056	4102003141	0	0	0	17	Shortfall of Sites	0.214931907	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 8		300000	389000
Unincorporated Los Angeles County	13125 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144010022	9	8	0	0	Shortfall of Sites	0.101189669	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		353244	123633
Unincorporated Los Angeles County	13105 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144010041	29	29	0	0	Shortfall of Sites	0.404259764	CG	C-3	MU	MXD	50	150	58	Non-Vacant	Commercial		513300	526808
Unincorporated Los Angeles County	13201 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144015018	8	8	0	0	Shortfall of Sites	0.110411678	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		315272	112596
Unincorporated Los Angeles County	13209 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144015020	8	8	0	0	Shortfall of Sites	0.101005737	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Industrial		119596	111049
Unincorporated Los Angeles County	13303 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144016018	8	8	0	0	Shortfall of Sites	0.097202278	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		264261	157100
Unincorporated Los Angeles County	13309 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144016020	8	8	0	0	Shortfall of Sites	0.101020999	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		113230	108497

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	13401 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144021017	8	8	0	0	Shortfall of Sites	0.101303533	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		374865	149942
Unincorporated Los Angeles County	13415 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144021038	9	8	0	0	Shortfall of Sites	0.101257472	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		175007	61238
Unincorporated Los Angeles County	4807 W 134TH PL HAWTHORNE CA 90250	90250	4144021039	16	16	0	0	Shortfall of Sites	0.198052115	CG	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		106402	90196
Unincorporated Los Angeles County	13405 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4144021040	14	14	0	0	Shortfall of Sites	0.202042705	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		480414	300256
Unincorporated Los Angeles County	4804 W 137TH ST HAWTHORNE CA 90250	90250	4147009018	14	13	0	0	Shortfall of Sites	0.198031257	CG	C-3	MU	MXD	50	150	27	Non-Vacant	Commercial		443862	145
Unincorporated Los Angeles County	13727 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4147009021	16	16	0	0	Shortfall of Sites	0.202518072	CG	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		261277	203924
Unincorporated Los Angeles County	13801 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4147015018	9	8	0	0	Shortfall of Sites	0.10335821	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		242411	161606
Unincorporated Los Angeles County	13807 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4147015019	8	8	0	0	Shortfall of Sites	0.103473396	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		375991	178432
Unincorporated Los Angeles County	13811 INGLEWOOD AVE HAWTHORNE CA 90250	90250	4147015020	8	8	0	0	Shortfall of Sites	0.108257315	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		207789	248194
Unincorporated Los Angeles County	3805 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007027008	9	8	0	0	Shortfall of Sites	0.104692068	CG	C-2	MU	MXD	50	150	17	Vacant	Vacant		106455	0
Unincorporated Los Angeles County	3819 W SLAUSON AVE LOS ANGELES CA 90043	90043	5007027027	0	0	0	54	Shortfall of Sites	0.352625613	CG	C-2	MU	MXD	50	150	54	Non-Vacant	Commercial		888772	1201043
Unincorporated Los Angeles County	4421 W SLAUSON AVE LOS ANGELES CA 90043	90043	5008015043	9	9	0	0	Shortfall of Sites	0.106760923	CG	C-2	MU	MXD	50	150	18	Non-Vacant	Industrial		89244	464152
Unincorporated Los Angeles County	4439 S SLAUSON AVE LOS ANGELES CA 90230	90230	5008015051	20	20	0	0	Shortfall of Sites	0.250742811	CG	C-2	MU	MXD	50	150	40	Non-Vacant	Commercial		153656	158635
Unincorporated Los Angeles County	4859 W SLAUSON AVE LOS ANGELES CA 90056	90056	5009004021	36	36	0	0	Shortfall of Sites	0.47057001	CG	C-2	MU	MXD	50	150	72	Non-Vacant	Commercial		328499	675267
Unincorporated Los Angeles County	S Victoria Ave & W Mount Vernon Dr 90008	90008	5024006028	37	37	0	0	Shortfall of Sites	0.479104137	CG	C-1	MU	MXD	50	150	74	Non-Vacant	Commercial		821073	6614
Unincorporated Los Angeles County	4719 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240002012	11	10	0	0	Shortfall of Sites	0.170834831	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		93572	175412
Unincorporated Los Angeles County	4723 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240002013	11	10	0	0	Shortfall of Sites	0.168964677	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		344318	218505
Unincorporated Los Angeles County	4729 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240002014	13	12	0	0	Shortfall of Sites	0.203617469	MC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial		764069	403259
Unincorporated Los Angeles County	4701 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240002026	12	11	0	0	Shortfall of Sites	0.206326122	MC	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		315029	647575
Unincorporated Los Angeles County	4709 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240002027	0	0	0	21	Shortfall of Sites	0.170876943	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		694288	318213
Unincorporated Los Angeles County	4717 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240002028	12	12	0	0	Shortfall of Sites	0.202694923	MC	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial		749735	743489
Unincorporated Los Angeles County	744 S KERN AVE LOS ANGELES CA 90022	90022	5240003009	11	11	0	0	Shortfall of Sites	0.177915439	CC	C-2	MU	MXD	50	150	22	Non-Vacant	Commercial		38440	34476
Unincorporated Los Angeles County	4751 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240003012	13	12	0	0	Shortfall of Sites	0.206613022	MC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial		321025	537342
Unincorporated Los Angeles County	4759 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240003013	11	10	0	0	Shortfall of Sites	0.172176544	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		268884	658038
Unincorporated Los Angeles County	4765 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240003015	16	16	0	0	Shortfall of Sites	0.266300284	MC	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		592083	809792
Unincorporated Los Angeles County	4775 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240003016	11	10	0	0	Shortfall of Sites	0.172177498	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		413460	172272
Unincorporated Los Angeles County	4781 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240003017	13	12	0	0	Shortfall of Sites	0.206611742	MC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial		119977	194712
Unincorporated Los Angeles County	4801 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240006011	0	0	0	24	Shortfall of Sites	0.198866095	MC	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial		634644	218484
Unincorporated Los Angeles County	4811 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240006012	18	17	0	0	Shortfall of Sites	0.28322604	MC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		250594	931457
Unincorporated Los Angeles County	4931 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240007012	11	10	0	0	Shortfall of Sites	0.172177713	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		987780	637275
Unincorporated Los Angeles County	4933 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240007013	0	0	0	21	Shortfall of Sites	0.172176738	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		89557	159235
Unincorporated Los Angeles County	4945 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240007014	11	10	0	0	Shortfall of Sites	0.172176112	MC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		83026	42821
Unincorporated Los Angeles County	764 S LA VERNE AVE LOS ANGELES CA 90022	90022	5240010012	13	12	0	0	Shortfall of Sites	0.204432276	MC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial		624857	231425
Unincorporated Los Angeles County	4985 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240010013	13	12	0	0	Shortfall of Sites	0.206612344	MC	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial		642600	479400
Unincorporated Los Angeles County	5015 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240010015	9	9	0	0	Shortfall of Sites	0.141305421	MC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		257372	174943
Unincorporated Los Angeles County	5009 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240010016	0	0	0	15	Shortfall of Sites	0.116506829	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		213633	153072
Unincorporated Los Angeles County	5105 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240014001	23	22	0	0	Shortfall of Sites	0.370093829	MC	C-3	MU	MXD	50	150	45	Non-Vacant	Commercial		389135	583703
Unincorporated Los Angeles County	5075 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240014002	0	0	0	45	Shortfall of Sites	0.367911183	MC	C-3	MU	MXD	50	150	45	Non-Vacant	Commercial		1519080	1004552
Unincorporated Los Angeles County	5147 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240015001	8	8	0	0	Shortfall of Sites	0.127066254	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		303571	320131
Unincorporated Los Angeles County	5143 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240015002	8	8	0	0	Shortfall of Sites	0.123967337	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		227088	437384
Unincorporated Los Angeles County	5117 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240015039	29	29	0	0	Shortfall of Sites	0.487976384	MC	C-3	MU	MXD	50	150	58	Non-Vacant	Commercial		867860	523509
Unincorporated Los Angeles County	641 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240017021	8	8	0	0	Shortfall of Sites	0.12525322	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		49745	4948
Unincorporated Los Angeles County	639 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240017022	8	8	0	0	Shortfall of Sites	0.125252278	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		49745	4948
Unincorporated Los Angeles County	635 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240017023	0	0	0	15	Shortfall of Sites	0.12525313	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		145666	162220
Unincorporated Los Angeles County	5191 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240018001	25	25	0	0	Shortfall of Sites	0.406997566	MC	C-3	MU	MXD	50	150	50	Non-Vacant	Commercial		1170137	1589622
Unincorporated Los Angeles County	5167 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240018002	8	8	0	0	Shortfall of Sites	0.127840938	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		223375	297837
Unincorporated Los Angeles County	5165 WHITTIER BLVD LOS ANGELES CA 90022	90022	5240018003	18	17	0	0	Shortfall of Sites	0.282800476	MC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		768855	323564
Unincorporated Los Angeles County	759 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018018	8	8	0	0	Shortfall of Sites	0.124137844	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		52668	113179
Unincorporated Los Angeles County	731 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018024	8	8	0	0	Shortfall of Sites	0.122405755	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		54920	75867
Unincorporated Los Angeles County	727 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018025	8	8	0	0	Shortfall of Sites	0.122407185	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		200743	56607
Unincorporated Los Angeles County	715 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018028	8	8	0	0	Shortfall of Sites	0.122406207	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		103243	97994
Unincorporated Los Angeles County	701 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	5240018030	22	21	0	0	Shortfall of Sites	0.350600543	MC	C-3	MU	MXD	50	150	43	Non-Vacant	Commercial		834500	995500
Unincorporated Los Angeles County	5411 E BEVERLY BLVD EAST LOS ANGELES CA 90022	90022	5249022033	0	0	0	37	Shortfall of Sites	0.303107316	MC	C-3	MU	MXD	50	150	37	Non-Vacant	Commercial		612293	123633
Unincorporated Los Angeles County	5429 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022036	11	11	0	0	Shortfall of Sites	0.176167148	MC	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial		64591	68110
Unincorporated Los Angeles County	5465 E BEVERLY BLVD LOS ANGELES CA 90022	90022	5249022037	18	18	0	0	Shortfall of Sites	0.290762474	MC	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial		114478	16453
Unincorporated Los Angeles County	234 E EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6130005001	22	22	0	0	Shortfall of Sites	0.36228936	CG	C-1	MU	MXD	50	150	44	Non-Vacant	Commercial		245699	277406
Unincorporated Los Angeles County	254 E EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6130005002	0	0	42	0	Shortfall of Sites	0.342072968	CG	C-1	MU	MXD	50	150	42	Non-Vacant	Commercial		195858	510099
Unincorporated Los Angeles County	306 E EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6130008045	16	15	0	0	Shortfall of Sites	0.249435375	CG	C-1	MU	MXD	50	150	31	Non-Vacant	Commercial		344548	298609
Unincorporated Los Angeles County	12913 AVALON BLVD LOS ANGELES CA 90061	90061	6130009004	0	0	15	0	Shortfall of Sites	0.126395563	CG	C-2-CRS	MU	MXD	50	150	15	Non-Vacant	Residential - 1		264226	108089
Unincorporated Los Angeles County	12903 AVALON BLVD LOS ANGELES CA 90061	90061	6130009007	0	0	14	0	Shortfall of Sites	0.121816567	CG	C-2-CRS	MU	MXD	50	150	14	Non-Vacant	Residential - 2		148914	115436
Unincorporated Los Angeles County	12823 AVALON BLVD LOS ANGELES CA 90061	90061	6130009008	16	16	0	0	Shortfall of Sites	0.260832538	CG	C-2	MU	MXD	50	150	32	Non-Vacant	Commercial		29205	58436
Unincorporated Los Angeles County	12811 AVALON BLVD LOS ANGELES CA 90061	90061	6130009009	12	12	0	0	Shortfall of Sites	0.189431883	CG	C-2	MU	MXD	50	150	24	Non-Vacant	Commercial		18652	24147
Unincorporated Los Angeles County	13125 AVALON BLVD LOS ANGELES CA 90061	90061	6130010001	0	0	13	0	Shortfall of Sites	0.121962373	CG	C-2-CRS	MU	MXD	50	150	13	Non-Vacant	Residential - 3		343625	143693
Unincorporated Los Angeles County	13017 AVALON BLVD LOS ANGELES CA 90061	90061	6130010060	8	8	0	0	Shortfall of Sites	0.126419984	CG	C-2-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 0		17532	11184
Unincorporated Los Angeles County	13201 AVALON BLVD LOS ANGELES CA 90061	90061	6130011001	10	10	0	0	Shortfall of Sites	0.170395022	CG	C-2-CRS	MU	MXD	50	150	20	Non-Vacant	Residential - 2		191415	112596
Unincorporated Los Angeles County	13211 AVALON BLVD LOS ANGELES CA 90061	90061	6130011002	8	8	0	0	Shortfall of Sites	0.144224319	CG	C-2-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 2		189500	114847
Unincorporated Los Angeles County	13217 AVALON BLVD LOS ANGELES CA 90061	90061	6130011003	9	8	0	0	Shortfall of Sites	0.144222295	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		59489	108814
Unincorporated Los Angeles County	13221 AVALON BLVD LOS ANGELES CA 90061	90061	6130011004	9	8	0	0	Shortfall of Sites	0.144229011	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		137362	82417
Unincorporated Los Angeles County	13227 AVALON BLVD LOS ANGELES CA 90061	90061	6130011005	9	8	0	0	Shortfall of Sites	0.144244438	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		101600	56853
Unincorporated Los Angeles County	13231 AVALON BLVD LOS ANGELES CA 90061	90061	6130011006	9	8	0	0	Shortfall of Sites	0.144200242	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		249591	72932
Unincorporated Los Angeles County	13237 AVALON BLVD LOS ANGELES CA 90061	90061	6130011007	9	8	0	0	Shortfall of Sites	0.144224658	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		39015	55637
Unincorporated Los Angeles County	13241 AVALON BLVD LOS ANGELES CA 90061	90061	6130011008	9	8	0	0	Shortfall of Sites	0.144237287	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		218290	126601
Unincorporated Los Angeles County	13301 AVALON BLVD LOS ANGELES CA 90061	90061	6130011009	9	8	0	0	Shortfall of Sites	0.1441654	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		203924	133824
Unincorporated Los Angeles County	13305 AVALON BLVD LOS ANGELES CA 90061	90061	6130011010	8	8	0	0	Shortfall of Sites	0.144165626	CG	C-2-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 3		165166	151799
Unincorporated Los Angeles County	13311 AVALON BLVD LOS ANGELES CA 90061	90061	6130011011	0	0	16	0	Shortfall of Sites	0.144220316	CG	C-2-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 3		130883	172219
Unincorporated Los Angeles County	13315 AVALON BLVD LOS ANGELES CA 90061	90061	6130011012	9	8	0	0	Shortfall of Sites	0.144250727	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		16018	39442
Unincorporated Los Angeles County	13321 AVALON BLVD LOS ANGELES CA 90061	90061	6130011013	9	8	0	0	Shortfall of Sites	0.144228268	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		169383	173914
Unincorporated Los Angeles County	13325 AVALON BLVD LOS ANGELES CA 90061	90061	6130011014	9	8	0	0	Shortfall of Sites	0.144237087	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		106294	59974
Unincorporated Los Angeles County	13331 AVALON BLVD LOS ANGELES CA 90061	90061	6130011015	9	8	0	0	Shortfall of Sites	0.14423386	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		103249	133200
Unincorporated Los Angeles County	13335 AVALON BLVD LOS ANGELES CA 90061	90061	6130011016	9	8	0	0	Shortfall of Sites	0.144171776	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		185310	79725
Unincorporated Los Angeles County	13341 AVALON BLVD LOS ANGELES CA 90061	90061	6130011017	9	8	0	0	Shortfall of Sites	0.144191892	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		260412	119333
Unincorporated Los Angeles County	13401 AVALON BLVD LOS ANGELES CA 90061	90061	6130011018	9	8	0	0	Shortfall of Sites	0.142537738	CG	C-2-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		232737	83023
Unincorporated Los Angeles County	13210 AVALON BLVD LOS ANGELES CA 90061	90061	6134001032	21	20	0	0	Shortfall of Sites	0.336773888	CG	C-2	MU	MXD	50	150	41	Non-Vacant	Institutional		30301	402597
Unincorporated Los Angeles County	12900 AVALON BLVD COMPTON CA 90061	90061	6134001040	24	24	0	0	Shortfall of Sites	0.394237106	CG	C-2	MU	MXD	50	150	48	Non-Vacant	Commercial		433500	790500
Unincorporated Los Angeles County	13416 AVALON BLVD LOS ANGELES CA 90061	90061	6134009001	0	0	35	0	Shortfall of Sites	0.285304093	CG	C-1	MU	MXD	50	150	35	Non-Vacant	Commercial		56815	28393
Unincorporated Los Angeles County	13406 AVALON BLVD LOS ANGELES CA 90061	90061	6134009002	20	20	0	0	Shortfall of Sites	0.321492431	CG	C-1	MU	MXD	50	150	40	Non-Vacant	Commercial		63442	40708
Unincorporated Los Angeles County	13402 AVALON BLVD LOS ANGELES CA 90061	90061	6134009003	10	10	0	0	Shortfall of Sites	0.169371881	CG	C-2-CRS	MU	MXD	50	150	20	Non-Vacant	Residential - 1		91765	175088
Unincorporated Los Angeles County	13342 AVALON BLVD LOS ANGELES CA 90061	90061	6134009004	11	10	0	0	Shortfall of Sites	0.178021282	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 1		257603	70122
Unincorporated Los Angeles County	13338 AVALON BLVD LOS ANGELES CA 90061	90061	6134009005	10	10	0	0	Shortfall of Sites	0.178062422	CG	C-2-CRS	MU	MXD	50	150	20	Non-Vacant	Residential - 3		551820	146747
Unincorporated Los Angeles County	13332 AVALON BLVD LOS ANGELES CA 90061	90061	6134009006	10	9	0	0	Shortfall of Sites	0.178062422	CG	C-2-CRS	MU	MXD	50	150	19	Non-Vacant	Residential - 4		113428	396381
Unincorporated Los Angeles County	13328 AVALON BLVD LOS ANGELES CA 90061	90061	6134009007	11	10	0	0	Shortfall of Sites	0.178061934	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 1		17331	24147
Unincorporated Los Angeles County	13322 AVALON BLVD LOS ANGELES CA 90061	90061	6134009008	11	10	0	0	Shortfall of Sites	0.178079987	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 1		17331	22389
Unincorporated Los Angeles County	13318 AVALON BLVD LOS ANGELES CA 90061	90061	6134009009	11	10	0	0	Shortfall of Sites	0.178021282	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 1		311916	146064
Unincorporated Los Angeles County	13312 AVALON BLVD LOS ANGELES CA 90061	90061	6134009010	11	10	0	0	Shortfall of Sites	0.178012763	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 1		323000	82000
Unincorporated Los Angeles County	13308 AVALON BLVD LOS ANGELES CA 90061	90061	6134009011	11	10	0	0	Shortfall of Sites	0.178003518	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 1		130370	162161
Unincorporated Los Angeles County	13302 AVALON BLVD LOS ANGELES CA 90061	90061	6134009012	0	0	21	0	Shortfall of Sites	0.18004553	CG	C-2-CRS	MU	MXD	50	150	21	Non-Vacant	Residential - 2		17331	160491
Unincorporated Los Angeles County	13426 AVALON BLVD LOS ANGELES CA 90061	90061	6134009033	23	22	0	0	Shortfall of Sites	0.36741943	CG	C-1	MU	MXD	50	150	45	Non-Vacant	Institutional		453544	181407
Unincorporated Los Angeles County	E Oris St & N Willowbrook Ave 90222	90222	6154015024	0	0	2	0	Shortfall of Sites	0.130119746	H18	R-1	H18	R-2	0	18	2	Vacant	Vacant		7554	0
Unincorporated Los Angeles County	E 133rd St & N Alameda St 90222	90222	6154020022	0	0	2	0	Shortfall of Sites	0.401314759	H18	R-1	H18	R-2	0	18	2	Vacant	Vacant		409407	10773
Unincorporated Los Angeles County	4075 E LIVE OAK AVE ARCADIA CA 91006	91006	5791025012	28	28	0	0	Shortfall of Sites	0.358154167	CG	C-3	MU	MXD	50	150	56	Non-Vacant	Commercial		85534	180562
Unincorporated Los Angeles County	4173 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034016	19	19	0	0	Shortfall of Sites	0.257127821	CG	C-3	MU	MXD	50	150	38	Non-Vacant	Commercial		612000	510000
Unincorporated Los Angeles County	4167 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034017	14	14	0	0	Shortfall of Sites	0.174575064	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		197725	189776
Unincorporated Los Angeles County	4163 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034018	14	14	0	0	Shortfall of Sites	0.174592436	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		252324	196810
Unincorporated Los Angeles County	4153 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034020	14	14	0	0	Shortfall of Sites	0.174267715	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		29864	74700
Unincorporated Los Angeles County	4149 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034021	14	14	0	0	Shortfall of Sites	0.174993074	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Residential - 1		370285	92569
Unincorporated Los Angeles County	4143 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034023	9	8	0	0	Shortfall of Sites	0.105210588	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		285600	260100
Unincorporated Los Angeles County	4129 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034026	14	14	0	0	Shortfall of Sites	0.173991939	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		142070	106074
Unincorporated Los Angeles County	4123 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034027	14	14	0	0	Shortfall of Sites	0.17474284	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		142070	40708
Unincorporated Los Angeles County	4115 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034033	27	27	0	0	Shortfall of Sites	0.347295693	CG	C-3	MU	MXD	50	150	54	Non-Vacant	Commercial		937172	384862
Unincorporated Los Angeles County	4131 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034034	27	27	0	0	Shortfall of Sites	0.348017066	CG	C-3	MU	MXD	50	150	54	Non-Vacant	Industrial		474677	325650
Unincorporated Los Angeles County	4107 E LIVE OAK AVE ARCADIA CA 91006	91006	5791034035	20	20	0	0	Shortfall of Sites	0.257998201	CG	C-3	MU	MXD	50	150	40	Non-Vacant	Commercial		624779	905933
Unincorporated Los Angeles County	4713 E COMPTON BLVD COMPTON CA 90221	90221	6180002030	11	10	0	0	Shortfall of Sites	0.171851803	CG	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		74947	32116
Unincorporated Los Angeles County	15011 S ATLANTIC AVE COMPTON CA 90221	90221	6180003015	0	0	15	0	Shortfall of Sites	0.115137843	CG	C-3	MU	MXD	50	150	15	Vacant	Vacant		250000	0
Unincorporated Los Angeles County	4235 E COMPTON BLVD COMPTON CA 90221	90221	6180004013	0	0	13	0	Shortfall of Sites	0.114869921	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial		68884	48214
Unincorporated Los Angeles County	4247 E COMPTON BLVD COMPTON CA 90221	90221	6180004016	0	0	12	0	Shortfall of Sites	0.117598026	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Residential - 4		204000	612000

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	4253 E COMPTON BLVD COMPTON CA 90221	90221	6180004017	0	0	14	0	Shortfall of Sites	0.115179546	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial		120494	49872
Unincorporated Los Angeles County	4265 E COMPTON BLVD COMPTON CA 90221	90221	6180004021	0	0	12	0	Shortfall of Sites	0.116456243	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Residential - 4		137817	45937
Unincorporated Los Angeles County	4307 E COMPTON BLVD COMPTON CA 90221	90221	6180004022	0	0	15	0	Shortfall of Sites	0.114949331	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 0		115710	104138
Unincorporated Los Angeles County	4205 E COMPTON BLVD COMPTON CA 90221	90221	6180005006	10	9	0	0	Shortfall of Sites	0.158499612	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		132466	165583
Unincorporated Los Angeles County	4213 E COMPTON BLVD COMPTON CA 90221	90221	6180005008	0	0	15	0	Shortfall of Sites	0.117451185	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Industrial		72698	97369
Unincorporated Los Angeles County	4227 E COMPTON BLVD COMPTON CA 90221	90221	6180005009	15	15	0	0	Shortfall of Sites	0.244780129	CG	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial		41325	27548
Unincorporated Los Angeles County	4214 E COMPTON BLVD COMPTON CA 90221	90221	6180010001	0	0	30	0	Shortfall of Sites	0.254245802	CG	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial		55361	164559
Unincorporated Los Angeles County	4244 E COMPTON BLVD COMPTON CA 90221	90221	6180010004	12	12	0	0	Shortfall of Sites	0.253691324	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Residential - 9		185399	221417
Unincorporated Los Angeles County	4250 E COMPTON BLVD COMPTON CA 90221	90221	6180010005	19	18	0	0	Shortfall of Sites	0.302510553	CG	C-3	MU	MXD	50	150	37	Non-Vacant	Industrial		215478	0
Unincorporated Los Angeles County	4300 E COMPTON BLVD COMPTON CA 90221	90221	6180013029	16	15	0	0	Shortfall of Sites	0.261565052	CG	C-3	MU	MXD	50	150	31	Non-Vacant	Commercial		297460	160787
Unincorporated Los Angeles County	15221 S ATLANTIC AVE COMPTON CA 90221	90221	6180014003	14	14	0	0	Shortfall of Sites	0.222324672	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		298640	1243
Unincorporated Los Angeles County	15107 S FRAILEY AVE COMPTON CA 90221	90221	6180018028	0	0	14	0	Shortfall of Sites	0.117376037	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 1		114517	135669
Unincorporated Los Angeles County	15806 S BUTLER AVE COMPTON CA 90221	90221	6181023009	0	0	8	0	Shortfall of Sites	0.439197843	H18	R-2	H30	R-3	20	30	8	Non-Vacant	Residential - 4		348909	98419
Unincorporated Los Angeles County	15515 S ATLANTIC AVE COMPTON CA 90221	90221	6181026006	11	10	0	0	Shortfall of Sites	0.175748519	CG	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		137817	48234
Unincorporated Los Angeles County	15519 S ATLANTIC AVE COMPTON CA 90221	90221	6181026007	9	8	0	0	Shortfall of Sites	0.170897738	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 5		174525	112596
Unincorporated Los Angeles County	15607 S ATLANTIC AVE COMPTON CA 90221	90221	6181026023	10	10	0	0	Shortfall of Sites	0.161516459	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		197486	168101
Unincorporated Los Angeles County	15700 S ATLANTIC AVE COMPTON CA 90221	90221	6181028040	14	13	0	0	Shortfall of Sites	0.250364863	CG	C-3	MU	MXD	50	150	27	Non-Vacant	Commercial		19529	63925
Unincorporated Los Angeles County	15504 S ATLANTIC AVE COMPTON CA 90221	90221	6181029041	10	10	0	0	Shortfall of Sites	0.185017118	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Residential - 4		126475	102584
Unincorporated Los Angeles County	14900 S ATLANTIC AVE COMPTON CA 90221	90221	6185006034	21	21	0	0	Shortfall of Sites	0.344683284	CG	C-3	MU	MXD	50	150	42	Non-Vacant	Commercial		174810	134609
Unincorporated Los Angeles County	2099 RAYMOND AVE ALTADENA CA 91001	91001	5836031017	0	0	0	9	Shortfall of Sites	0.23251836	MD	R-3	H50	R-4	20	50	9	Non-Vacant	Residential - 5		137117	121880
Unincorporated Los Angeles County	2091 RAYMOND AVE ALTADENA CA 91001	91001	5836031021	0	0	0	12	Shortfall of Sites	0.252458516	MD	R-3	H50	R-4	20	50	12	Non-Vacant	Residential - 3		175323	166767
Unincorporated Los Angeles County	2083 RAYMOND AVE ALTADENA CA 91001	91001	5836031022	0	0	0	7	Shortfall of Sites	0.128601061	MD	R-3	H50	R-4	20	50	7	Non-Vacant	Residential - 1		45447	30287
Unincorporated Los Angeles County	2081 RAYMOND AVE ALTADENA CA 91001	91001	5836031023	0	0	0	7	Shortfall of Sites	0.125615253	MD	R-3	H50	R-4	20	50	7	Non-Vacant	Residential - 1		11184	16795
Unincorporated Los Angeles County	2165 RAYMOND AVE ALTADENA CA 91001	91001	5836031029	0	0	0	8	Shortfall of Sites	0.357015381	MD	R-3	H50	R-4	20	50	8	Non-Vacant	Residential - 13		1326521	568507
Unincorporated Los Angeles County	2151 RAYMOND AVE ALTADENA CA 91001	91001	5836031030	0	0	0	12	Shortfall of Sites	0.25259255	MD	R-3	H50	R-4	20	50	12	Non-Vacant	Residential - 3		329784	46283
Unincorporated Los Angeles County	2581 LAKE AVE ALTADENA CA 91001	91001	5841032019	0	0	0	14	Shortfall of Sites	0.252420444	MU	CPD	CG	C-1	20	50	14	Non-Vacant	Commercial		709748	289893
Unincorporated Los Angeles County	2500 LAKE AVE ALTADENA CA 91001	91001	5845002014	0	0	0	5	Shortfall of Sites	0.18163198	MU	C-3	CG	C-3	20	50	5	Non-Vacant	Residential - 7		330731	220484
Unincorporated Los Angeles County	912 E ALTADENA DR ALTADENA CA 91001	91001	5845002016	0	0	0	17	Shortfall of Sites	0.301733272	MU	C-3	CG	C-3	20	50	17	Non-Vacant	Commercial		84346	73349
Unincorporated Los Angeles County	904 MARCHETA ST ALTADENA CA 91001	91001	5845004001	0	0	0	8	Shortfall of Sites	0.135739283	MU	C-3	CG	C-3	20	50	8	Non-Vacant	Commercial		70748	185876
Unincorporated Los Angeles County	916 MARCHETA ST ALTADENA CA 91001	91001	5845004007	0	0	0	4	Shortfall of Sites	0.120849702	MU	R-3-P	CG	C-3	20	50	4	Non-Vacant	Residential - 4		441561	353247
Unincorporated Los Angeles County	930 MARCHETA ST ALTADENA CA 91001	91001	5845004008	0	0	0	7	Shortfall of Sites	0.120516278	MU	R-3	CG	C-3	20	50	7	Non-Vacant	Residential - 1		436887	109219
Unincorporated Los Angeles County	925 BEVERLY WAY ALTADENA CA 91001	91001	5845004030	0	0	0	8	Shortfall of Sites	0.157547756	MU	R-3	CG	C-3	20	50	8	Non-Vacant	Residential - 1		373058	48640
Unincorporated Los Angeles County	915 BEVERLY WAY ALTADENA CA 91001	91001	5845004031	0	0	0	5	Shortfall of Sites	0.152042092	MU	R-3-P	CG	C-3	20	50	5	Non-Vacant	Residential - 5		20675	106021
Unincorporated Los Angeles County	916 BEVERLY WAY ALTADENA CA 91001	91001	5845005006	0	0	0	7	Shortfall of Sites	0.173509688	MU	R-3-P	CG	C-3	20	50	7	Non-Vacant	Residential - 4		455936	180864
Unincorporated Los Angeles County	926 BEVERLY WAY ALTADENA CA 91001	91001	5845005007	0	0	0	8	Shortfall of Sites	0.161555138	MU	R-3	CG	C-3	20	50	8	Non-Vacant	Residential - 2		109236	69175
Unincorporated Los Angeles County	929 E MENDOCINO ST ALTADENA CA 91001	91001	5845005030	0	0	0	9	Shortfall of Sites	0.162421161	MU	R-3	CG	C-3	20	50	9	Non-Vacant	Residential - 1		199775	137776
Unincorporated Los Angeles County	917 E MENDOCINO ST ALTADENA CA 91001	91001	5845005031	0	0	0	5	Shortfall of Sites	0.157410792	MU	R-3-P	CG	C-3	20	50	5	Non-Vacant	Residential - 5		885360	379440
Unincorporated Los Angeles County	2366 LAKE AVE ALTADENA CA 91001	91001	5845005032	0	0	0	13	Shortfall of Sites	0.232830095	MU	C-3	CG	C-3	20	50	13	Non-Vacant	Residential - 0		77544	117579
Unincorporated Los Angeles County	2340 N LAKE AVE ALTADENA CA 91101	91101	5845005033	0	0	0	8	Shortfall of Sites	0.136235541	MU	C-3	CG	C-3	20	50	8	Non-Vacant	Commercial		494508	76916
Unincorporated Los Angeles County	939 E CALAVERAS ST ALTADENA CA 91001	91001	5845008010	0	0	0	14	Shortfall of Sites	0.254952536	MU	C-2	CG	C-2	20	50	14	Non-Vacant	Commercial		207728	6482
Unincorporated Los Angeles County	945 E CALAVERAS ST ALTADENA CA 91001	91001	5845008011	0	0	0	14	Shortfall of Sites	0.256383697	MU	C-2	CG	C-2	20	50	14	Non-Vacant	Commercial		128818	8576
Unincorporated Los Angeles County	2314 LAKE AVE ALTADENA CA 91001	91001	5845008015	0	0	0	12	Shortfall of Sites	0.224411544	MU	C-3	CG	C-3	20	50	12	Non-Vacant	Commercial		561293	87589
Unincorporated Los Angeles County	2568 EL MOLINO AVE ALTADENA CA 91001	91001	5845017002	0	0	0	8	Shortfall of Sites	0.137293095	MU	C-3	CG	C-3	20	50	8	Non-Vacant	Commercial		35137	72359
Unincorporated Los Angeles County	865 E MARIPOSA ST ALTADENA CA 91001	91001	5845017010	0	0	0	17	Shortfall of Sites	0.302372671	MU	C-3	CG	C-3	20	50	17	Non-Vacant	Commercial		299906	178507
Unincorporated Los Angeles County	2548 EL MOLINO AVE ALTADENA CA 91001	91001	5845017011	0	0	0	12	Shortfall of Sites	0.362958626	MU	C-3	CG	C-3	20	50	12	Non-Vacant	Residential - 10		710535	869794
Unincorporated Los Angeles County	2501 LAKE AVE ALTADENA CA 91001	91001	5845017018	0	0	0	9	Shortfall of Sites	0.16626735	MU	C-3	CG	C-3	20	50	9	Non-Vacant	Commercial		488988	98838
Unincorporated Los Angeles County	2525 LAKE AVE ALTADENA CA 91001	91001	5845017019	0	0	0	24	Shortfall of Sites	0.420871468	MU	C-3	CG	C-3	20	50	24	Non-Vacant	Commercial		1766243	2060619
Unincorporated Los Angeles County	842 E MARIPOSA ST ALTADENA CA 91001	91001	5845018002	0	0	0	7	Shortfall of Sites	0.116956477	MU	C-3	CG	C-3	20	50	7	Non-Vacant	Commercial		33385	100633
Unincorporated Los Angeles County	848 MARCHETA ST ALTADENA CA 91001	91001	5845018003	0	0	0	7	Shortfall of Sites	0.162865525	MU	C-3	CG	C-3	20	50	7	Non-Vacant	Commercial		523175	829863
Unincorporated Los Angeles County	2452 EL MOLINO AVE ALTADENA CA 91001	91001	5845018004	0	0	0	15	Shortfall of Sites	0.346486261	MU	R-2	CG	C-3	20	50	15	Non-Vacant	Residential - 5		164206	332396
Unincorporated Los Angeles County	2427 LAKE AVE ALTADENA CA 91001	91001	5845018012	0	0	0	8	Shortfall of Sites	0.138836479	MU	C-3	CG	C-3	20	50	8	Non-Vacant	Commercial		251701	71390
Unincorporated Los Angeles County	847 E MENDOCINO ST ALTADENA CA 91001	91001	5845019007	0	0	0	13	Shortfall of Sites	0.246645154	MU	R-2	CG	C-3	20	50	13	Non-Vacant	Residential - 1		19313	37531
Unincorporated Los Angeles County	837 E MENDOCINO ST ALTADENA CA 91001	91001	5845019009	0	0	0	12	Shortfall of Sites	0.229833206	MU	R-2	CG	C-3	20	50	12	Non-Vacant	Residential - 1		19749	39531
Unincorporated Los Angeles County	2418 EL MOLINO AVE ALTADENA CA 91001	91001	5845019014	0	0	0	5	Shortfall of Sites	0.116006529	MU	R-2	CG	C-3	20	50	5	Non-Vacant	Residential - 2		349453	232968
Unincorporated Los Angeles County	2366 EL MOLINO AVE ALTADENA CA 91001	91001	5845020002	0	0	0	6	Shortfall of Sites	0.138672063	MU	R-2	CG	C-3	20	50	6	Non-Vacant	Residential - 2		12714	73187
Unincorporated Los Angeles County	2356 EL MOLINO AVE ALTADENA CA 91001	91001	5845020003	0	0	0	7	Shortfall of Sites	0.126486657	MU	R-2	CG	C-3	20	50	7	Non-Vacant	Residential - 1		417586	126372
Unincorporated Los Angeles County	2340 EL MOLINO AVE ALTADENA CA 91001	91001	5845020004	0	0	0	9	Shortfall of Sites	0.174365424	MU	R-2	CG	C-3	20	50	9	Non-Vacant	Residential - 1		373917	93473
Unincorporated Los Angeles County	820 E MENDOCINO ST ALTADENA CA 91001	91001	5845020006	0	0	0	14	Shortfall of Sites	0.327241325	MU	R-2	CG	C-3	20	50	14	Non-Vacant	Residential - 5		791881	339376
Unincorporated Los Angeles County	854 E MENDOCINO ST ALTADENA CA 91001	91001	5845020008	0	0	0	14	Shortfall of Sites	0.34950912	MU	R-2	CG	C-3	20	50	14	Non-Vacant	Residential - 6		127286	297041
Unincorporated Los Angeles County	866 E MENDOCINO ST ALTADENA CA 91001	91001	5845020011	0	0	0	13	Shortfall of Sites	0.283202263	MU	R-2	CG	C-3	20	50	13	Non-Vacant	Residential - 4		51640	235335
Unincorporated Los Angeles County	2305 LAKE AVE ALTADENA CA 91001	91001	5845020013	0	0	0	21	Shortfall of Sites	0.415779203	MU	C-3	CG	C-3	20	50	21	Non-Vacant	Commercial		797237	495291
Unincorporated Los Angeles County	2271 LAKE AVE ALTADENA CA 91001	91001	5845020016	12	12	0	0	Shortfall of Sites	0.432039484	MU	C-3 & R-3-P	CG	C-3	20	50	24	Non-Vacant	Commercial		101733	213169
Unincorporated Los Angeles County	804 E MENDOCINO ST ALTADENA CA 91001	91001	5845020029	0	0	0	8	Shortfall of Sites	0.174599355	MU	R-2	CG	C-3	20	50	8	Non-Vacant	Residential - 3		78914	44022
Unincorporated Los Angeles County	2257 LAKE AVE ALTADENA CA 91001	91001	5845021004	0	0	0	24	Shortfall of Sites	0.439214014	MU	C-3	CG	C-3	20	50	24	Non-Vacant	Commercial		464152	133875
Unincorporated Los Angeles County	829 E CALAVERAS ST ALTADENA CA 91001	91001	5845021010	0	0	0	13	Shortfall of Sites	0.266975957	MU	R-2	CG	C-3	20	50	13	Non-Vacant	Residential - 2		78744	163630
Unincorporated Los Angeles County	2312 EL MOLINO AVE ALTADENA CA 91001	91001	5845021014	0	0	0	9	Shortfall of Sites	0.169094742	MU	R-2	CG	C-3	20	50	9	Non-Vacant	Residential - 1		18874	41731
Unincorporated Los Angeles County	E Calaveras St & N Crawford Ave 91001	91001	5845021904	0	0	0	10	Shortfall of Sites	0.166297965	MU	R-2	CG	C-3	20	50	10	Non-Vacant	Government		0	0
Unincorporated Los Angeles County	1600 POTRERO GRANDE DR SO SAN GABRIEL CA 91770	91770	5275006034	25	24	0	0	Shortfall of Sites	0.319541032	CG	C-3	MU	MXD	50	150	49	Non-Vacant	Commercial		111770	143068
Unincorporated Los Angeles County	1224 GRANDVIEW AVE SOUTH SAN GABRIEL CA 91770	91770	5275013026	19	19	0	0	Shortfall of Sites	0.248985022	CG	C-2	MU	MXD	50	150	38	Non-Vacant	Commercial		479400	408000
Unincorporated Los Angeles County	1633 POTRERO GRANDE DR ROSEMEAD CA 91770	91770	5277027024	27	27	0	0	Shortfall of Sites	0.342866061	CG	C-3	MU	MXD	50	150	54	Non-Vacant	Commercial		207728	129827
Unincorporated Los Angeles County	1629 DEL MAR AVE SOUTH SAN GABRIEL CA 91770	91770	5277028034	16	16	0	0	Shortfall of Sites	0.245077815	CG	C-3	MU	MXD	50	150	32	Non-Vacant	Residential - 8		873443	582294
Unincorporated Los Angeles County	1642 POTRERO GRANDE DR ROSEMEAD CA 91770	91770	5279004017	14	14	0	0	Shortfall of Sites	0.169068808	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		500000	410000
Unincorporated Los Angeles County	1630 POTRERO GRANDE DR ROSEMEAD CA 91770	91770	5279004018	18	18	0	0	Shortfall of Sites	0.222873002	CG	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial		520200	354450
Unincorporated Los Angeles County	1302 SAN GABRIEL BLVD ROSEMEAD CA 91770	91770	5279031023	18	17	0	0	Shortfall of Sites	0.228341051	CG	C-2	MU	MXD	50	150	35	Non-Vacant	Commercial		376113	73718
Unincorporated Los Angeles County	1308 SAN GABRIEL BLVD ROSEMEAD CA 91770	91770	5279031024	18	17	0	0	Shortfall of Sites	0.244985395	CG	C-2	MU	MXD	50	150	35	Non-Vacant	Residential - 5		612000	379950
Unincorporated Los Angeles County	1316 SAN GABRIEL BLVD ROSEMEAD CA 91770	91770	5279031027	20	20	0	0	Shortfall of Sites	0.258340604	CG	C-2	MU	MXD	50	150	40	Non-Vacant	Commercial		482788	313375
Unincorporated Los Angeles County	1288 S SAN GABRIEL BLVD SAN GABRIEL CA 91776	91776	5279031028	0	0	0	54	Shortfall of Sites	0.368388845	CG	C-2	MU	MXD	50	150	54	Non-Vacant	Residential - 5		43489	337945
Unincorporated Los Angeles County	14829 S ATLANTIC AVE COMPTON CA 90221	90221	6195019032	10	10	0	0	Shortfall of Sites	0.179513565	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		109490	160594
Unincorporated Los Angeles County	14927 S ATLANTIC AVE COMPTON CA 90221	90221	6195019037	20	19	0	0	Shortfall of Sites	0.320027486	CG	C-3	MU	MXD	50	150	39	Non-Vacant	Institutional		604403	269233
Unincorporated Los Angeles County	2856 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001003	0	0	15	0	Shortfall of Sites	0.13792705	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		147091	103971
Unincorporated Los Angeles County	2850 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001004	8	8	0	0	Shortfall of Sites	0.133894377	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		175833	148736
Unincorporated Los Angeles County	2828 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001008	8	8	0	0	Shortfall of Sites	0.128208779	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		129705	87427
Unincorporated Los Angeles County	2822 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001009	8	8	0	0	Shortfall of Sites	0.130897181	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		30747	31403
Unincorporated Los Angeles County	2818 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001010	0	0	13	0	Shortfall of Sites	0.12541289	GC	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial		408972	136319
Unincorporated Los Angeles County	2836 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001030	17	17	0	0	Shortfall of Sites	0.279928937	GC	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		272648	51926
Unincorporated Los Angeles County	2800 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001031	0	0	50	0	Shortfall of Sites	0.414143545	GC	C-3	MU	MXD	50	150	50	Non-Vacant	Commercial		1600000	1000000
Unincorporated Los Angeles County	2864 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201001032	0	0	49	0	Shortfall of Sites	0.404169877	GC	C-3	MU	MXD	50	150	49	Vacant	Vacant		800000	120000
Unincorporated Los Angeles County	2756 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002006	8	8	0	0	Shortfall of Sites	0.133196415	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Miscellaneous		30747	4802
Unincorporated Los Angeles County	2728 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002010	9	8	0	0	Shortfall of Sites	0.133498518	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		30747	52717
Unincorporated Los Angeles County	2720 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002011	9	8	0	0	Shortfall of Sites	0.137600052	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		561000	561000
Unincorporated Los Angeles County	2714 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002012	8	8	0	0	Shortfall of Sites	0.135680606	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		123599	360389
Unincorporated Los Angeles County	2703 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201002015	8	8	0	0	Shortfall of Sites	0.141732915	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		198700	242856
Unincorporated Los Angeles County	2707 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201002016	8	8	0	0	Shortfall of Sites	0.127124698	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		69175	92667
Unincorporated Los Angeles County	2700 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002032	0	0	35	0	Shortfall of Sites	0.284660493	GC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		126677	51004
Unincorporated Los Angeles County	2736 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201002034	8	8	0	0	Shortfall of Sites	0.138184676	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		500000	155000
Unincorporated Los Angeles County	7209 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201003001	16	15	0	0	Shortfall of Sites	0.251537439	GC	C-3	MU	MXD	50	150	31	Non-Vacant	Commercial		549457	2527509
Unincorporated Los Angeles County	2666 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003003	14	14	0	0	Shortfall of Sites	0.225994919	GC	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		417152	662154
Unincorporated Los Angeles County	2656 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003005	10	9	0	0	Shortfall of Sites	0.149827951	GC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		201024	203002
Unincorporated Los Angeles County	2648 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003006	9	8	0	0	Shortfall of Sites	0.13475684	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		253185	571015
Unincorporated Los Angeles County	2644 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003007	8	8	0	0	Shortfall of Sites	0.132734227	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		866763	520026
Unincorporated Los Angeles County	2635 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003022	8	8	0	0	Shortfall of Sites	0.139561903	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		230770	373630
Unincorporated Los Angeles County	2639 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003023	8	8	0	0	Shortfall of Sites	0.139714947	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		92852	98930
Unincorporated Los Angeles County	2645 WALNUT ST WALNUT CA 90255	90255	6201003024	0	0	15	0	Shortfall of Sites	0.140629796	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 4		85873	286275
Unincorporated Los Angeles County	2651 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003025	0	0	16	0	Shortfall of Sites	0.139807108	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		27438	196999
Unincorporated Los Angeles County	2669 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003029	9	8	0	0	Shortfall of Sites	0.142288794	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		31036	45986
Unincorporated Los Angeles County	7223 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201003030	9	8	0	0	Shortfall of Sites	0.155154411	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		219338	151719
Unincorporated Los Angeles County	2636 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201003031	8	8	0	0	Shortfall of Sites	0.131541536	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		570139	520200
Unincorporated Los Angeles County	7200 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201003032	25	25	0	0	Shortfall of Sites	0.40887778	GC	C-3	MU	MXD	50	150	50	Non-Vacant	Commercial		390278	1965648
Unincorporated Los Angeles County	7214 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201003033	0	0	36	0	Shortfall of Sites	0.338779115	GC	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial		223375	446764
Unincorporated Los Angeles County	2615 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201003900	9	9	0	0	Shortfall of Sites	0.140894727	GC	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 0		0	0
Unincorporated Los Angeles County	E Florence Ave & Rita Ave 90255	90255	6201003904	9	8	0	0	Shortfall of Sites	0.137919978	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		0	0
Unincorporated Los Angeles County	2515 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004010	8	8	0	0	Shortfall of Sites	0.14653704	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		132425	145666
Unincorporated Los Angeles County	2521 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004011	8	8	0	0	Shortfall of Sites	0.139170133	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		124787	71804
Unincorporated Los Angeles County	2525 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004012	8	8	0	0	Shortfall of Sites	0.133118383	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		36727	32926
Unincorporated Los Angeles County	2529 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004013	0	0	15	0	Shortfall of Sites	0.141807372	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 4		121563	287715

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	2535 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004014	8	8	0	0	Shortfall of Sites	0.139204212	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		23709	34254
Unincorporated Los Angeles County	2541 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004015	0	0	15	0	Shortfall of Sites	0.138799282	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		25529	37105
Unincorporated Los Angeles County	2545 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004016	9	8	0	0	Shortfall of Sites	0.141940124	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1		61238	90998
Unincorporated Los Angeles County	2549 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201004017	0	0	15	0	Shortfall of Sites	0.13573768	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		120450	54191
Unincorporated Los Angeles County	2466 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005010	16	16	0	0	Shortfall of Sites	0.260983303	GC	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		463276	183154
Unincorporated Los Angeles County	2474 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005011	8	8	0	0	Shortfall of Sites	0.13662895	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		270504	190913
Unincorporated Los Angeles County	2510 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005015	15	15	0	0	Shortfall of Sites	0.252466649	GC	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial		189797	280912
Unincorporated Los Angeles County	2507 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005017	0	0	15	0	Shortfall of Sites	0.12233775	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 1		320000	80000
Unincorporated Los Angeles County	2505 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005018	8	8	0	0	Shortfall of Sites	0.13624389	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		169457	72622
Unincorporated Los Angeles County	2467 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005019	0	0	17	0	Shortfall of Sites	0.14471533	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1		51061	142447
Unincorporated Los Angeles County	2463 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005020	8	8	0	0	Shortfall of Sites	0.12854417	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		22170	22828
Unincorporated Los Angeles County	2461 WALNUT ST WALNUT PARK CA 90255	90255	6201005021	8	8	0	0	Shortfall of Sites	0.137309801	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		286100	154299
Unincorporated Los Angeles County	2455 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005022	8	8	0	0	Shortfall of Sites	0.13631061	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		176623	114804
Unincorporated Los Angeles County	2451 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005023	0	0	15	0	Shortfall of Sites	0.131302463	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 2		105966	196810
Unincorporated Los Angeles County	2439 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005026	8	8	0	0	Shortfall of Sites	0.134640402	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		124087	44540
Unincorporated Los Angeles County	2429 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005028	8	8	0	0	Shortfall of Sites	0.134089741	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		133181	56185
Unincorporated Los Angeles County	2425 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005029	8	8	0	0	Shortfall of Sites	0.134550469	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		287393	181183
Unincorporated Los Angeles County	2419 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201005030	8	8	0	0	Shortfall of Sites	0.131408357	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		23708	92486
Unincorporated Los Angeles County	7222 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6201005032	16	16	0	0	Shortfall of Sites	0.268575382	GC	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		350497	95584
Unincorporated Los Angeles County	2400 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6201005036	27	27	0	0	Shortfall of Sites	0.488395437	GC	C-3	MU	MXD	50	150	54	Non-Vacant	Commercial		519335	2207200
Unincorporated Los Angeles County	7300 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6201006001	17	16	0	0	Shortfall of Sites	0.278548477	MC	C-3-CRS	MU	MXD	50	150	33	Non-Vacant	Commercial		228540	289335
Unincorporated Los Angeles County	2414 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201006002	9	9	0	0	Shortfall of Sites	0.141579852	MC	C-3-CRS	MU	MXD	50	150	18	Non-Vacant	Commercial		132466	4413
Unincorporated Los Angeles County	2405 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201006034	0	0	15	0	Shortfall of Sites	0.136954287	MC	C-3-CRS	MU	MXD	50	150	15	Non-Vacant	Residential - 3		21948	45690
Unincorporated Los Angeles County	2401 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201006035	8	8	0	0	Shortfall of Sites	0.132318436	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		172272	11482
Unincorporated Los Angeles County	2555 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201007022	8	8	0	0	Shortfall of Sites	0.136133053	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		141283	77526
Unincorporated Los Angeles County	7313 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201007023	17	17	0	0	Shortfall of Sites	0.286928564	GC	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		474677	703739
Unincorporated Los Angeles County	7311 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201008001	9	8	0	0	Shortfall of Sites	0.151412271	OC	C-1	MU	MXD	50	150	17	Non-Vacant	Residential - 2		49924	51552
Unincorporated Los Angeles County	2614 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201008014	8	8	0	0	Shortfall of Sites	0.138629496	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		258034	112407
Unincorporated Los Angeles County	2615 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201008019	0	0	15	0	Shortfall of Sites	0.133909854	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		222853	360810
Unincorporated Los Angeles County	2671 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201008029	8	8	0	0	Shortfall of Sites	0.139984493	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		70559	68698
Unincorporated Los Angeles County	7313 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201008030	8	8	0	0	Shortfall of Sites	0.138161923	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Commercial		148913	51439
Unincorporated Los Angeles County	7312 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201008031	19	19	0	0	Shortfall of Sites	0.332334407	GC	C-3	MU	MXD	50	150	38	Non-Vacant	Commercial		262522	175007
Unincorporated Los Angeles County	7300 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201008032	0	0	36	0	Shortfall of Sites	0.287595246	GC	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial		132481	449278
Unincorporated Los Angeles County	2712 WALNUT ST HUNTINGTON PARK CA 90255	90255	6201009013	8	8	0	0	Shortfall of Sites	0.139683738	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		173270	57360
Unincorporated Los Angeles County	7304 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201009014	12	11	0	0	Shortfall of Sites	0.225670022	OC	C-1	MU	MXD	50	150	23	Non-Vacant	Residential - 6		272648	194746
Unincorporated Los Angeles County	2705 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201009015	17	16	0	0	Shortfall of Sites	0.270088548	OC	C-1	MU	MXD	50	150	33	Non-Vacant	Commercial		510000	510000
Unincorporated Los Angeles County	2711 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201009016	8	8	0	0	Shortfall of Sites	0.137459157	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		244000	228000
Unincorporated Los Angeles County	7414 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201012015	9	9	0	0	Shortfall of Sites	0.170433517	OC	C-1	MU	MXD	50	150	18	Non-Vacant	Commercial		344234	251066
Unincorporated Los Angeles County	2709 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201012016	8	8	0	0	Shortfall of Sites	0.138882391	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 2		97858	69334
Unincorporated Los Angeles County	7401 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201013001	8	8	0	0	Shortfall of Sites	0.139624632	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 2		233465	212241
Unincorporated Los Angeles County	2614 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201013013	9	8	0	0	Shortfall of Sites	0.140435611	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1		26382	24268
Unincorporated Los Angeles County	2615 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201013018	8	8	0	0	Shortfall of Sites	0.138243347	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		126614	56062
Unincorporated Los Angeles County	2671 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201013029	8	8	0	0	Shortfall of Sites	0.139631995	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		80319	164967
Unincorporated Los Angeles County	7417 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201013030	8	8	0	0	Shortfall of Sites	0.143964265	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Commercial		204000	56100
Unincorporated Los Angeles County	7422 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201013032	20	20	0	0	Shortfall of Sites	0.332703978	GC	C-3	MU	MXD	50	150	40	Non-Vacant	Commercial		445458	691335
Unincorporated Los Angeles County	7400 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201013033	0	0	34	0	Shortfall of Sites	0.27954591	GC	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		298830	478161
Unincorporated Los Angeles County	7401 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201014001	12	12	0	0	Shortfall of Sites	0.201003518	GC	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial		634921	190472
Unincorporated Los Angeles County	2560 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201014002	8	8	0	0	Shortfall of Sites	0.139258055	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		144522	136278
Unincorporated Los Angeles County	2554 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201014003	8	8	0	0	Shortfall of Sites	0.134452992	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		344000	85000
Unincorporated Los Angeles County	2559 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201014021	8	8	0	0	Shortfall of Sites	0.136117187	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		392700	255000
Unincorporated Los Angeles County	7421 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201014025	18	17	0	0	Shortfall of Sites	0.29100073	GC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		57948	301942
Unincorporated Los Angeles County	2414 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201015003	0	0	16	0	Shortfall of Sites	0.141770041	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 2		262404	230855
Unincorporated Los Angeles County	2407 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201015036	8	8	0	0	Shortfall of Sites	0.133527193	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		21948	22828
Unincorporated Los Angeles County	2401 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201015037	0	0	15	0	Shortfall of Sites	0.134152381	MC	C-3-CRS	MU	MXD	50	150	15	Non-Vacant	Residential - 3		117520	184204
Unincorporated Los Angeles County	2402 CALIFORNIA ST HUNTINGTON PARK CA 90255	90255	6201015039	14	14	0	0	Shortfall of Sites	0.226983704	MC	C-3-CRS	MU	MXD	50	150	28	Non-Vacant	Commercial		165329	172291
Unincorporated Los Angeles County	2402 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201016001	0	0	17	0	Shortfall of Sites	0.145360907	MC	C-3-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		130669	107025
Unincorporated Los Angeles County	2406 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201016002	8	8	0	0	Shortfall of Sites	0.141078388	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 2		103326	110218
Unincorporated Los Angeles County	2414 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201016003	9	8	0	0	Shortfall of Sites	0.141695093	MC	C-3-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		110955	158513
Unincorporated Los Angeles County	2407 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201016035	8	8	0	0	Shortfall of Sites	0.136637256	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		65141	90134
Unincorporated Los Angeles County	2401 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201016036	8	8	0	0	Shortfall of Sites	0.136568923	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 2		144639	226419
Unincorporated Los Angeles County	2564 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201017002	9	8	0	0	Shortfall of Sites	0.143337888	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		26345	27002
Unincorporated Los Angeles County	2560 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201017003	8	8	0	0	Shortfall of Sites	0.134043547	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		183642	183873
Unincorporated Los Angeles County	7501 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201018001	9	8	0	0	Shortfall of Sites	0.134901872	OC	C-1	MU	MXD	50	150	17	Non-Vacant	Commercial		118347	182080
Unincorporated Los Angeles County	2612 LIVE OAK ST HUNTINGTON PARK CA 90255	90255	6201018014	0	0	15	0	Shortfall of Sites	0.138354483	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		103771	119251
Unincorporated Los Angeles County	7514 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201018017	19	19	0	0	Shortfall of Sites	0.309227878	GC	C-3	MU	MXD	50	150	38	Non-Vacant	Commercial		1000000	1350000
Unincorporated Los Angeles County	2615 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201018018	10	9	0	0	Shortfall of Sites	0.16666464	GC	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 2		219781	263738
Unincorporated Los Angeles County	2671 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201018029	8	8	0	0	Shortfall of Sites	0.136665056	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		148913	97811
Unincorporated Los Angeles County	2675 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201018030	8	8	0	0	Shortfall of Sites	0.138017892	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 2		102380	204776
Unincorporated Los Angeles County	7510 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201019013	9	8	0	0	Shortfall of Sites	0.135648915	OC	C-1	MU	MXD	50	150	17	Non-Vacant	Commercial		184704	227584
Unincorporated Los Angeles County	7514 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201019014	0	0	15	0	Shortfall of Sites	0.129681327	OC	C-1	MU	MXD	50	150	15	Non-Vacant	Residential - 2		312120	166464
Unincorporated Los Angeles County	2706 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201022012	8	8	0	0	Shortfall of Sites	0.140129913	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 2		208282	138854
Unincorporated Los Angeles County	7620 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201022013	0	0	11	0	Shortfall of Sites	0.130996439	OC	C-1	MU	MXD	50	150	11	Non-Vacant	Residential - 7		72416	195007
Unincorporated Los Angeles County	2704 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201022026	8	8	0	0	Shortfall of Sites	0.129115419	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Commercial		259663	93473
Unincorporated Los Angeles County	2672 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201023003	0	0	21	0	Shortfall of Sites	0.174328987	OC & NP II	C-1 & R-2	MU	MXD	50	150	21	Non-Vacant	Residential - 1		45458	66169
Unincorporated Los Angeles County	2671 HOPE ST HUNTINGTON PARK CA 90255	90255	6201023029	8	8	0	0	Shortfall of Sites	0.139496803	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		87794	162089
Unincorporated Los Angeles County	2566 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201024001	12	12	0	0	Shortfall of Sites	0.197137375	GC	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial		56235	37113
Unincorporated Los Angeles County	2560 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201024002	0	0	17	0	Shortfall of Sites	0.140170957	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1		26345	24361
Unincorporated Los Angeles County	2556 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201024003	8	8	0	0	Shortfall of Sites	0.137424797	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		165855	104376
Unincorporated Los Angeles County	7623 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201024023	0	0	40	0	Shortfall of Sites	0.327502487	GC	C-3	MU	MXD	50	150	40	Non-Vacant	Commercial		607855	517586
Unincorporated Los Angeles County	7600 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6201025001	9	8	0	0	Shortfall of Sites	0.136401654	MC	C-3-CRS	MU	MXD	50	150	17	Non-Vacant	Commercial		204868	30912
Unincorporated Los Angeles County	2408 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201025003	8	8	0	0	Shortfall of Sites	0.13943651	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		191168	97346
Unincorporated Los Angeles County	2414 FLOWER ST HUNTINGTON PARK CA 90255	90255	6201025004	8	8	0	0	Shortfall of Sites	0.138795048	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		265302	132130
Unincorporated Los Angeles County	2405 HOPE ST HUNTINGTON PARK CA 90255	90255	6201025036	8	8	0	0	Shortfall of Sites	0.14022694	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 2		166530	114847
Unincorporated Los Angeles County	7614 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6201025037	9	9	0	0	Shortfall of Sites	0.140568563	MC	C-3-CRS	MU	MXD	50	150	18	Non-Vacant	Commercial		125800	128605
Unincorporated Los Angeles County	2402 HOPE ST HUNTINGTON PARK CA 90255	90255	6201026001	9	9	0	0	Shortfall of Sites	0.146946249	MC	C-3-CRS	MU	MXD	50	150	18	Non-Vacant	Residential - 1		312120	124848
Unincorporated Los Angeles County	2406 HOPE ST HUNTINGTON PARK CA 90255	90255	6201026002	0	0	13	0	Shortfall of Sites	0.138983917	MC	C-3-CRS	MU	MXD	50	150	13	Non-Vacant	Residential - 5		408000	324360
Unincorporated Los Angeles County	2412 HOPE ST HUNTINGTON PARK CA 90255	90255	6201026003	8	8	0	0	Shortfall of Sites	0.137498431	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		21948	12493
Unincorporated Los Angeles County	2407 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201026035	8	8	0	0	Shortfall of Sites	0.140919365	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 2		297000	253000
Unincorporated Los Angeles County	7668 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6201026036	9	9	0	0	Shortfall of Sites	0.143045794	MC	C-3-CRS	MU	MXD	50	150	18	Non-Vacant	Commercial		270230	60045
Unincorporated Los Angeles County	2554 HOPE ST HUNTINGTON PARK CA 90255	90255	6201027003	0	0	15	0	Shortfall of Sites	0.136763136	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		118999	196011
Unincorporated Los Angeles County	2559 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201027021	8	8	0	0	Shortfall of Sites	0.135272065	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		27094	13868
Unincorporated Los Angeles County	7653 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201027025	16	15	0	0	Shortfall of Sites	0.251412705	GC	C-3	MU	MXD	50	150	31	Non-Vacant	Commercial		218505	88854
Unincorporated Los Angeles County	7631 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201027027	19	18	0	0	Shortfall of Sites	0.301532815	GC	C-3	MU	MXD	50	150	37	Non-Vacant	Commercial		413337	303112
Unincorporated Los Angeles County	7630 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201028015	18	17	0	0	Shortfall of Sites	0.286659667	GC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		503325	239064
Unincorporated Los Angeles County	2615 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201028018	9	8	0	0	Shortfall of Sites	0.141644639	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1		43834	56424
Unincorporated Los Angeles County	2671 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201028029	9	8	0	0	Shortfall of Sites	0.140892463	OC	C-1	MU	MXD	50	150	17	Non-Vacant	Residential - 1		66289	56241
Unincorporated Los Angeles County	2675 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201028030	9	8	0	0	Shortfall of Sites	0.135314576	OC	C-1	MU	MXD	50	150	17	Non-Vacant	Institutional		112596	76563
Unincorporated Los Angeles County	2676 HOPE ST HUNTINGTON PARK CA 90255	90255	6201028031	8	8	0	0	Shortfall of Sites	0.13379683	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Commercial		106649	168817
Unincorporated Los Angeles County	2614 HOPE ST HUNTINGTON PARK CA 90255	90255	6201028900	29	29	0	0	Shortfall of Sites	0.474768207	GC	C-3	MU	MXD	50	150	58	Vacant	Vacant		0	0
Unincorporated Los Angeles County	7648 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201029015	10	9	0	0	Shortfall of Sites	0.152724139	OC	C-1	MU	MXD	50	150	19	Non-Vacant	Commercial		89910	197066
Unincorporated Los Angeles County	2700 HOPE ST HUNTINGTON PARK CA 90255	90255	6201029028	0	0	14	0	Shortfall of Sites	0.124013137	OC	C-1	MU	MXD	50	150	14	Non-Vacant	Commercial		95298	202525
Unincorporated Los Angeles County	2706 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201032012	8	8	0	0	Shortfall of Sites	0.138819758	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		93828	51109
Unincorporated Los Angeles County	7700 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201032013	8	8	0	0	Shortfall of Sites	0.127058354	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Commercial		374865	62470
Unincorporated Los Angeles County	7705 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201033001	8	8	0	0	Shortfall of Sites	0.136122412	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Commercial		109236	524826
Unincorporated Los Angeles County	2612 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201033014	8	8	0	0	Shortfall of Sites	0.136759741	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		138854	266140
Unincorporated Los Angeles County	2608 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201033015	8	8	0	0	Shortfall of Sites	0.138845107	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		103326	137776
Unincorporated Los Angeles County	7700 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201033016	9	8	0	0	Shortfall of Sites	0.145142452	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		182749	105937
Unincorporated Los Angeles County	7720 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201033017	10	9	0	0	Shortfall of Sites	0.154914553	GC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		390000	100000
Unincorporated Los Angeles County	2609 OLIVE ST WALNUT PARK CA 90255	90255	6201033018	9	9	0	0	Shortfall of Sites	0.15279732	GC	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 1		214363	153417
Unincorporated Los Angeles County	2615 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201033019	8	8	0	0	Shortfall of Sites	0.138111844	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		209658	115341
Unincorporated Los Angeles County	2671 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201033030	8	8	0	0	Shortfall of Sites	0.138180631	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 2		175810	141234
Unincorporated Los Angeles County	2675 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201033031	8	8	0	0	Shortfall of Sites	0.139215361	OC	C-1	MU	MXD	50	150	16	Non-Vacant	Residential - 1		91030	91949
Unincorporated Los Angeles County	2561 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201034021	0	0	15	0	Shortfall of Sites	0.137477543	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		275000	355000
Unincorporated Los Angeles County	2565 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201034022	15	15	0	0	Shortfall of Sites	0.284698435	GC	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial		474677	441561
Unincorporated Los Angeles County	2402 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201035001	8	8	0	0	Shortfall of Sites	0.141301309	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 3		125245	156137

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	2406 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201035002	9	8	0	0	Shortfall of Sites	0.141595743	MC	C-3-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 1		202174	98232
Unincorporated Los Angeles County	2414 GRAND AVE HUNTINGTON PARK CA 90255	90255	6201035003	9	8	0	0	Shortfall of Sites	0.136060616	MC	C-3-CRS	MU	MXD	50	150	17	Non-Vacant	Residential - 0		241335	103966
Unincorporated Los Angeles County	Olive St & Santa Fe Ave 90255	90255	6201035036	11	10	0	0	Shortfall of Sites	0.170490932	MC	C-3-CRS	MU	MXD	50	150	21	Vacant	Vacant		175007	0
Unincorporated Los Angeles County	2406 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201036002	0	0	14	0	Shortfall of Sites	0.138193419	MC	C-3-CRS	MU	MXD	50	150	14	Non-Vacant	Residential - 4		181669	179989
Unincorporated Los Angeles County	2410 OLIVE ST WALNUT PARK CA 90255	90255	6201036003	0	0	15	0	Shortfall of Sites	0.136821849	MC	C-3-CRS	MU	MXD	50	150	15	Non-Vacant	Residential - 3		150403	188743
Unincorporated Los Angeles County	2407 HILL ST HUNTINGTON PARK CA 90255	90255	6201036034	8	8	0	0	Shortfall of Sites	0.138104084	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		105389	90333
Unincorporated Los Angeles County	2560 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201037002	8	8	0	0	Shortfall of Sites	0.140846872	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 2		259300	300700
Unincorporated Los Angeles County	7823 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201037023	18	17	0	0	Shortfall of Sites	0.284228888	GC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		330668	496005
Unincorporated Los Angeles County	7801 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201037024	16	15	0	0	Shortfall of Sites	0.331899299	GC	C-3	MU	MXD	50	150	31	Non-Vacant	Commercial		918443	353453
Unincorporated Los Angeles County	7800 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6201038040	25	25	0	0	Shortfall of Sites	0.407335134	GC	C-3	MU	MXD	50	150	50	Non-Vacant	Commercial		1632000	428400
Unincorporated Los Angeles County	2642 OLIVE ST HUNTINGTON PARK CA 90255	90255	6201038924	0	0	26	0	Shortfall of Sites	0.20912037	GC	C-3	MU	MXD	50	150	26	Non-Vacant	Commercial		0	0
Unincorporated Los Angeles County	7802 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6201039032	13	13	0	0	Shortfall of Sites	0.21702427	GC	C-3	MU	MXD	50	150	26	Non-Vacant	Commercial		240781	188005
Unincorporated Los Angeles County	2410 HILL ST HUNTINGTON PARK CA 90255	90255	6202001003	8	8	0	0	Shortfall of Sites	0.138826573	MC	C-3-CRS	MU	MXD	50	150	16	Non-Vacant	Residential - 1		104652	70335
Unincorporated Los Angeles County	2564 HILL ST HUNTINGTON PARK CA 90255	90255	6202002002	0	0	15	0	Shortfall of Sites	0.13609854	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 3		287123	126332
Unincorporated Los Angeles County	2560 HILL ST HUNTINGTON PARK CA 90255	90255	6202002003	9	8	0	0	Shortfall of Sites	0.141705237	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 1		178246	68677
Unincorporated Los Angeles County	2565 BROADWAY HUNTINGTON PARK CA 90255	90255	6202002023	8	8	0	0	Shortfall of Sites	0.134619998	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		212241	140610
Unincorporated Los Angeles County	2571 BROADWAY HUNTINGTON PARK CA 90255	90255	6202002024	9	8	0	0	Shortfall of Sites	0.152860571	GC	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 2		35137	24592
Unincorporated Los Angeles County	7837 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6202002028	11	10	0	0	Shortfall of Sites	0.170132082	GC	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		669139	223043
Unincorporated Los Angeles County	7880 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202005018	0	0	12	0	Shortfall of Sites	0.139538276	GC	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial		391962	321301
Unincorporated Los Angeles County	7854 SEVILLE AVE SOUTH GATE CA 90280	90280	6202005028	8	8	0	0	Shortfall of Sites	0.128934639	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		28321	30526
Unincorporated Los Angeles County	7858 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202005029	0	0	12	0	Shortfall of Sites	0.124541493	GC	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial		212241	371422
Unincorporated Los Angeles County	7866 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202005031	14	14	0	0	Shortfall of Sites	0.223978516	GC	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		400000	220000
Unincorporated Los Angeles County	2708 BROADWAY HUNTINGTON PARK CA 90255	90255	6202008011	8	8	0	0	Shortfall of Sites	0.150337632	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		27123	32079
Unincorporated Los Angeles County	7932 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202008017	10	9	0	0	Shortfall of Sites	0.148224498	GC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		343625	245716
Unincorporated Los Angeles County	7901 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202009007	0	0	15	0	Shortfall of Sites	0.144061721	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		238771	530604
Unincorporated Los Angeles County	7925 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202009022	0	0	32	0	Shortfall of Sites	0.287430931	GC	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		439564	714294
Unincorporated Los Angeles County	2616 BROADWAY HUNTINGTON PARK CA 90255	90255	6202010005	10	9	0	0	Shortfall of Sites	0.206154357	GC	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 8		185399	264857
Unincorporated Los Angeles County	2615 CUDAHY ST HUNTINGTON PARK CA 90255	90255	6202010010	11	10	0	0	Shortfall of Sites	0.206925387	GC	C-3	MU	MXD	50	150	21	Non-Vacant	Residential - 6		132085	207067
Unincorporated Los Angeles County	2610 BROADWAY HUNTINGTON PARK CA 90255	90255	6202010015	0	0	12	0	Shortfall of Sites	0.152250281	GC	C-3	MU	MXD	50	150	12	Non-Vacant	Residential - 8		25247	87672
Unincorporated Los Angeles County	7900 PACIFIC BLVD HUNTINGTON PARK CA 90255	90255	6202010016	0	0	33	0	Shortfall of Sites	0.274774244	GC	C-3	MU	MXD	50	150	33	Non-Vacant	Commercial		516824	516824
Unincorporated Los Angeles County	8011 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202015030	17	17	0	0	Shortfall of Sites	0.276929463	GC	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		452074	530604
Unincorporated Los Angeles County	8000 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202017009	0	0	15	0	Shortfall of Sites	0.135863962	GC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		140688	211042
Unincorporated Los Angeles County	8008 SEVILLE AVE HUNTINGTON PARK CA 90255	90255	6202017025	8	8	0	0	Shortfall of Sites	0.128408809	GC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		176623	209738
Unincorporated Los Angeles County	5893 COMPTON AVE LOS ANGELES CA 90001	90001	6008021031	8	8	0	0	Shortfall of Sites	0.128354575	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		121880	106649
Unincorporated Los Angeles County	5917 COMPTON AVE LOS ANGELES CA 90001	90001	6008023024	30	30	0	0	Shortfall of Sites	0.496100975	CG	C-3	MU	MXD	50	150	60	Non-Vacant	Industrial		321577	0
Unincorporated Los Angeles County	5923 COMPTON AVE LOS ANGELES CA 90001	90001	6008023025	0	0	15	0	Shortfall of Sites	0.432755996	H30	R-3	H50	R-4	20	50	15	Non-Vacant	Residential - 4		305605	167801
Unincorporated Los Angeles County	6009 COMPTON AVE LOS ANGELES CA 90001	90001	6008026001	9	8	0	0	Shortfall of Sites	0.150648103	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		130258	38633
Unincorporated Los Angeles County	5935 COMPTON AVE LOS ANGELES CA 90001	90001	6008026033	9	9	0	0	Shortfall of Sites	0.149863689	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		90583	8564
Unincorporated Los Angeles County	6003 COMPTON AVE LOS ANGELES CA 90001	90001	6008026034	0	0	33	0	Shortfall of Sites	0.272994731	CG	C-3	MU	MXD	50	150	33	Non-Vacant	Commercial		1123632	20808
Unincorporated Los Angeles County	6027 COMPTON AVE LOS ANGELES CA 90001	90001	6008027014	8	8	0	0	Shortfall of Sites	0.124022272	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Industrial		264226	96077
Unincorporated Los Angeles County	6039 COMPTON AVE LOS ANGELES CA 90001	90001	6008027019	18	17	0	0	Shortfall of Sites	0.284143495	CG	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		62029	166686
Unincorporated Los Angeles County	6101 COMPTON AVE LOS ANGELES CA 90001	90001	6008029001	0	0	12	0	Shortfall of Sites	0.151655558	CG	C-3	MU	MXD	50	150	12	Non-Vacant	Commercial		459000	561000
Unincorporated Los Angeles County	6107 COMPTON AVE LOS ANGELES CA 90001	90001	6008029002	9	8	0	0	Shortfall of Sites	0.139740809	CG	C-3	MU	MXD	50	150	17	Vacant	Vacant		249906	0
Unincorporated Los Angeles County	5938 COMPTON AVE LOS ANGELES CA 90001	90001	6008036022	12	12	0	0	Shortfall of Sites	0.202693196	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Residential - 1		16678	13312
Unincorporated Los Angeles County	1511 E 60TH ST LOS ANGELES CA 90001	90001	6008036023	10	10	0	0	Shortfall of Sites	0.161143134	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Residential - 1		173476	37071
Unincorporated Los Angeles County	6000 COMPTON AVE LOS ANGELES CA 90001	90001	6008039001	11	11	0	0	Shortfall of Sites	0.176357596	CG	C-3	MU	MXD	50	150	22	Non-Vacant	Institutional		107344	393626
Unincorporated Los Angeles County	E Compton Blvd & S Butler Ave 90221	90221	6180005028	27	27	0	0	Shortfall of Sites	0.44126666	CG	C-3	MU	MXD	50	150	54	Non-Vacant			0	0
Unincorporated Los Angeles County	6008 COMPTON AVE LOS ANGELES CA 90001	90001	6008039002	10	9	0	0	Shortfall of Sites	0.156014219	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		155794	129827
Unincorporated Los Angeles County	Compton Ave & E 60th St 90001	90001	6008039003	10	10	0	0	Shortfall of Sites	0.163415356	CG	C-3	MU	MXD	50	150	20	Vacant	Vacant		107344	0
Unincorporated Los Angeles County	6018 COMPTON AVE LOS ANGELES CA 90001	90001	6008039004	0	0	15	0	Shortfall of Sites	0.158350975	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 6		23213	42224
Unincorporated Los Angeles County	6038 COMPTON AVE LOS ANGELES CA 90001	90001	6008039008	9	8	0	0	Shortfall of Sites	0.153035782	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 2		174245	139125
Unincorporated Los Angeles County	6052 COMPTON AVE LOS ANGELES CA 90001	90001	6008039011	9	9	0	0	Shortfall of Sites	0.15631386	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		143816	44180
Unincorporated Los Angeles County	6104 COMPTON AVE LOS ANGELES CA 90001	90001	6008039012	10	10	0	0	Shortfall of Sites	0.154829948	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		74426	68697
Unincorporated Los Angeles County	6106 COMPTON AVE LOS ANGELES CA 90001	90001	6008039013	11	11	0	0	Shortfall of Sites	0.18494328	CG	C-3	MU	MXD	50	150	22	Non-Vacant	Residential - 1		158910	132425
Unincorporated Los Angeles County	6218 COMPTON AVE LOS ANGELES CA 90001	90001	6008040025	28	27	0	0	Shortfall of Sites	0.452912871	CG	C-3	MU	MXD	50	150	55	Non-Vacant	Residential - 0		1122000	0
Unincorporated Los Angeles County	6412 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010001031	17	17	0	0	Shortfall of Sites	0.278776258	CG	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		121275	208263
Unincorporated Los Angeles County	E 66th St & S Central Ave 90001	90001	6010003031	12	11	0	0	Shortfall of Sites	0.185844954	CG	C-3	MU	MXD	50	150	23	Non-Vacant	Industrial		280367	0
Unincorporated Los Angeles County	6606 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010005003	10	10	0	0	Shortfall of Sites	0.161992281	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		298987	85541
Unincorporated Los Angeles County	6724 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010007005	13	13	0	0	Shortfall of Sites	0.213108996	CG	C-3	MU	MXD	50	150	26	Non-Vacant	Commercial		343625	406103
Unincorporated Los Angeles County	6700 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010007028	13	12	0	0	Shortfall of Sites	0.215091882	CG	C-3	MU	MXD	50	150	25	Non-Vacant	Commercial		126062	276245
Unincorporated Los Angeles County	6816 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010009004	0	0	15	0	Shortfall of Sites	0.116492652	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		140196	152940
Unincorporated Los Angeles County	6920 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010011005	12	12	0	0	Shortfall of Sites	0.19972023	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Commercial		148569	5306
Unincorporated Los Angeles County	7000 S CENTRAL AVE LOS ANGELES CA 90001	90001	6010013030	0	0	14	0	Shortfall of Sites	0.115038464	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial		208080	26010
Unincorporated Los Angeles County	6525 COMPTON AVE LOS ANGELES CA 90001	90001	6010019003	20	20	0	0	Shortfall of Sites	0.330305997	CG	C-3	MU	MXD	50	150	40	Non-Vacant	Industrial		937288	503356
Unincorporated Los Angeles County	6623 COMPTON AVE LOS ANGELES CA 90001	90001	6010020004	9	9	0	0	Shortfall of Sites	0.155501264	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 2		16678	5688
Unincorporated Los Angeles County	1444 E 67TH ST LOS ANGELES CA 90001	90001	6010022001	10	10	0	0	Shortfall of Sites	0.166230772	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		430000	220000
Unincorporated Los Angeles County	6715 COMPTON AVE LOS ANGELES CA 90001	90001	6010022004	9	9	0	0	Shortfall of Sites	0.156739366	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 2		210296	6367
Unincorporated Los Angeles County	6719 COMPTON AVE LOS ANGELES CA 90001	90001	6010022005	9	8	0	0	Shortfall of Sites	0.144704413	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		91752	25340
Unincorporated Los Angeles County	6723 COMPTON AVE LOS ANGELES CA 90001	90001	6010022006	8	8	0	0	Shortfall of Sites	0.159171312	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		349872	273649
Unincorporated Los Angeles County	6709 COMPTON AVE LOS ANGELES CA 90001	90001	6010022034	8	8	0	0	Shortfall of Sites	0.151057687	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 4		136813	125557
Unincorporated Los Angeles County	6801 COMPTON AVE LOS ANGELES CA 90001	90001	6010026001	24	23	0	0	Shortfall of Sites	0.405694679	CG	C-3	MU	MXD	50	150	47	Non-Vacant	Commercial		166707	108838
Unincorporated Los Angeles County	6813 COMPTON AVE LOS ANGELES CA 90001	90001	6010026009	9	9	0	0	Shortfall of Sites	0.158479097	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 2		300000	144000
Unincorporated Los Angeles County	6901 COMPTON AVE LOS ANGELES CA 90001	90001	6010026026	10	10	0	0	Shortfall of Sites	0.166718378	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Residential - 1		28683	74600
Unincorporated Los Angeles County	6917 COMPTON AVE LOS ANGELES CA 90001	90001	6010026030	0	0	15	0	Shortfall of Sites	0.12355822	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 1		130479	59387
Unincorporated Los Angeles County	6819 COMPTON AVE LOS ANGELES CA 90001	90001	6010026040	0	0	14	0	Shortfall of Sites	0.148996478	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 6		96717	272511
Unincorporated Los Angeles County	7001 COMPTON AVE LOS ANGELES CA 90001	90001	6010027009	16	16	0	0	Shortfall of Sites	0.2673475	CG	C-3	MU	MXD	50	150	32	Non-Vacant	Commercial		33544	17539
Unincorporated Los Angeles County	7019 COMPTON AVE LOS ANGELES CA 90001	90001	6010027011	8	8	0	0	Shortfall of Sites	0.121298887	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		150461	70476
Unincorporated Los Angeles County	7023 COMPTON AVE LOS ANGELES CA 90001	90001	6010027012	8	8	0	0	Shortfall of Sites	0.12880808	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		285400	179600
Unincorporated Los Angeles County	7013 COMPTON AVE LOS ANGELES CA 90001	90001	6010027043	8	8	0	0	Shortfall of Sites	0.121068942	CG	C-3	MU	MXD	50	150	16	Vacant	Vacant		13244	0
Unincorporated Los Angeles County	Compton Ave & E 71st St 90001	90001	6010027066	0	0	15	0	Shortfall of Sites	0.117835983	CG	C-3	MU	MXD	50	150	15	Vacant	Vacant		83233	0
Unincorporated Los Angeles County	6518 COMPTON AVE LOS ANGELES 90001	90001	6010028031	22	21	0	0	Shortfall of Sites	0.364900707	CG	C-3	MU	MXD	50	150	43	Non-Vacant	Commercial		183844	244534
Unincorporated Los Angeles County	6608 COMPTON AVE LOS ANGELES CA 90001	90001	6010034003	8	8	0	0	Shortfall of Sites	0.146348372	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		94547	60778
Unincorporated Los Angeles County	6614 COMPTON AVE LOS ANGELES CA 90001	90001	6010034004	9	9	0	0	Shortfall of Sites	0.158891914	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		105937	59586
Unincorporated Los Angeles County	6618 COMPTON AVE LOS ANGELES CA 90001	90001	6010034005	0	0	15	0	Shortfall of Sites	0.119211779	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		41444	0
Unincorporated Los Angeles County	6702 COMPTON AVE LOS ANGELES CA 90001	90001	6010034008	0	0	15	0	Shortfall of Sites	0.121523369	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 1		43741	90068
Unincorporated Los Angeles County	6704 COMPTON AVE LOS ANGELES CA 90001	90001	6010034009	9	9	0	0	Shortfall of Sites	0.150977514	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		78718	50086
Unincorporated Los Angeles County	6712 COMPTON AVE LOS ANGELES CA 90001	90001	6010034010	0	0	18	0	Shortfall of Sites	0.153276872	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		52789	180164
Unincorporated Los Angeles County	6718 COMPTON AVE LOS ANGELES CA 90001	90001	6010034011	8	8	0	0	Shortfall of Sites	0.153154464	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 4		158389	168778
Unincorporated Los Angeles County	6730 COMPTON AVE LOS ANGELES CA 90001	90001	6010034023	9	8	0	0	Shortfall of Sites	0.165666099	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 4		299889	137447
Unincorporated Los Angeles County	6600 COMPTON AVE LOS ANGELES CA 90001	90001	6010034034	10	10	0	0	Shortfall of Sites	0.186284538	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		73767	84059
Unincorporated Los Angeles County	6800 COMPTON AVE LOS ANGELES CA 90001	90001	6010035001	10	9	0	0	Shortfall of Sites	0.154882359	CG	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 1		38250	33463
Unincorporated Los Angeles County	6812 COMPTON AVE LOS ANGELES CA 90001	90001	6010035003	9	8	0	0	Shortfall of Sites	0.147486205	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Residential - 2		163037	216152
Unincorporated Los Angeles County	6926 COMPTON AVE LOS ANGELES CA 90001	90001	6010035010	8	8	0	0	Shortfall of Sites	0.152093823	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 3		210296	101957
Unincorporated Los Angeles County	6932 COMPTON AVE LOS ANGELES CA 90001	90001	6010035011	9	9	0	0	Shortfall of Sites	0.150359543	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		81041	40513
Unincorporated Los Angeles County	6940 COMPTON AVE LOS ANGELES CA 90001	90001	6010035028	9	9	0	0	Shortfall of Sites	0.152092692	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		277053	46172
Unincorporated Los Angeles County	7000 COMPTON AVE LOS ANGELES CA 90001	90001	6010041001	11	10	0	0	Shortfall of Sites	0.178889543	CG	C-3	MU	MXD	50	150	21	Non-Vacant	Residential - 1		326400	81600
Unincorporated Los Angeles County	7301 COMPTON AVE LOS ANGELES CA 90001	90001	6021002001	13	13	0	0	Shortfall of Sites	0.207426545	CG	C-3	MU	MXD	50	150	26	Non-Vacant	Commercial		113647	65321
Unincorporated Los Angeles County	1455 E 76TH ST LOS ANGELES CA 90001	90001	6021004005	11	11	0	0	Shortfall of Sites	0.196929442	CG	C-3	MU	MXD	50	150	22	Non-Vacant	Residential - 3		18874	37678
Unincorporated Los Angeles County	7625 COMPTON AVE LOS ANGELES CA 90001	90001	6021005039	27	26	0	0	Shortfall of Sites	0.449541515	CG	C-3	MU	MXD	50	150	53	Non-Vacant	Commercial		120689	57443
Unincorporated Los Angeles County	7514 COMPTON AVE LOS ANGELES CA 90001	90001	6021014003	10	10	0	0	Shortfall of Sites	0.161528935	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Recreational		398267	90039
Unincorporated Los Angeles County	7502 COMPTON AVE LOS ANGELES CA 90001	90001	6021014006	12	11	0	0	Shortfall of Sites	0.194804557	CG	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		15897	13914
Unincorporated Los Angeles County	7524 COMPTON AVE LOS ANGELES CA 90001	90001	6021014032	12	12	0	0	Shortfall of Sites	0.187139178	CG	C-3	MU	MXD	50	150	24	Non-Vacant	Institutional		17110	123789
Unincorporated Los Angeles County	7422 COMPTON AVE LOS ANGELES CA 90001	90001	6021015024	12	11	0	0	Shortfall of Sites	0.181068812	CG	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		35774	71560
Unincorporated Los Angeles County	1545 E 75TH ST LOS ANGELES CA 90001	90001	6021015031	0	0	3	0	Shortfall of Sites	0.117213036	H18	R-3	H30	R-3	20	30	3	Non-Vacant	Residential - 1		90333	40638
Unincorporated Los Angeles County	7420 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024005036	16	15	0	0	Shortfall of Sites	0.248430193	CG	C-3	MU	MXD	50	150	31	Non-Vacant	Commercial		333989	447115
Unincorporated Los Angeles County	7756 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024015001	0	0	35	0	Shortfall of Sites	0.297652125	CG	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		1193400	1407600
Unincorporated Los Angeles County	7768 S CENTRAL AVE LOS ANGELES CA 90001	90001	6024015002	12	11	0	0	Shortfall of Sites	0.193424231	CG	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		373117	206427
Unincorporated Los Angeles County	2030 E FLORENCE AVE LOS ANGELES CA 90001	90001	6025016011	10	10	0	0	Shortfall of Sites	0.207707811	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Residential - 8		624240	494190
Unincorporated Los Angeles County	2022 E FLORENCE AVE LOS ANGELES CA 90001	90001	6025016036	10	10	0	0	Shortfall of Sites	0.197804511	CG	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		171576	360332
Unincorporated Los Angeles County	2200 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6025028001	8	8	0	0	Shortfall of Sites	0.134041923	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		312427	208282
Unincorporated Los Angeles County	2230 E FLORENCE AVE HUNTINGTON PARK CA 90255	90255	6025028005	14	14	0	0	Shortfall of Sites	0.226437245	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Commercial		1225063	245006
Unincorporated Los Angeles County	7201 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029007	17	17	0	0	Shortfall of Sites	0.281193528	CG	C-3	MU	MXD	50	150	34	Non-Vacant	Commercial		232138	188398
Unincorporated Los Angeles County	7327 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029016	9	9	0	0	Shortfall of Sites	0.144402422	CG	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		400000	220000
Unincorporated Los Angeles County	7403 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029017	8	8	0	0	Shortfall of Sites	0.129314715	CG	C-3	MU	MXD	50	150	16	Non-Vacant	Residential - 1		54624	62428
Unincorporated Los Angeles County	7407 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029018	9	8	0	0	Shortfall of Sites	0.142877114	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Industrial		288598	57715

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	7411 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029019	9	8	0	0	Shortfall of Sites	0.134314359	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		299514	25482
Unincorporated Los Angeles County	7315 SANTA FE AVE HUNTINGTON PARK CA 90255	90255	6025029036	14	13	0	0	Shortfall of Sites	0.269659166	CG	C-3	MU	MXD	50	150	27	Non-Vacant	Residential - 8		564000	1000000
Unincorporated Los Angeles County	California St & Santa Fe Ave 90255	90255	6025029038	8	8	0	0	Shortfall of Sites	0.120478257	CG	C-3	MU	MXD	50	150	16	Non-Vacant			0	0
Unincorporated Los Angeles County	8024 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028018019	0	0	14	0	Shortfall of Sites	0.120408014	CG	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial		159181	159181
Unincorporated Los Angeles County	8114 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028019003	0	0	13	0	Shortfall of Sites	0.114786967	CG	C-3	MU	MXD	50	150	13	Non-Vacant	Residential - 2		219781	207693
Unincorporated Los Angeles County	8476 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028024001	9	8	0	0	Shortfall of Sites	0.136740558	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		22601	29643
Unincorporated Los Angeles County	8466 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028024002	0	0	15	0	Shortfall of Sites	0.114909982	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Industrial		173568	144639
Unincorporated Los Angeles County	8462 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028024003	0	0	15	0	Shortfall of Sites	0.114910089	CG	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		165688	19111
Unincorporated Los Angeles County	1108 E 84TH PL LOS ANGELES CA 90001	90001	6028024006	9	8	0	0	Shortfall of Sites	0.136627452	CG	C-3	MU	MXD	50	150	17	Non-Vacant	Institutional		20250	28280
Unincorporated Los Angeles County	8516 S CENTRAL AVE LOS ANGELES CA 90001	90001	6028025001	21	20	0	0	Shortfall of Sites	0.339919438	CG & CG	C-3 & C-3	MU	MXD	50	150	41	Non-Vacant	Commercial		259663	139437
Unincorporated Los Angeles County	E 85th St & S Central Ave 90001	90001	6028025900	14	14	0	0	Shortfall of Sites	0.228444151	CG	C-3	MU	MXD	50	150	28	Non-Vacant	Government		0	0
Unincorporated Los Angeles County	288 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330001008	12	12	0	0	Shortfall of Sites	0.330012122	H50	R-4	H100	R-5	50	100	24	Non-Vacant	Residential - 15		2554981	1098915
Unincorporated Los Angeles County	294 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330001043	10	10	0	0	Shortfall of Sites	0.245762094	H50	R-4	H100	R-5	50	100	20	Non-Vacant	Residential - 7		87675	194496
Unincorporated Los Angeles County	2405 ONEIDA ST PASADENA CA 91107	91107	5330001257	0	0	0	12	Shortfall of Sites	0.125721457	H50	R-4	H100	R-5	50	100	12	Non-Vacant	Residential - 2		309524	342739
Unincorporated Los Angeles County	350 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330002011	12	12	0	0	Shortfall of Sites	0.337223756	H50	R-4	H100	R-5	50	100	24	Non-Vacant	Residential - 15		1962494	948918
Unincorporated Los Angeles County	380 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330002014	9	8	0	0	Shortfall of Sites	0.25551974	H50	R-4	H100	R-5	50	100	17	Non-Vacant	Residential - 13		131965	546330
Unincorporated Los Angeles County	2403 SENECA ST PASADENA CA 91107	91107	5330002015	10	9	0	0	Shortfall of Sites	0.249318849	H50	R-4	H100	R-5	50	100	19	Non-Vacant	Residential - 9		413337	227333
Unincorporated Los Angeles County	2472 ONEIDA ST PASADENA CA 91107	91107	5330002022	0	0	0	6	Shortfall of Sites	0.22996333	H18	R-2	H30	R-3	20	30	6	Non-Vacant	Residential - 2		452248	154273
Unincorporated Los Angeles County	2464 ONEIDA ST PASADENA CA 91107	91107	5330002023	0	0	0	5	Shortfall of Sites	0.229669265	H18	R-2	H30	R-3	20	30	5	Non-Vacant	Residential - 3		630549	337793
Unincorporated Los Angeles County	346 S CARMELO AVE PASADENA CA 91107	91107	5330002024	0	0	0	6	Shortfall of Sites	0.225689687	H18	R-2	H30	R-3	20	30	6	Non-Vacant	Residential - 2		38542	63540
Unincorporated Los Angeles County	2446 ONEIDA ST # 1 PASADENA CA 91107	91107	5330002035	0	0	0	8	Shortfall of Sites	0.426941206	H18	R-2	H30	R-3	20	30	8	Non-Vacant	Residential - 7		232675	164605
Unincorporated Los Angeles County	2428 ONEIDA ST A PASADENA CA 91107	91107	5330002044	0	0	0	10	Shortfall of Sites	0.370996622	H18	R-2	H30	R-3	20	30	10	Non-Vacant	Residential - 4		505499	346156
Unincorporated Los Angeles County	410 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330004001	0	0	0	18	Shortfall of Sites	0.325890487	H50	R-4	H100	R-5	50	100	18	Non-Vacant	Residential - 21		3194236	1368958
Unincorporated Los Angeles County	2400 SENECA ST PASADENA CA 91107	91107	5330004002	0	0	0	16	Shortfall of Sites	0.186433085	H50	R-4	H100	R-5	50	100	16	Non-Vacant	Residential - 6		900785	478541
Unincorporated Los Angeles County	420 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330004003	0	0	0	16	Shortfall of Sites	0.159749694	H50	R-4	H100	R-5	50	100	16	Non-Vacant	Residential - 1		556367	139089
Unincorporated Los Angeles County	432 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330004004	15	14	0	0	Shortfall of Sites	0.331461948	H50	R-4	H100	R-5	50	100	29	Non-Vacant	Residential - 8		1681461	960833
Unincorporated Los Angeles County	460 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330004026	0	0	0	60	Shortfall of Sites	0.381844704	CG	C-2	MU	MXD	50	150	60	Non-Vacant	Commercial		463800	743842
Unincorporated Los Angeles County	379 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330005015	9	9	0	0	Shortfall of Sites	0.178669466	H50	R-4	H100	R-5	50	100	18	Non-Vacant	Residential - 1		520200	364140
Unincorporated Los Angeles County	385 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330005016	8	8	0	0	Shortfall of Sites	0.1653579	H50	R-4	H100	R-5	50	100	16	Non-Vacant	Residential - 2		301733	41728
Unincorporated Los Angeles County	397 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330005017	15	14	0	0	Shortfall of Sites	0.37244527	H50	R-4	H100	R-5	50	100	29	Non-Vacant	Residential - 13		2031159	490022
Unincorporated Los Angeles County	405 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330005028	18	17	0	0	Shortfall of Sites	0.32304256	H50	R-4	H100	R-5	50	100	35	Vacant	Vacant		432248	0
Unincorporated Los Angeles County	371 S SIERRA MADRE BLVD A PASADENA CA 91107	91107	5330005035	0	0	0	29	Shortfall of Sites	0.334415321	H50	R-4	H100	R-5	50	100	29	Non-Vacant	Residential - 8		294442	145586
Unincorporated Los Angeles County	273 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330006005	15	15	0	0	Shortfall of Sites	0.335210059	H50	R-4	H100	R-5	50	100	30	Non-Vacant	Residential - 7		46124	52679
Unincorporated Los Angeles County	297 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330006008	0	0	0	24	Shortfall of Sites	0.342374067	H50	R-4	H100	R-5	50	100	24	Non-Vacant	Residential - 15		3745109	2022006
Unincorporated Los Angeles County	319 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330006010	14	14	0	0	Shortfall of Sites	0.341110846	H50	R-4	H100	R-5	50	100	28	Non-Vacant	Residential - 10		46561	211992
Unincorporated Los Angeles County	343 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330006012	15	15	0	0	Shortfall of Sites	0.335304185	H50	R-4	H100	R-5	50	100	30	Non-Vacant	Residential - 7		46124	112160
Unincorporated Los Angeles County	2320 OAKDALE ST PASADENA CA 91107	91107	5330006013	8	8	0	0	Shortfall of Sites	0.167175033	H50	R-4	H100	R-5	50	100	16	Non-Vacant	Residential - 2		245597	233822
Unincorporated Los Angeles County	357 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330006014	0	0	0	12	Shortfall of Sites	0.169351881	H50	R-4	H100	R-5	50	100	12	Non-Vacant	Residential - 8		219179	334551
Unincorporated Los Angeles County	315 S SIERRA MADRE BLVD APT 000A PASADENA CA 91107	91107	5330006042	0	0	0	33	Shortfall of Sites	0.370895996	H50	R-4	H100	R-5	50	100	33	Non-Vacant	Residential - 8		160501	150698
Unincorporated Los Angeles County	285 S SIERRA MADRE BLVD UNIT A PASADENA CA 91107	91107	5330006051	0	0	0	24	Shortfall of Sites	0.339165045	H50	R-4	H100	R-5	50	100	24	Non-Vacant	Residential - 14		329659	138917
Unincorporated Los Angeles County	335 S SIERRA MADRE BLVD NO 101 A PASADENA CA 91107	91107	5330006065	0	0	0	24	Shortfall of Sites	0.343129434	H50	R-4	H100	R-5	50	100	24	Non-Vacant	Residential - 15		142357	91105
Unincorporated Los Angeles County	504 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5331001001	27	26	0	0	Shortfall of Sites	0.334100388	CG	C-2	MU	MXD	50	150	53	Non-Vacant	Commercial		1186698	331170
Unincorporated Los Angeles County	8619 S VERMONT AVE LOS ANGELES CA 90044	90044	6047003004	0	0	15	0	Shortfall of Sites	0.119376005	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		424483	53060
Unincorporated Los Angeles County	8623 S VERMONT AVE LOS ANGELES CA 90044	90044	6047003005	0	0	15	0	Shortfall of Sites	0.119380026	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		94547	168842
Unincorporated Los Angeles County	8713 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004003	15	14	0	0	Shortfall of Sites	0.238765492	C.1	C-3	MU	MXD	50	150	29	Non-Vacant	Commercial		392270	4625
Unincorporated Los Angeles County	8719 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004004	0	0	15	0	Shortfall of Sites	0.119380328	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		68697	31481
Unincorporated Los Angeles County	8723 1/2 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004005	0	0	15	0	Shortfall of Sites	0.119376156	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		112596	45036
Unincorporated Los Angeles County	8731 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004006	0	0	15	0	Shortfall of Sites	0.119376005	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		140010	4625
Unincorporated Los Angeles County	8741 S VERMONT AVE LOS ANGELES CA 90044	90044	6047004007	0	0	15	0	Shortfall of Sites	0.119380027	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		415582	57769
Unincorporated Los Angeles County	8801 S VERMONT AVE LOS ANGELES CA 90044	90044	6047009001	10	10	0	0	Shortfall of Sites	0.165300412	C.1	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		439564	756877
Unincorporated Los Angeles County	S Vermont Ave & W 89th St 90044	90044	6047009052	8	8	0	0	Shortfall of Sites	0.130404354	C.1 & RD3.1	C-3 & R-2	MU	MXD	50	150	16	Non-Vacant	Commercial		140	0
Unincorporated Los Angeles County	8915 S VERMONT AVE LOS ANGELES CA 90044	90044	6047010003	10	10	0	0	Shortfall of Sites	0.156409658	C.1	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		275400	107100
Unincorporated Los Angeles County	8919 S VERMONT AVE LOS ANGELES CA 90044	90044	6047010028	21	21	0	0	Shortfall of Sites	0.340255059	C.1	C-3	MU	MXD	50	150	42	Non-Vacant	Commercial		293141	38230
Unincorporated Los Angeles County	8937 S VERMONT AVE LOS ANGELES CA 90044	90044	6047010029	19	19	0	0	Shortfall of Sites	0.306678469	C.1	C-3	MU	MXD	50	150	38	Non-Vacant	Commercial		267652	38230
Unincorporated Los Angeles County	1010 W 90TH ST NO 2 LOS ANGELES CA 90044	90044	6047015021	15	15	0	0	Shortfall of Sites	0.333562363	C.1	C-3	MU	MXD	50	150	30	Non-Vacant	Residential - 14		341905	341905
Unincorporated Los Angeles County	9001 S VERMONT AVE LOS ANGELES CA 90044	90044	6047015022	12	12	0	0	Shortfall of Sites	0.201735049	C.1	C-3	MU	MXD	50	150	24	Non-Vacant	Institutional		312120	83232
Unincorporated Los Angeles County	S Vermont Ave & W 90th St 90044	90044	6047015023	0	0	15	0	Shortfall of Sites	0.117969041	C.1	C-3	MU	MXD	50	150	15	Vacant	Vacant		239700	0
Unincorporated Los Angeles County	9129 S VERMONT AVE LOS ANGELES CA 90044	90044	6047020046	13	13	0	0	Shortfall of Sites	0.206822809	C.1	C-3	MU	MXD	50	150	26	Vacant	Vacant		270230	0
Unincorporated Los Angeles County	9131 S VERMONT AVE LOS ANGELES CA 90044	90044	6047020047	28	27	0	0	Shortfall of Sites	0.446998176	C.1	C-3	MU	MXD	50	150	55	Non-Vacant	Commercial		440759	231016
Unincorporated Los Angeles County	9223 S VERMONT AVE LOS ANGELES CA 90044	90044	6056003029	12	11	0	0	Shortfall of Sites	0.180110332	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		275914	21224
Unincorporated Los Angeles County	9301 S VERMONT AVE LOS ANGELES CA 90044	90044	6056004027	14	14	0	0	Shortfall of Sites	0.237038763	C.1	C-3	MU	MXD	50	150	28	Non-Vacant	Industrial		100424	80962
Unincorporated Los Angeles County	9309 S VERMONT AVE LOS ANGELES CA 90044	90044	6056004028	12	11	0	0	Shortfall of Sites	0.180310407	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Industrial		347373	214918
Unincorporated Los Angeles County	9313 S VERMONT AVE LOS ANGELES CA 90044	90044	6056004029	12	11	0	0	Shortfall of Sites	0.180292091	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		37333	21726
Unincorporated Los Angeles County	9321 S VERMONT AVE LOS ANGELES CA 90044	90044	6056004030	11	11	0	0	Shortfall of Sites	0.180274766	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Residential - 1		110389	99349
Unincorporated Los Angeles County	9325 S VERMONT AVE LOS ANGELES CA 90044	90044	6056004031	11	10	0	0	Shortfall of Sites	0.180294112	C.1	C-3	MU	MXD	50	150	21	Non-Vacant	Residential - 2		173400	110160
Unincorporated Los Angeles County	9423 S VERMONT AVE LOS ANGELES CA 90044	90044	6056009028	12	11	0	0	Shortfall of Sites	0.180836094	C.1	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		140196	25482
Unincorporated Los Angeles County	9431 S VERMONT AVE LOS ANGELES CA 90044	90044	6056009029	11	11	0	0	Shortfall of Sites	0.180818691	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Residential - 1		37333	13154
Unincorporated Los Angeles County	9439 S VERMONT AVE LOS ANGELES CA 90044	90044	6056009030	14	14	0	0	Shortfall of Sites	0.236843601	C.1	C-3	MU	MXD	50	150	28	Non-Vacant	Residential - 1		158910	13234
Unincorporated Los Angeles County	1406 W 106TH ST LOS ANGELES CA 90047	90047	6059016012	12	11	0	0	Shortfall of Sites	0.19541611	C.2	C-2	MU	MXD	50	150	23	Non-Vacant	Residential - 2		32501	21290
Unincorporated Los Angeles County	10605 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059016013	10	9	0	0	Shortfall of Sites	0.164331397	C.2	C-2	MU	MXD	50	150	19	Non-Vacant	Residential - 2		265302	62292
Unincorporated Los Angeles County	1409 W 106TH ST LOS ANGELES CA 90047	90047	6059018016	12	12	0	0	Shortfall of Sites	0.195244624	C.2	C-2	MU	MXD	50	150	24	Non-Vacant	Residential - 0		142957	34242
Unincorporated Los Angeles County	10431 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059020004	8	8	0	0	Shortfall of Sites	0.134318157	C.2	C-2	MU	MXD	50	150	16	Non-Vacant	Commercial		150833	64642
Unincorporated Los Angeles County	10435 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059020005	0	0	14	0	Shortfall of Sites	0.123559158	C.2	C-2	MU	MXD	50	150	14	Non-Vacant	Residential - 2		184699	43862
Unincorporated Los Angeles County	10423 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059020026	16	15	0	0	Shortfall of Sites	0.26862179	C.2	C-2	MU	MXD	50	150	31	Non-Vacant	Commercial		439564	329674
Unincorporated Los Angeles County	10315 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059022022	8	8	0	0	Shortfall of Sites	0.173385671	C.2	C-2	MU	MXD	50	150	16	Non-Vacant	Residential - 8		554730	186814
Unincorporated Los Angeles County	10323 S NORMANDIE AVE LOS ANGELES CA 90044	90044	6059022023	9	9	0	0	Shortfall of Sites	0.196971344	C.2	C-2	MU	MXD	50	150	18	Non-Vacant	Residential - 8		800000	200000
Unincorporated Los Angeles County	10623 S VERMONT AVE LOS ANGELES CA 90044	90044	6060016004	11	10	0	0	Shortfall of Sites	0.174664183	C.1	C-3	MU	MXD	50	150	21	Non-Vacant	Residential - 1		173156	51943
Unincorporated Los Angeles County	10637 S VERMONT AVE LOS ANGELES CA 90044	90044	6060016026	20	19	0	0	Shortfall of Sites	0.31459036	C.1	C-3	MU	MXD	50	150	39	Non-Vacant	Commercial		923525	600288
Unincorporated Los Angeles County	1004 W 105TH ST LOS ANGELES CA 90044	90044	6060018019	9	9	0	0	Shortfall of Sites	0.167578701	C.1	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 4		27447	33597
Unincorporated Los Angeles County	10505 S VERMONT AVE LOS ANGELES CA 90044	90044	6060018020	9	8	0	0	Shortfall of Sites	0.14673859	C.1	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		24813	50993
Unincorporated Los Angeles County	10537 S VERMONT AVE LOS ANGELES CA 90044	90044	6060018026	11	10	0	0	Shortfall of Sites	0.173163802	C.1	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		659348	329674
Unincorporated Los Angeles County	10527 S VERMONT AVE LOS ANGELES CA 90044	90044	6060018029	0	0	33	0	Shortfall of Sites	0.314945849	C.1	C-3	MU	MXD	50	150	33	Non-Vacant	Residential - 7		263958	101818
Unincorporated Los Angeles County	10411 S VERMONT AVE LOS ANGELES CA 90044	90044	6060020026	23	23	0	0	Shortfall of Sites	0.3757408	C.1	C-3	MU	MXD	50	150	46	Non-Vacant	Commercial		232156	325025
Unincorporated Los Angeles County	10301 S VERMONT AVE LOS ANGELES CA 90044	90044	6060022016	10	9	0	0	Shortfall of Sites	0.16075142	C.1	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		318362	201629
Unincorporated Los Angeles County	10307 S VERMONT AVE LOS ANGELES CA 90044	90044	6060022017	0	0	15	0	Shortfall of Sites	0.14478506	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		103309	74409
Unincorporated Los Angeles County	10317 S VERMONT AVE LOS ANGELE CA 90044	90044	6060022018	8	8	0	0	Shortfall of Sites	0.144857136	C.1	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		89341	22326
Unincorporated Los Angeles County	10321 S VERMONT AVE LOS ANGELES CA 90044	90044	6060022019	8	8	0	0	Shortfall of Sites	0.144939474	C.1	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		99315	75478
Unincorporated Los Angeles County	10335 S VERMONT AVE LOS ANGELES CA 90044	90044	6060022020	0	0	36	0	Shortfall of Sites	0.305691853	C.1	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial		465172	200183
Unincorporated Los Angeles County	10211 S VERMONT AVE LOS ANGELES CA 90044	90044	6060024009	8	8	0	0	Shortfall of Sites	0.142126077	C.1	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		161606	37706
Unincorporated Los Angeles County	10215 S VERMONT AVE LOS ANGELES CA 90044	90044	6060024016	9	8	0	0	Shortfall of Sites	0.147214495	C.1	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		340661	153846
Unincorporated Los Angeles County	1008 W 102ND ST LOS ANGELES CA 90044	90044	6060024021	0	0	12	0	Shortfall of Sites	0.14190984	C.1	C-3	MU	MXD	50	150	12	Non-Vacant	Residential - 8		31036	142876
Unincorporated Los Angeles County	10201 S VERMONT AVE LOS ANGELES CA 90044	90044	6060024022	0	0	15	0	Shortfall of Sites	0.126666145	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		110218	39945
Unincorporated Los Angeles County	10811 S VERMONT AVE LOS ANGELES CA 90044	90044	6076004006	0	0	15	0	Shortfall of Sites	0.118234636	C.1	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		104235	37219
Unincorporated Los Angeles County	10717 S VERMONT AVE LOS ANGELES CA 90044	90044	6076004046	11	11	0	0	Shortfall of Sites	0.175558114	C.1	C-3	MU	MXD	50	150	22	Non-Vacant	Commercial		152940	63720
Unincorporated Los Angeles County	1011 W 108TH ST LOS ANGELES CA 90044	90044	6076004048	9	9	0	0	Shortfall of Sites	0.17230002	C.1	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 4		140247	311659
Unincorporated Los Angeles County	10823 S VERMONT AVE LOS ANGELES CA 90044	90044	6076004049	0	0	38	0	Shortfall of Sites	0.309030926	C.1	C-3	MU	MXD	50	150	38	Non-Vacant	Commercial		480414	78063
Unincorporated Los Angeles County	10967 S VERMONT AVE LOS ANGELES CA 90044	90044	6076012017	0	0	13	0	Shortfall of Sites	0.149349519	C.1	C-3	MU	MXD	50	150	13	Non-Vacant	Residential - 7		288598	57715
Unincorporated Los Angeles County	10959 S VERMONT AVE LOS ANGELES CA 90044	90044	6076012018	10	9	0	0	Shortfall of Sites	0.149520089	C.1	C-3	MU	MXD	50	150	19	Non-Vacant	Institutional		206729	90729
Unincorporated Los Angeles County	10953 S VERMONT AVE LOS ANGELES CA 90044	90044	6076012019	10	10	0	0	Shortfall of Sites	0.206677055	C.1	C-3	MU	MXD	50	150	20	Non-Vacant	Residential - 7		759900	204000
Unincorporated Los Angeles County	10975 S VERMONT AVE LOS ANGELES CA 90044	90044	6076012022	9	8	0	0	Shortfall of Sites	0.149240054	C.1	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		312120	108201
Unincorporated Los Angeles County	1009 W 110TH ST LOS ANGELES CA 90044	90044	6076012027	9	9	0	0	Shortfall of Sites	0.144707843	C.1	C-3	MU	MXD	50	150	18	Vacant	Vacant		185711	0
Unincorporated Los Angeles County	245 E EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6086012050	18	18	0	0	Shortfall of Sites	0.296218963	CG	C-2	MU	MXD	50	150	36	Non-Vacant	Commercial		360193	213423
Unincorporated Los Angeles County	12726 S SAN PEDRO ST LOS ANGELES CA 90061	90061	6086013008	0	0	33	0	Shortfall of Sites	0.273361355	CG	C-2-DP	MU	MXD	50	150	33	Non-Vacant	Commercial		236385	47668
Unincorporated Los Angeles County	451 E EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6086014065	11	11	0	0	Shortfall of Sites	0.184330088	CG	C-2	MU	MXD	50	150	22	Non-Vacant	Commercial		91919	233063
Unincorporated Los Angeles County	439 EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6086014071	24	24	0	0	Shortfall of Sites	0.393041218	CG	C-2	MU	MXD	50	150	48	Non-Vacant	Commercial		240876	737475
Unincorporated Los Angeles County	437 E EL SEGUNDO BLVD LOS ANGELES CA 90061	90061	6086014072	14	14	0	0	Shortfall of Sites	0.226644954	CG	C-2	MU	MXD	50	150	28	Non-Vacant	Commercial		113276	287689
Unincorporated Los Angeles County	12736 AVALON BLVD LOS ANGELES CA 90061	90061	6086031058	0	0	28	0	Shortfall of Sites	0.225737705	CG	C-2	MU	MXD	50	150	28	Non-Vacant	Commercial		482368	149303
Unincorporated Los Angeles County	12736 AVALON BLVD LOS ANGELES CA 90061	90061	6086031059	22	22	0	0	Shortfall of Sites	0.356867429	CG	C-2	MU	MXD	50	150	44	Non-Vacant	Commercial		836107	258410
Unincorporated Los Angeles County	12736 AVALON BLVD LOS ANGELES CA 90061	90061	6086031060	9	8	0	0	Shortfall of Sites	0.13529661	CG	C-2	MU	MXD	50	150	17	Non-Vacant	Commercial		273341	80392
Unincorporated Los Angeles County	623 E EL SEGUNDO BLVD COMPTON CA 90222	90222	6086031068	15	15	0	0	Shortfall of Sites	0.244907839	CG	C-2	MU	MXD	50	150	30	Non-Vacant	Commercial		116063	622489
Unincorporated Los Angeles County	653 E EL SEGUNDO BLVD WILLOWBROOK CA 90059	90059	6086031070	19	19	0	0	Shortfall of Sites	0.307172338	CG	C-2	MU	MXD	50	150	38	Non-Vacant	Commercial		144852	406160
Unincorporated Los Angeles County	520 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341023009	0	0	0	15	Shortfall of Sites	0.115989131	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		43050	1724
Unincorporated Los Angeles County	E Hastings St & S Atlantic Blvd 90022	90022	6341023010	9	8	0	0	Shortfall of Sites	0.136887607	MC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		53383	2171
Unincorporated Los Angeles County	500 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341023012	26	26	0	0	Shortfall of Sites	0.467767874	MC	C-3	MU	MXD	50	150	52	Non-Vacant	Commercial		270468	801644
Unincorporated Los Angeles County	600 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341024001	9	9	0	0	Shortfall of Sites	0.142097705	MC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		54260	2829

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	604 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341024002	9	8	0	0	Shortfall of Sites	0.135267247	MC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		68290	3868
Unincorporated Los Angeles County	650 S ATLANTIC BLVD EAST LOS ANGELES CA 90022	90022	6341024012	0	0	0	17	Shortfall of Sites	0.137587998	MC	C-3	MU	MXD	50	150	17	Vacant	Vacant		693600	132600
Unincorporated Los Angeles County	5230 6TH AVE LOS ANGELES CA 90043	90043	6341024035	30	30	0	0	Shortfall of Sites	0.491892788	MC	C-3	MU	MXD	50	150	60	Non-Vacant	Institutional		142843	9202
Unincorporated Los Angeles County	640 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341024037	16	15	0	0	Shortfall of Sites	0.247040772	MC	C-3	MU	MXD	50	150	31	Non-Vacant	Commercial		102813	18120
Unincorporated Los Angeles County	5623 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341032006	9	9	0	0	Shortfall of Sites	0.155168347	MC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		82818	71363
Unincorporated Los Angeles County	5615 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341032031	0	0	0	47	Shortfall of Sites	0.386657668	MC	C-3	MU	MXD	50	150	47	Non-Vacant	Commercial		525061	955014
Unincorporated Los Angeles County	5555 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341033018	9	8	0	0	Shortfall of Sites	0.137122459	MC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		1220000	310000
Unincorporated Los Angeles County	5523 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341034006	10	10	0	0	Shortfall of Sites	0.153620548	MC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		344125	6367
Unincorporated Los Angeles County	5415 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341035002	8	8	0	0	Shortfall of Sites	0.131209657	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		227929	213330
Unincorporated Los Angeles County	5411 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341035003	8	8	0	0	Shortfall of Sites	0.125402783	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		91030	160226
Unincorporated Los Angeles County	5401 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341035022	18	17	0	0	Shortfall of Sites	0.281289102	MC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		1887588	1340273
Unincorporated Los Angeles County	S Belden Ave & Whittier Blvd 90022	90022	6341035903	25	25	0	0	Shortfall of Sites	0.412625093	MC	C-3	MU	MXD	50	150	50	Non-Vacant	Commercial		0	0
Unincorporated Los Angeles County	5385 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341038001	0	0	0	15	Shortfall of Sites	0.117537273	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		140000	52493
Unincorporated Los Angeles County	5373 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341038003	0	0	0	15	Shortfall of Sites	0.122417249	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		256795	115710
Unincorporated Los Angeles County	5365 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341038004	0	0	0	15	Shortfall of Sites	0.118240333	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		208636	50776
Unincorporated Los Angeles County	S Hillview Ave & Whittier Blvd 90022	90022	6341038036	17	16	0	0	Shortfall of Sites	0.267134077	MC	C-3	MU	MXD	50	150	33	Non-Vacant	Commercial		231750	3965
Unincorporated Los Angeles County	5233 WHITTIER BLVD LOS ANGELES CA 90022	90022	6341040001	15	15	0	0	Shortfall of Sites	0.240789977	MC	C-3	MU	MXD	50	150	30	Non-Vacant	Commercial		215858	2640
Unincorporated Los Angeles County	726 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040026	8	8	0	0	Shortfall of Sites	0.123255864	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		510000	90000
Unincorporated Los Angeles County	730 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040027	8	8	0	0	Shortfall of Sites	0.124293923	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		54920	26345
Unincorporated Los Angeles County	736 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040028	8	8	0	0	Shortfall of Sites	0.122228726	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		324583	131774
Unincorporated Los Angeles County	740 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040029	8	8	0	0	Shortfall of Sites	0.122565271	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		54920	23926
Unincorporated Los Angeles County	744 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040030	0	0	0	15	Shortfall of Sites	0.118575265	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		242159	137647
Unincorporated Los Angeles County	746 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040031	8	8	0	0	Shortfall of Sites	0.129488403	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		567018	218484
Unincorporated Los Angeles County	752 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040032	0	0	0	16	Shortfall of Sites	0.125887951	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		510836	87393
Unincorporated Los Angeles County	760 S ATLANTIC BLVD LOS ANGELES CA 90022	90022	6341040033	0	0	0	15	Shortfall of Sites	0.11822285	MC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		57010	126729
Unincorporated Los Angeles County	5633 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342028018	8	8	0	0	Shortfall of Sites	0.1312414	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		51181	8948
Unincorporated Los Angeles County	5633 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342028019	8	8	0	0	Shortfall of Sites	0.132128748	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		51181	11151
Unincorporated Los Angeles County	5655 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342028020	18	17	0	0	Shortfall of Sites	0.283392753	MC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		118493	86164
Unincorporated Los Angeles County	5701 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342029013	10	9	0	0	Shortfall of Sites	0.150032408	MC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		381113	331130
Unincorporated Los Angeles County	5707 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342029014	8	8	0	0	Shortfall of Sites	0.130573122	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		51181	162377
Unincorporated Los Angeles County	5715 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342029015	8	8	0	0	Shortfall of Sites	0.128320299	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		196245	92348
Unincorporated Los Angeles County	5717 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342029016	8	8	0	0	Shortfall of Sites	0.131148387	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		125628	101952
Unincorporated Los Angeles County	5723 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342029017	8	8	0	0	Shortfall of Sites	0.128852819	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		132425	364178
Unincorporated Los Angeles County	5725 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342029018	10	9	0	0	Shortfall of Sites	0.151441058	MC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		860268	223482
Unincorporated Los Angeles County	5751 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342030017	8	8	0	0	Shortfall of Sites	0.128931717	MC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		51181	8539
Unincorporated Los Angeles County	5775 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342030033	9	9	0	0	Shortfall of Sites	0.148619784	MC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		85736	93977
Unincorporated Los Angeles County	5825 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342031018	18	17	0	0	Shortfall of Sites	0.28257674	CC	C-3	MU	MXD	50	150	35	Non-Vacant	Commercial		277085	30914
Unincorporated Los Angeles County	5845 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342032015	9	8	0	0	Shortfall of Sites	0.134377293	CC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		192507	69991
Unincorporated Los Angeles County	5847 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342032016	8	8	0	0	Shortfall of Sites	0.128773919	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		490000	40000
Unincorporated Los Angeles County	5851 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342032017	0	0	0	14	Shortfall of Sites	0.127949887	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Commercial		238937	49561
Unincorporated Los Angeles County	5855 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342032018	10	9	0	0	Shortfall of Sites	0.152821499	CC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		294010	196006
Unincorporated Los Angeles County	5839 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342032035	17	17	0	0	Shortfall of Sites	0.275135888	CC	C-3	MU	MXD	50	150	34	Non-Vacant	Institutional		255967	75274
Unincorporated Los Angeles County	5909 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342033015	8	8	0	0	Shortfall of Sites	0.135582236	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		41731	16678
Unincorporated Los Angeles County	5929 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342033018	10	9	0	0	Shortfall of Sites	0.151456285	CC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		910800	151200
Unincorporated Los Angeles County	5935 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342034013	10	9	0	0	Shortfall of Sites	0.148311323	CC	C-3	MU	MXD	50	150	19	Non-Vacant	Commercial		124945	71276
Unincorporated Los Angeles County	5941 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342034014	8	8	0	0	Shortfall of Sites	0.130225362	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		39312	14256
Unincorporated Los Angeles County	5945 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342034015	8	8	0	0	Shortfall of Sites	0.126607284	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		39312	18652
Unincorporated Los Angeles County	5949 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342034016	8	8	0	0	Shortfall of Sites	0.129374135	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		242856	44152
Unincorporated Los Angeles County	5955 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342034017	9	8	0	0	Shortfall of Sites	0.133644902	CC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		213468	104118
Unincorporated Los Angeles County	5959 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342034034	9	9	0	0	Shortfall of Sites	0.144489908	CC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		128174	151728
Unincorporated Los Angeles County	6011 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342035015	0	0	0	13	Shortfall of Sites	0.126254948	CC	C-3	MU	MXD	50	150	13	Non-Vacant	Commercial		402000	108000
Unincorporated Los Angeles County	6015 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342035016	0	0	0	13	Shortfall of Sites	0.138752919	CC	C-3	MU	MXD	50	150	13	Non-Vacant	Residential - 5		257705	241481
Unincorporated Los Angeles County	6021 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342035017	9	8	0	0	Shortfall of Sites	0.137629479	CC	C-3	MU	MXD	50	150	17	Non-Vacant	Commercial		153875	53060
Unincorporated Los Angeles County	6025 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342035018	9	9	0	0	Shortfall of Sites	0.156788384	CC	C-3	MU	MXD	50	150	18	Non-Vacant	Commercial		81198	50739
Unincorporated Los Angeles County	6033 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342036015	10	10	0	0	Shortfall of Sites	0.155855273	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		717812	258410
Unincorporated Los Angeles County	6039 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342036016	0	0	0	15	Shortfall of Sites	0.131658131	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		311685	150068
Unincorporated Los Angeles County	6051 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342036019	8	8	0	0	Shortfall of Sites	0.132047444	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		437343	262404
Unincorporated Los Angeles County	6061 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342036033	8	8	0	0	Shortfall of Sites	0.120532109	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		116297	19996
Unincorporated Los Angeles County	6125 WHITTIER BLVD LOS ANGELES CA 90022	90022	6342037033	24	23	0	0	Shortfall of Sites	0.389782983	CC	C-3	MU	MXD	50	150	47	Non-Vacant	Commercial		328499	291999
Unincorporated Los Angeles County	746 FINDLAY AVE LOS ANGELES CA 90022	90022	6343002040	10	9	0	0	Shortfall of Sites	0.156672795	CC	C-3	MU	MXD	50	150	19	Non-Vacant	Residential - 1		295203	129286
Unincorporated Los Angeles County	755 BRADY AVE LOS ANGELES CA 90022	90022	6343002041	0	0	0	14	Shortfall of Sites	0.152303874	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 6		127879	189718
Unincorporated Los Angeles County	749 BRADY AVE LOS ANGELES CA 90022	90022	6343002042	9	9	0	0	Shortfall of Sites	0.155162739	CC	C-3	MU	MXD	50	150	18	Non-Vacant	Residential - 2		275975	70648
Unincorporated Los Angeles County	756 BRADY AVE LOS ANGELES CA 90022	90022	6343003061	10	10	0	0	Shortfall of Sites	0.167384474	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Residential - 2		181002	141825
Unincorporated Los Angeles County	746 BRADY AVE LOS ANGELES CA 90022	90022	6343003069	0	0	0	15	Shortfall of Sites	0.123399296	MD & CC	R-3 & C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 1		139566	71400
Unincorporated Los Angeles County	748 BRADY AVE LOS ANGELES CA 90022	90022	6343003070	0	0	0	14	Shortfall of Sites	0.123471053	CC	C-3	MU	MXD	50	150	14	Non-Vacant	Residential - 2		184477	79994
Unincorporated Los Angeles County	752 BRADY AVE LOS ANGELES CA 90022	90022	6343003071	0	0	0	15	Shortfall of Sites	0.123491054	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Residential - 1		129827	84385
Unincorporated Los Angeles County	6333 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343004028	10	10	0	0	Shortfall of Sites	0.155249017	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		250728	7450
Unincorporated Los Angeles County	6433 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343009049	10	10	0	0	Shortfall of Sites	0.154655513	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		225342	155402
Unincorporated Los Angeles County	6411 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343032060	8	8	0	0	Shortfall of Sites	0.133226463	CC	C-3	MU	MXD	50	150	16	Non-Vacant	Commercial		36678	26345
Unincorporated Los Angeles County	6415 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343032061	0	0	0	15	Shortfall of Sites	0.131735477	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		200984	86135
Unincorporated Los Angeles County	6421 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343032062	0	0	0	15	Shortfall of Sites	0.126311986	CC	C-3	MU	MXD	50	150	15	Non-Vacant	Commercial		237709	133711
Unincorporated Los Angeles County	6425 WHITTIER BLVD LOS ANGELES CA 90022	90022	6343032063	10	10	0	0	Shortfall of Sites	0.15528734	CC	C-3	MU	MXD	50	150	20	Non-Vacant	Commercial		125741	301108
Unincorporated Los Angeles County	14250 TELEGRAPH RD WHITTIER CA 90604	90604	8030003044	12	12	0	0	Shortfall of Sites	0.336276321	CG	C-3-BE	MU	MXD	50	150	24	Non-Vacant	Residential - 22		637275	899798
Unincorporated Los Angeles County	14268 TELEGRAPH RD WHITTIER CA 90604	90604	8030003045	21	20	0	0	Shortfall of Sites	0.344845616	CG	C-3-BE	MU	MXD	50	150	41	Non-Vacant	Commercial		393434	350422
Unincorporated Los Angeles County	14302 TELEGRAPH RD WHITTIER CA 90604	90604	8030003050	21	20	0	0	Shortfall of Sites	0.334046736	CG	C-3-BE	MU	MXD	50	150	41	Non-Vacant	Commercial		457890	472931
Unincorporated Los Angeles County	986 W 1ST ST SAN PEDRO CA 90731	90731	7451001005	18	18	0	0	Shortfall of Sites	0.234176057	CG	C-2	MU	MXD	50	150	36	Non-Vacant	Commercial		91512	39446
Unincorporated Los Angeles County	125 N BANDINI ST SAN PEDRO CA 90731	90731	7452013019	12	12	0	0	Shortfall of Sites	0.149805807	CG	C-2	MU	MXD	50	150	24	Non-Vacant	Residential - 1		312120	78030
Unincorporated Los Angeles County	131 N BANDINI ST SAN PEDRO CA 90731	90731	7452013020	12	12	0	0	Shortfall of Sites	0.149824161	CG	C-2	MU	MXD	50	150	24	Non-Vacant	Commercial		415607	103893
Unincorporated Los Angeles County	139 N BANDINI ST SAN PEDRO CA 90731	90731	7452013024	8	8	0	0	Shortfall of Sites	0.098728414	CG	C-2	MU	MXD	50	150	16	Non-Vacant	Residential - 1		310080	77520
Unincorporated Los Angeles County	1377 W 6TH ST SAN PEDRO CA 90732	90732	7452034011	14	14	0	0	Shortfall of Sites	0.172239413	CG	C-1	MU	MXD	50	150	28	Non-Vacant	Commercial		205138	261084
Unincorporated Los Angeles County	1367 W 6TH ST SAN PEDRO CA 90732	90732	7452034012	14	14	0	0	Shortfall of Sites	0.172571724	CG	C-1	MU	MXD	50	150	28	Non-Vacant	Commercial		120598	11570
Unincorporated Los Angeles County	1347 W 6TH ST SAN PEDRO CA 90732	90732	7452034013	20	19	0	0	Shortfall of Sites	0.241081331	CG	C-1	MU	MXD	50	150	39	Non-Vacant	Commercial		780980	337082
Unincorporated Los Angeles County	1350 W 7TH ST SAN PEDRO CA 90732	90732	7452034017	17	16	0	0	Shortfall of Sites	0.20672326	CG	C-1	MU	MXD	50	150	33	Non-Vacant	Commercial		227397	322440
Unincorporated Los Angeles County	1420 W 7TH ST SAN PEDRO CA 90732	90732	7452034026	14	14	0	0	Shortfall of Sites	0.172205248	CG	C-2	MU	MXD	50	150	28	Non-Vacant	Commercial		416570	347142
Unincorporated Los Angeles County	1424 W 7TH ST SAN PEDRO CA 90732	90732	7452034027	14	14	0	0	Shortfall of Sites	0.172198856	CG	C-2	MU	MXD	50	150	28	Non-Vacant	Commercial		960833	840727
Unincorporated Los Angeles County	11120 WHITTIER BLVD WHITTIER CA 90606	90606	8171001018	12	12	0	0	Shortfall of Sites	0.192311888	CG	C-3-BE	MU	MXD	50	150	24	Non-Vacant	Commercial		259663	266155
Unincorporated Los Angeles County	11128 WHITTIER BLVD WHITTIER CA 90606	90606	8171001019	12	12	0	0	Shortfall of Sites	0.19123512	CG	C-3-BE	MU	MXD	50	150	24	Non-Vacant	Commercial		320800	229200
Unincorporated Los Angeles County	11140 WHITTIER BLVD WHITTIER CA 90606	90606	8171001020	24	23	0	0	Shortfall of Sites	0.38086432	CG	C-3-BE	MU	MXD	50	150	47	Non-Vacant	Commercial		497433	940223
Unincorporated Los Angeles County	11212 WHITTIER BLVD WHITTIER CA 90606	90606	8171001023	22	22	0	0	Shortfall of Sites	0.375130686	CG	C-3-BE	MU	MXD	50	150	44	Non-Vacant	Commercial		154693	145578
Unincorporated Los Angeles County	11104 WHITTIER BLVD WHITTIER CA 90606	90606	8171001026	22	21	0	0	Shortfall of Sites	0.370107881	CG	C-3-BE	MU	MXD	50	150	43	Non-Vacant	Commercial		150234	408126
Unincorporated Los Angeles County	11114 WHITTIER BLVD WHITTIER CA 90606	90606	8171001027	23	23	0	0	Shortfall of Sites	0.379767923	CG	C-3-BE	MU	MXD	50	150	46	Non-Vacant	Commercial		421762	60582
Unincorporated Los Angeles County	11450 WHITTIER BLVD WHITTIER CA 90601	90601	8171026003	9	8	0	0	Shortfall of Sites	0.135185918	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Commercial		108094	74287
Unincorporated Los Angeles County	11448 WHITTIER BLVD WHITTIER CA 90601	90601	8171026004	9	8	0	0	Shortfall of Sites	0.139177562	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Commercial		38209	8980
Unincorporated Los Angeles County	11412 WHITTIER BLVD WHITTIER CA 90601	90601	8171026010	9	8	0	0	Shortfall of Sites	0.137178198	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Commercial		131090	284160
Unincorporated Los Angeles County	11434 WHITTIER BLVD WHITTIER CA 90601	90601	8171026025	0	0	0	50	Shortfall of Sites	0.41188427	CG	C-3-BE	MU	MXD	50	150	50	Non-Vacant	Commercial		1153942	100081
Unincorporated Los Angeles County	11550 WHITTIER BLVD WHITTIER CA 90601	90601	8171027001	0	0	0	23	Shortfall of Sites	0.184524185	CG	C-3-BE	MU	MXD	50	150	23	Non-Vacant	Commercial		918773	393429
Unincorporated Los Angeles County	11540 WHITTIER BLVD WHITTIER CA 90601	90601	8171027002	0	0	0	17	Shortfall of Sites	0.138465925	CG	C-3-BE	MU	MXD	50	150	17	Non-Vacant	Commercial		475000	25000
Unincorporated Los Angeles County	6416 WESTERN AVE WHITTIER CA 90606	90606	8171027017	0	0	0	47	Shortfall of Sites	0.38604668	CG	C-3-BE	MU	MXD	50	150	47	Non-Vacant	Industrial		258235	103025
Unincorporated Los Angeles County	11574 HADLEY ST WHITTIER CA 90606	90606	8171028009	11	11	0	0	Shortfall of Sites	0.17475506	CG	C-2-BE	MU	MXD	50	150	22	Non-Vacant	Commercial		328475	80490
Unincorporated Los Angeles County	10722 WHITTIER BLVD WHITTIER CA 90606	90606	8174019034	0	0	0	28	Shortfall of Sites	0.225351322	CG	C-3-BE	MU	MXD	50	150	28	Non-Vacant	Commercial		136524	72938
Unincorporated Los Angeles County	10604 WHITTIER BLVD WHITTIER CA 90606	90606	8174019056	16	16	0	0	Shortfall of Sites	0.254097668	CG	C-3-BE	MU	MXD	50	150	32	Vacant	Vacant		329674	0
Unincorporated Los Angeles County	15850 HALLIBURTON RD HACIENDA HEIGHTS CA 91745	91745	8204001003	0	0	0	9	Shortfall of Sites	0.215761381	CG	C-2	CG	C-2	20	50	9	Non-Vacant	Commercial		188735	703288
Unincorporated Los Angeles County	15840 HALLIBURTON RD HACIENDA HEIGHTS CA 91745	91745	8204001020	0	0	0	12	Shortfall of Sites	0.307122592	CG	C-2	CG	C-2	20	50	12	Non-Vacant	Commercial		743965	332969
Unincorporated Los Angeles County	15842 HALLIBURTON RD HACIENDA HEIGHTS CA 91745	91745	8204001021	0	0	0	5	Shortfall of Sites	0.119937469	CG	C-2	CG	C-2	20	50	5	Non-Vacant	Commercial		265302	456319
Unincorporated Los Angeles County	15848 HALLIBURTON RD HACIENDA HEIGHTS CA 91745	91745	8204001022	0	0	0	6	Shortfall of Sites	0.139523497	CG	C-2	CG	C-2	20	50	6	Non-Vacant	Commercial		202612	327562
Unincorporated Los Angeles County	13200 VALLEY BLVD LA PUENTE CA 91746	91746	8110006017	27	27	0	0	Shortfall of Sites	0.442815962	CG	C-1	MU	MXD	50	150	54	Non-Vacant	Commercial		83933	385543
Unincorporated Los Angeles County	13246 VALLEY BLVD LA PUENTE CA 91746	91746	8110006039	27	27	0	0	Shortfall of Sites	0.456164151	CG	C-1	MU	MXD	50	150	54	Non-Vacant	Commercial		72719	116898
Unincorporated Los Angeles County	13230 VALLEY BLVD LA PUENTE CA 91746	91746	8110006042	23	23	0	0	Shortfall of Sites	0.379152125	CG	C-1	MU	MXD	50	150	46	Non-Vacant	Industrial		340661	0
Unincorporated Los Angeles County	13158 VALLEY BLVD LA PUENTE CA 91746	91746	8110007001	26	25	0	0	Shortfall of Sites	0.418573841	CG	C-1	MU	MXD	50	150	51	Non-Vacant	Commercial		1000000	390000
Unincorporated Los Angeles County	13404 VALLEY BLVD LA PUENTE CA 91746	91746	8112003033	20	20	0	0	Shortfall of Sites	0.331416979	CG	C-3-BE	MU	MXD	50	150	40	Non-Vacant	Commercial		291341	264857
Unincorporated Los Angeles County	2233 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8215024005	0	0	0	10	Shortfall of Sites	0.233870218	CG	C-2	CG	C-2	20	50	10	Non-Vacant	Commercial		466931	0
Unincorporated Los Angeles County	2233 S HACIENDA BLVD LA PUENTE CA 91745	91745	8215024081	9	8	0	0	Shortfall of Sites	0.43129096	CG	C-2	CG	C-2	20	50	17	Non-Vacant	Commercial		541666	574086
Unincorporated Los Angeles County	15780 TETLEY ST LA PUENTE CA 91745	91745	8222001022	0	0	0	9	Shortfall of Sites	0.233157159	CG	CPD	CG	C-3	20	50	9	Non-Vacant	Commercial		171576	238066
Unincorporated Los Angeles County	14411 TELEGRAPH RD WHITTIER CA 90604	90604	8227001019	13	12	0	0	Shortfall of Sites	0.200305927	CG	C-2-BE	MU	MXD	50	150	25	Non-Vacant	Commercial		364140	260100
Unincorporated Los Angeles County	11548 COLIMA RD WHITTIER CA 90604	90604	8227001020	0	0	0	25	Shortfall of Sites	0.206045656	CG	C-2-BE	MU	MXD	50	150	25	Non-Vacant	Commercial		298052	307986

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	14525 LEFFINGWELL RD WHITTIER CA 90604	90604	8227001036	13	12	0	0	Shortfall of Sites	0.205597363	CG	C-2-BE	MU	MXD	50	150	25	Non-Vacant	Commercial		189106	13499
Unincorporated Los Angeles County	14561 LEFFINGWELL RD WHITTIER CA 90604	90604	8227010017	26	26	0	0	Shortfall of Sites	0.425440412	CG	C-2-BE	MU	MXD	50	150	52	Non-Vacant	Commercial		1224000	767040
Unincorporated Los Angeles County	1015 ECHELON AVE LA PUENTE CA 91744	91744	8252004015	8	8	0	0	Shortfall of Sites	0.138255528	CG	C-2-BE & P-R	MU	MXD	50	150	16	Non-Vacant	Residential - 1		277293	92430
Unincorporated Los Angeles County	15947 AMAR RD LA PUENTE CA 91744	91744	8252004022	10	10	0	0	Shortfall of Sites	0.160868762	CG	C-2-BE & P-R	MU	MXD	50	150	20	Non-Vacant	Residential - 1		147726	59870
Unincorporated Los Angeles County	15943 AMAR RD LA PUENTE CA 91744	91744	8252004023	10	10	0	0	Shortfall of Sites	0.160942338	CG	C-2-BE & P-R	MU	MXD	50	150	20	Non-Vacant	Residential - 1		147726	50426
Unincorporated Los Angeles County	15937 AMAR RD LA PUENTE CA 91744	91744	8252004024	14	13	0	0	Shortfall of Sites	0.214676521	CG	C-2-BE & P-R	MU	MXD	50	150	27	Non-Vacant	Commercial		237774	138695
Unincorporated Los Angeles County	15931 AMAR RD LA PUENTE CA 91744	91744	8252004025	13	13	0	0	Shortfall of Sites	0.214446745	CG	C-2-BE & P-R	MU	MXD	50	150	26	Non-Vacant	Residential - 1		152940	89211
Unincorporated Los Angeles County	15925 AMAR RD LA PUENTE CA 91744	91744	8252004026	13	12	0	0	Shortfall of Sites	0.21128509	CG	C-2-BE & P-R	MU	MXD	50	150	25	Non-Vacant	Commercial		111056	31956
Unincorporated Los Angeles County	15913 AMAR RD LA PUENTE CA 91744	91744	8252004028	0	0	0	39	Shortfall of Sites	0.320057122	CG	C-2-BE & P-R	MU	MXD	50	150	39	Non-Vacant	Commercial		419481	701229
Unincorporated Los Angeles County	16047 AMAR RD LA PUENTE CA 91744	91744	8252004030	12	11	0	0	Shortfall of Sites	0.183404425	CG	C-2-BE	MU	MXD	50	150	23	Non-Vacant	Commercial		171760	227582
Unincorporated Los Angeles County	16003 AMAR RD LA PUENTE CA 91744	91744	8252004035	10	10	0	0	Shortfall of Sites	0.16104577	CG	C-2-BE & P-R	MU	MXD	50	150	20	Non-Vacant	Commercial		129668	86442
Unincorporated Los Angeles County	15919 AMAR RD LA PUENTE CA 91744	91744	8252004038	10	10	0	0	Shortfall of Sites	0.159329877	CG	C-2-BE & P-R	MU	MXD	50	150	20	Non-Vacant	Commercial		115907	64024
Unincorporated Los Angeles County	15923 AMAR RD LA PUENTE CA 91744	91744	8252004039	10	10	0	0	Shortfall of Sites	0.160478529	CG	C-2-BE & P-R	MU	MXD	50	150	20	Vacant	Vacant		247580	0
Unincorporated Los Angeles County	15905 AMAR RD LA PUENTE CA 91744	91744	8252004043	20	19	0	0	Shortfall of Sites	0.315060309	CG	C-2-BE & P-R	MU	MXD	50	150	39	Vacant	Vacant		121563	0
Unincorporated Los Angeles County	15873 AMAR RD LA PUENTE CA 91744	91744	8252005012	18	18	0	0	Shortfall of Sites	0.293405135	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Commercial		624240	338130
Unincorporated Los Angeles County	15869 AMAR RD LA PUENTE CA 91744	91744	8252005013	18	18	0	0	Shortfall of Sites	0.2958191	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Commercial		186072	254779
Unincorporated Los Angeles County	15863 AMAR RD LA PUENTE CA 91744	91744	8252005014	10	9	0	0	Shortfall of Sites	0.148511756	CG	C-2-BE & P-R	MU	MXD	50	150	19	Non-Vacant	Commercial		140000	42884
Unincorporated Los Angeles County	15851 AMAR RD LA PUENTE CA 91744	91744	8252005015	18	18	0	0	Shortfall of Sites	0.296765192	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Commercial		165329	311378
Unincorporated Los Angeles County	15843 AMAR RD LA PUENTE CA 91744	91744	8252005016	18	18	0	0	Shortfall of Sites	0.296784876	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Industrial		372300	40800
Unincorporated Los Angeles County	15839 AMAR RD LA PUENTE CA 91744	91744	8252005017	18	18	0	0	Shortfall of Sites	0.29658079	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Residential - 1		125491	95649
Unincorporated Los Angeles County	15831 AMAR RD LA PUENTE CA 91744	91744	8252005018	18	18	0	0	Shortfall of Sites	0.294551132	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Industrial		290893	355537
Unincorporated Los Angeles County	15823 AMAR RD LA PUENTE CA 91744	91744	8252005019	18	18	0	0	Shortfall of Sites	0.296624086	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Commercial		329617	186054
Unincorporated Los Angeles County	15815 AMAR RD LA PUENTE CA 91744	91744	8252005020	18	18	0	0	Shortfall of Sites	0.297082009	CG	C-2-BE & P-R	MU	MXD	50	150	36	Non-Vacant	Commercial		148913	178698
Unincorporated Los Angeles County	15803 AMAR RD LA PUENTE CA 91744	91744	8252005022	10	10	0	0	Shortfall of Sites	0.158024482	CG	C-2-BE	MU	MXD	50	150	20	Non-Vacant	Commercial		191179	127451
Unincorporated Los Angeles County	15859 AMAR RD LA PUENTE CA 91744	91744	8252005023	10	9	0	0	Shortfall of Sites	0.148381783	CG	C-2-BE & P-R	MU	MXD	50	150	19	Vacant	Vacant		140000	0
Unincorporated Los Angeles County	14656 FRANCISQUITO AVE LA PUENTE CA 91746	91746	8465002019	28	28	0	0	Shortfall of Sites	0.466758221	CG	C-1	MU	MXD	50	150	56	Non-Vacant	Commercial		405841	392905
Unincorporated Los Angeles County	1539 N ORANGE AVE LA PUENTE CA 91744	91744	8465002024	16	16	0	0	Shortfall of Sites	0.260110446	CG	C-1	MU	MXD	50	150	32	Non-Vacant	Institutional		265302	196323
Unincorporated Los Angeles County	1531 N ORANGE AVE LA PUENTE CA 91744	91744	8465002027	14	14	0	0	Shortfall of Sites	0.238417564	CG	C-1	MU	MXD	50	150	28	Non-Vacant	Commercial		172059	114704
Unincorporated Los Angeles County	4323 E LIVE OAK AVE ARCADIA CA 91006	91006	8511018014	18	18	0	0	Shortfall of Sites	0.2360987	CG	C-3	MU	MXD	50	150	36	Non-Vacant	Commercial		1485691	424483
Unincorporated Los Angeles County	2960 MAYFLOWER AVE ARCADIA CA 91006	91006	8511018016	11	10	0	0	Shortfall of Sites	0.127533582	CG	C-3	MU	MXD	50	150	21	Non-Vacant	Commercial		461760	173156
Unincorporated Los Angeles County	4333 E LIVE OAK AVE ARCADIA CA 91006	91006	8511018017	21	20	0	0	Shortfall of Sites	0.262283786	CG	C-3	MU	MXD	50	150	41	Non-Vacant	Commercial		610194	318362
Unincorporated Los Angeles County	4251 E LIVE OAK AVE ARCADIA CA 91006	91006	8511028004	0	0	0	68	Shortfall of Sites	0.436863091	CG	C-3	MU	MXD	50	150	68	Non-Vacant	Commercial		965545	138939
Unincorporated Los Angeles County	4257 E LIVE OAK AVE ARCADIA CA 91006	91006	8511028013	23	23	0	0	Shortfall of Sites	0.289325467	CG	C-3	MU	MXD	50	150	46	Non-Vacant	Commercial		223446	88530
Unincorporated Los Angeles County	4269 E LIVE OAK AVE ARCADIA CA 91006	91006	8511028019	0	0	0	57	Shortfall of Sites	0.365934441	CG	C-3	MU	MXD	50	150	57	Non-Vacant	Commercial		305416	179294
Unincorporated Los Angeles County	4203 E LIVE OAK AVE ARCADIA CA 91006	91006	8511029001	20	19	0	0	Shortfall of Sites	0.244071656	CG	C-3	MU	MXD	50	150	39	Non-Vacant	Commercial		524353	331170
Unincorporated Los Angeles County	4422 E LIVE OAK AVE ARCADIA CA 91006	91006	8571006022	11	11	0	0	Shortfall of Sites	0.134232349	CG	C-1	MU	MXD	50	150	22	Non-Vacant	Commercial		139163	66462
Unincorporated Los Angeles County	E Live Oak Ave & Spruce Ct 91006	91006	8571006027	10	9	0	0	Shortfall of Sites	0.11350362	CG	C-1	MU	MXD	50	150	19	Vacant	Vacant		285600	0
Unincorporated Los Angeles County	4488 E LIVE OAK AVE ARCADIA CA 91006	91006	8571006030	10	9	0	0	Shortfall of Sites	0.114614768	CG	C-2	MU	MXD	50	150	19	Vacant	Vacant		111679	0
Unincorporated Los Angeles County	4488 E LIVE OAK AVE ARCADIA CA 91006	91006	8571006031	25	24	0	0	Shortfall of Sites	0.317254504	CG	C-2	MU	MXD	50	150	49	Non-Vacant	Commercial		111659	346367
Unincorporated Los Angeles County	4100 E LIVE OAK AVE ARCADIA CA 91006	91006	8571008049	30	30	0	0	Shortfall of Sites	0.384322213	CG	C-3 & A-1-P	MU	MXD	50	150	60	Non-Vacant	Commercial		325240	279143
Unincorporated Los Angeles County	4116 E LIVE OAK AVE ARCADIA CA 91006	91006	8571008050	23	23	0	0	Shortfall of Sites	0.293301748	CG	C-3 & A-1-P	MU	MXD	50	150	46	Non-Vacant	Commercial		248095	74449
Unincorporated Los Angeles County	4054 E LIVE OAK AVE ARCADIA CA 91006	91006	8571010017	12	11	0	0	Shortfall of Sites	0.142623302	CG	C-3	MU	MXD	50	150	23	Non-Vacant	Commercial		63083	163815
Unincorporated Los Angeles County	4048 E LIVE OAK AVE ARCADIA CA 91006	91006	8571010018	0	0	0	54	Shortfall of Sites	0.344733989	CG	C-3	MU	MXD	50	150	54	Non-Vacant	Institutional		883123	2075341
Unincorporated Los Angeles County	20530 E ARROW HWY COVINA CA 91724	91724	8401001014	18	17	0	0	Shortfall of Sites	0.222827002	CG	C-1	MU	MXD	50	150	35	Non-Vacant	Commercial		253896	459643
Unincorporated Los Angeles County	5135 N VALLEY CENTER AVE COVINA CA 91724	91724	8401021022	18	18	0	0	Shortfall of Sites	0.230633001	CG	C-3-BE	MU	MXD	50	150	36	Non-Vacant	Residential - 1		356857	144823
Unincorporated Los Angeles County	5143 N VALLEY CENTER AVE COVINA CA 91724	91724	8401021028	24	23	0	0	Shortfall of Sites	0.298699087	CG	C-3-BE	MU	MXD	50	150	47	Non-Vacant	Commercial		424483	348076
Unincorporated Los Angeles County	21312 E ARROW HWY COVINA CA 91724	91724	8401021058	24	23	0	0	Shortfall of Sites	0.302962334	CG	C-3-BE	MU	MXD	50	150	47	Non-Vacant	Residential - 1		143773	47718
Unincorporated Los Angeles County	21304 E ARROW HWY COVINA CA 91724	91724	8401021059	23	23	0	0	Shortfall of Sites	0.297052057	CG	C-3-BE	MU	MXD	50	150	46	Non-Vacant	Residential - 1		181644	89383
Unincorporated Los Angeles County	20022 E ARROW HWY COVINA CA 91724	91724	8403001015	31	30	0	0	Shortfall of Sites	0.392800991	CG	C-2-BE	MU	MXD	50	150	61	Non-Vacant	Commercial		220444	1093021
Unincorporated Los Angeles County	5010 N GRAND AVE COVINA CA 91724	91724	8404002028	31	31	0	0	Shortfall of Sites	0.398189349	CG	C-2-BE	MU	MXD	50	150	62	Non-Vacant	Commercial		124395	174069
Unincorporated Los Angeles County	19523 E CYPRESS ST COVINA CA 91724	91724	8404004045	16	16	0	0	Shortfall of Sites	0.201124445	CG	C-2-BE	MU	MXD	50	150	32	Non-Vacant	Commercial		378162	241959
Unincorporated Los Angeles County	19505 E CYPRESS ST COVINA CA 91724	91724	8404004091	0	0	0	64	Shortfall of Sites	0.407326213	CG	C-2-BE	MU	MXD	50	150	64	Non-Vacant	Commercial		1466760	1287240
Unincorporated Los Angeles County	4940 N GRAND AVE COVINA CA 91724	91724	8404021018	0	0	0	9	Shortfall of Sites	0.170112971	H30	R-3	H50	R-4	20	50	9	Non-Vacant	Residential - 1		433000	46000
Unincorporated Los Angeles County	4946 N GRAND AVE COVINA CA 91724	91724	8404021019	10	10	0	0	Shortfall of Sites	0.385924443	H30	R-3	H50	R-4	20	50	20	Non-Vacant	Residential - 1		20629	14695
Unincorporated Los Angeles County	19514 E CIENEGA AVE COVINA CA 91724	91724	8404021022	0	0	0	8	Shortfall of Sites	0.177372368	H30	R-3	H50	R-4	20	50	8	Non-Vacant	Residential - 3		174364	214323
Unincorporated Los Angeles County	19520 E CIENEGA AVE COVINA CA 91724	91724	8404021023	0	0	0	10	Shortfall of Sites	0.18548207	H30	R-3	H50	R-4	20	50	10	Non-Vacant	Residential - 1		127451	216670
Unincorporated Los Angeles County	19526 E CIENEGA AVE COVINA CA 91724	91724	8404021024	0	0	0	9	Shortfall of Sites	0.179309096	H30	R-3	H50	R-4	20	50	9	Non-Vacant	Residential - 1		231425	46283
Unincorporated Los Angeles County	19510 E CIENEGA AVE COVINA CA 91724	91724	8404021046	24	24	0	0	Shortfall of Sites	0.302441674	CG	C-2-BE	MU	MXD	50	150	48	Non-Vacant	Commercial		246679	477787
Unincorporated Los Angeles County	19534 E CYPRESS ST COVINA CA 91724	91724	8428022002	14	14	0	0	Shortfall of Sites	0.174565577	CG	C-3-BE	MU	MXD	50	150	28	Non-Vacant	Residential - 1		191572	56766
Unincorporated Los Angeles County	4550 N GRAND AVE COVINA CA 91724	91724	8428022006	22	21	0	0	Shortfall of Sites	0.27053103	CG	C-3-BE	MU	MXD	50	150	43	Non-Vacant	Commercial		269346	48480
Unincorporated Los Angeles County	4544 N GRAND AVE COVINA CA 91724	91724	8428022007	15	15	0	0	Shortfall of Sites	0.190417861	CG	C-3-BE	MU	MXD	50	150	30	Non-Vacant	Commercial		110223	252578
Unincorporated Los Angeles County	4538 N GRAND AVE COVINA CA 91724	91724	8428022008	15	14	0	0	Shortfall of Sites	0.19073187	CG	C-3-BE	MU	MXD	50	150	29	Non-Vacant	Commercial		39091	19529
Unincorporated Los Angeles County	La Puente Rd & S Nogales St 91792	91792	8725006034	30	30	0	0	Shortfall of Sites	0.495010535	CG	C-2-BE	MU	MXD	50	150	60	Non-Vacant	Commercial		556208	304587
Unincorporated Los Angeles County	19080 LA PUENTE RD WEST COVINA CA 91792	91792	8725006039	0	0	0	60	Shortfall of Sites	0.489793018	CG	C-2-BE	MU	MXD	50	150	60	Non-Vacant	Commercial		228329	511849
Unincorporated Los Angeles County	4820 W SLAUSON AVE LOS ANGELES CA 90056	90056	4019020032	0	0	0	16	Shortfall of Sites	0.17526733	CG	C-2	MU	MXD	50	150	16	Non-Vacant	Residential - 16		646434	129286
Unincorporated Los Angeles County	6604 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102003029	0	0	0	16	Shortfall of Sites	0.212611146	H50	R-3	H100	R-5	50	100	16	Non-Vacant	Residential - 9		1501306	660572
Unincorporated Los Angeles County	6625 SPRINGPARK AVE LOS ANGELES CA 90056	90056	4102003030	0	0	0	32	Shortfall of Sites	0.468922955	H50	R-3	H100	R-5	50	100	32	Non-Vacant	Residential - 20		1801614	2251967
Unincorporated Los Angeles County	6601 SPRINGPARK AVE NO 1 LOS ANGELES CA 90056	90056	4102003051	0	0	0	37	Shortfall of Sites	0.488650024	H50	R-3	H100	R-5	50	100	37	Non-Vacant	Residential - 17		146952	171677
Unincorporated Los Angeles County	6610 SPRINGPARK AVE NO 1 LOS ANGELES CA 90056	90056	4102003071	0	0	0	17	Shortfall of Sites	0.215084597	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 8		271927	92569
Unincorporated Los Angeles County	6771 SPRINGPARK AVE UNIT101A LOS ANGELES CA 90056	90056	4102003090	0	0	0	35	Shortfall of Sites	0.485573806	H50	R-3	H100	R-5	50	100	35	Non-Vacant	Residential - 20		50973	299514
Unincorporated Los Angeles County	6755 SPRINGPARK AVE 1A LOS ANGELES CA 90056	90056	4102003120	0	0	0	17	Shortfall of Sites	0.232477473	H50	R-3	H100	R-5	50	100	17	Non-Vacant	Residential - 10		49180	126475
Unincorporated Los Angeles County	2615 LAKE AVE ALTADENA CA 91001	91001	5841032022	0	0	0	4	Shortfall of Sites	0.177151864	MU	CPD	CG	C-1	20	50	4	Non-Vacant	Residential - 8		48436	209163
Unincorporated Los Angeles County	E Mendocino St & N Lake Ave 91001	91001	5845008016	0	0	0	12	Shortfall of Sites	0.215868294	MU	R-3	CG	C-3	20	50	12	Vacant	Vacant		283116	0
Unincorporated Los Angeles County	2544 EL MOLINO AVE ALTADENA CA 91001	91001	5845017012	0	0	0	16	Shortfall of Sites	0.298103807	MU	C-3	CG	C-3	20	50	16	Non-Vacant	Institutional		659348	357145
Unincorporated Los Angeles County	E Mariposa St & Lake Ave 91001	91001	5845017013	0	0	0	9	Shortfall of Sites	0.140609323	MU	C-3	CG	C-3	20	50	9	Non-Vacant	Commercial		164223	8906
Unincorporated Los Angeles County	835 E MARIPOSA ST ALTADENA CA 91001	91001	5845017014	0	0	0	24	Shortfall of Sites	0.435816388	MU	C-3	CG	C-3	20	50	24	Non-Vacant	Commercial		464152	223136
Unincorporated Los Angeles County	2401 LAKE AVE ALTADENA CA 91001	91001	5845018013	0	0	0	25	Shortfall of Sites	0.476130337	MU	C-3	CG	C-3	20	50	25	Non-Vacant	Commercial		1500000	900000
Unincorporated Los Angeles County	2306 EL MOLINO AVE ALTADENA CA 91001	91001	5845021038	0	0	0	18	Shortfall of Sites	0.342303949	MU	R-2	CG	C-3	20	50	18	Non-Vacant	Residential - 1		37333	27002
Unincorporated Los Angeles County	1335 S SAN GABRIEL BLVD SAN GABRIEL CA 91776	91776	5275013040	0	0	0	18	Shortfall of Sites	0.121227533	CG	C-2	MU	MXD	50	150	18	Non-Vacant	Residential - 3		303176	232221
Unincorporated Los Angeles County	276 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330001007	0	0	0	19	Shortfall of Sites	0.347404951	H50	R-4	H100	R-5	50	100	19	Non-Vacant	Residential - 22		2307725	879131
Unincorporated Los Angeles County	14384 TELEGRAPH RD WHITTIER CA 90604	90604	8030002005	0	0	0	46	Shortfall of Sites	0.404712	CG	C-3-BE	MU	MXD	50	150	46	Non-Vacant	Commercial		850000	1000000
Unincorporated Los Angeles County	14374 TELEGRAPH ROAD WHITTIER CA 90604	90604	8030002043	0	0	0	42	Shortfall of Sites	0.344453303	CG	C-3-BE	MU	MXD	50	150	42	Non-Vacant	Commercial		210792	90333
Unincorporated Los Angeles County	1350 W 6TH ST SAN PEDRO CA 90732	90732	7452033030	20	20	0	0	Shortfall of Sites	0.256120338	CG	C-1	MU	MXD	50	150	40	Non-Vacant	Commercial		589000	1891000
Unincorporated Los Angeles County	1366 W 7TH ST SAN PEDRO CA 90732	90732	7452034040	0	0	0	28	Shortfall of Sites	0.173889655	CG	C-1	MU	MXD	50	150	28	Non-Vacant	Commercial		378499	841131
Unincorporated Los Angeles County	1413 W 6TH ST SAN PEDRO CA 90732	90732	7452034041	0	0	0	28	Shortfall of Sites	0.172250037	CG	C-1	MU	MXD	50	150	28	Vacant	Vacant		660572	0
Unincorporated Los Angeles County	11226 WHITTIER BLVD WHITTIER CA 90606	90606	8171002027	0	0	0	44	Shortfall of Sites	0.358250137	CG	C-3-BE	MU	MXD	50	150	44	Non-Vacant	Commercial		490739	92642
Unincorporated Los Angeles County	4035 E LIVE OAK AVE ARCADIA CA 91006	91006	5791025014	0	0	0	364	Shortfall of Sites	2.3699705	CG & W	C-2 & R-A	MU	MXD	50	150	364	Non-Vacant	Irrigated Farm		1441371	156
Unincorporated Los Angeles County	451 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330005032	52	52	0	0	Shortfall of Sites	0.67277281	CG	C-2	MU	MXD	50	150	104	Non-Vacant	Commercial		1025919	519982
Unincorporated Los Angeles County	2273 FLORENCITA AVE MONTROSE CA 91020	91020	5807008035	0	0	0	83	Shortfall of Sites	0.535543723	CG	C-2-BE	MU	MXD	50	150	83	Non-Vacant	Miscellaneous		662154	768099
Unincorporated Los Angeles County	Florencita Ave & Ocean View Blvd 91020	91020	5807008034	42	42	0	0	Shortfall of Sites	0.539540734	CG	R-3	MU	MXD	50	150	84	Non-Vacant	Miscellaneous		662154	0
Unincorporated Los Angeles County	5840 LA TIJERA BLVD LOS ANGELES CA 90056	90056	4001001014	0	0	0	285	Shortfall of Sites	1.864032314	CG	C-3	MU	MXD	50	150	285	Non-Vacant	Institutional		782398	980264
Unincorporated Los Angeles County	741 E ALTADENA DR ALTADENA CA 91001	91001	5841032023	0	0	0	136	Shortfall of Sites	2.676053113	MU	CPD	CG	C-1	20	50	136	Non-Vacant	Commercial		740687	264510
Unincorporated Los Angeles County	801 E MENDOCINO ST 3B ALTADENA CA 91001	91001	5845019026	0	0	0	24	Shortfall of Sites	0.598715369	MU	R-2	CG	C-3	20	50	24	Non-Vacant	Residential - 10		385530	165738
Unincorporated Los Angeles County	13512 VALLEY BLVD LA PUENTE CA 91746	91746	8112004085	32	31	0	0	Shortfall of Sites	0.519870638	CG	C-3-BE	MU	MXD	50	150	63	Non-Vacant	Commercial		493698	498596
Unincorporated Los Angeles County	2556 LAKE AVE ALTADENA CA 91001	91001	5845002017	0	0	0	32	Shortfall of Sites	0.618813967	MU	C-3	CG	C-3	20	50	32	Non-Vacant	Institutional		162590	166771
Unincorporated Los Angeles County	11246 WHITTIER BLVD WHITTIER CA 90606	90606	8171002033	78	78	0	0	Shortfall of Sites	1.290355964	CG	C-3-DP-BE	MU	MXD	50	150	156	Non-Vacant	Commercial		889308	666064
Unincorporated Los Angeles County	14330 TELEGRAPH RD WHITTIER CA 90604	90604	8030003036	60	59	0	0	Shortfall of Sites	0.981864869	CG	C-3-BE	MU	MXD	50	150	119	Non-Vacant	Commercial		1079282	1727720
Unincorporated Los Angeles County	1360 W 6TH ST SAN PEDRO CA 90732	90732	7452033003	139	138	0	0	Shortfall of Sites	1.800723163	CG	C-1	MU	MXD	50	150	277	Non-Vacant	Commercial		2626992	4847758
Unincorporated Los Angeles County	1322 W 6TH ST SAN PEDRO CA 90732	90732	7452033014	82	82	0	0	Shortfall of Sites	1.063603675	CG	C-1	MU	MXD	50	150	164	Non-Vacant	Institutional		805160	2415516
Unincorporated Los Angeles County	2060 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001018	0	0	0	78	Shortfall of Sites	1.934274687	CG	C-2	CG	C-2	20	50	78	Non-Vacant	Commercial		1825056	584012
Unincorporated Los Angeles County	2020 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001017	61	61	0	0	Shortfall of Sites	3.261544049	CG	C-2	CG	C-2	20	50	122	Non-Vacant	Commercial		2163180	3018809
Unincorporated Los Angeles County	14419 TELEGRAPH RD WHITTIER CA 90604	90604	8227001053	0	0	0	69	Shortfall of Sites	0.566888249	CG	C-2-BE	MU	MXD	50	150	69	Non-Vacant	Commercial		535637	228065
Unincorporated Los Angeles County	1360 W 6TH ST SAN PEDRO CA 90732	90732	7452033001	59	59	0	0	Shortfall of Sites	0.765234974	CG	C-1	MU	MXD	50	150	118	Non-Vacant	Commercial		1168073	2850719
Unincorporated Los Angeles County	14230 TELEGRAPH RD WHITTIER CA 90604	90604	8030003041	0	0	0	68	Shortfall of Sites	0.565416038	CG	C-3-BE	MU	MXD	50	150	68	Non-Vacant	Commercial		261972	419746
Unincorporated Los Angeles County	4950 W SLAUSON AVE LOS ANGELES CA 90056	90056	4001001010	0	0	0	243	Shortfall of Sites	1.573375387	CG	C-3	MU	MXD	50	150	243	Non-Vacant	Institutional		799958	1539586
Unincorporated Los Angeles County	2333 LAKE AVE ALTADENA CA 91001	91001	5845019017	30	30	0	0	Shortfall of Sites	1.150448599	MU	C-3 & R-2-P	CG	C-3	20	50	60	Non-Vacant	Commercial		3876000	3978000
Unincorporated Los Angeles County	21306 E ARROW HWY COVINA CA 91724	91724	8401021060	0	0	0	112	Shortfall of Sites	0.800695096	CG	C-3-BE	MU	MXD	50	150	112	Non-Vacant	Residential - 16		65910	248340
Unincorporated Los Angeles County	2391 LAKE AVE ALTADENA CA 91001	91001	5845018015	20	19	0	0	Shortfall of Sites	0.758602148	MU	C-3	CG	C-3	20	50	39	Non-Vacant	Commercial		2180639	512837
Unincorporated Los Angeles County	14413 CRENSHAW BLVD GARDENA CA 90249	90249	4071020024	0	0	0	99	Shortfall of Sites	0.638560418	CG & W	C-3 & M-1 & B-1	MU	MXD	50	150	99	Non-Vacant	Commercial		1006057	108827
Unincorporated Los Angeles County	2450 LAKE AVE ALTADENA CA 91001	91001	5845003037	16	16	0	0	Shortfall of Sites	0.613172158	MU	R-3-P & C-3	CG	C-3	20	50	32	Non-Vacant	Commercial		2166480	211140
Unincorporated Los Angeles County	E Calaveras St & El Molino Ave 91001	91001	5845021903	0	0	0	35	Shortfall of Sites	0.658161657	MU	R-2	CG	C-3	20	50	35	Non-Vacant	Government		0	0
Unincorporated Los Angeles County	15902 HALLIBURTON RD NO 946 HACIENDA HEIGHTS CA 91745	91745	8204023046	16	15	0	0	Shortfall of Sites	0.742548184	CG	C-2	CG	C-2	20	50	31	Non-Vacant	Commercial		1910174	1273449
Unincorporated Los Angeles County	15902 HALLIBURTON RD HACIENDA HEIGHTS CA 91745	91745	8204023045	15	14	0	0	Shortfall of Sites	0.71011878	CG	C-2	CG	C-2	20	50	29	Non-Vacant	Commercial		1910174	2653020
Unincorporated Los Angeles County	4900 W SLAUSON AVE LOS ANGELES CA 90056	90056	4001001016	0	0	0	128	Shortfall of Sites	0.820360907	CG	C-3	MU	MXD	50	150	128	Non-Vacant	Commercial		2415338	2782895
Unincorporated Los Angeles County	2112 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001005	0	0	0	86	Shortfall of Sites	2.134476199	CG	C-2	CG	C-2	20	50	86	Non-Vacant	Commercial		3016695	3986347

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	791 E CALAVERAS ST ALTADENA CA 91001	91001	5845021025	16	16	0	0	Shortfall of Sites	0.611328468	MU	R-2	CG	C-3	20	50	32	Non-Vacant	Institutional		60194	369906
Unincorporated Los Angeles County	1450 W 7TH ST SAN PEDRO CA 90732	90732	7452034028	0	0	0	99	Shortfall of Sites	0.638575216	CG	C-1 & C-2	MU	MXD	50	150	99	Non-Vacant	Institutional		345046	463740
Unincorporated Los Angeles County	14509 LEFFINGWELL RD WHITTIER CA 90604	90604	8227001057	0	0	0	74	Shortfall of Sites	0.612978713	CG	C-2-BE	MU	MXD	50	150	74	Non-Vacant	Commercial		250944	580467
Unincorporated Los Angeles County	451 S SIERRA MADRE BLVD PASADENA CA 91107	91107	5330005031	54	53	0	0	Shortfall of Sites	1.03066189	H50	R-4	H100	R-5	50	100	107	Non-Vacant	Commercial		1194567	70260
Unincorporated Los Angeles County	2122 S HACIENDA BLVD HACIENDA HEIGHTS CA 91745	91745	8204001007	0	0	0	71	Shortfall of Sites	1.75108284	CG	C-2	CG	C-2	20	50	71	Non-Vacant	Commercial		1679053	2817895
Unincorporated Los Angeles County	S Fairfax Ave & W Slauson Ave 90056	90056	4019020037	24	23	0	0	Shortfall of Sites	0.298416063	CG	C-2	MU	MXD	50	150	47	Non-Vacant	Commercial		1051178	352144
Unincorporated Los Angeles County	5397 W CENTINELA AVE LOS ANGELES CA 90045	90045	4102001033	63	63	0	0	Shortfall of Sites	0.813435039	CG	C-2	MU	MXD	50	150	126	Non-Vacant	Commercial		2670645	1127060
Unincorporated Los Angeles County	5301 W CENTINELA AVE LOS ANGELES CA 90045	90045	4102001032	736	735	0	0	Shortfall of Sites	9.600015962	CG	C-2	MU	MXD	50	150	1471	Non-Vacant	Commercial		13843279	26228733
Unincorporated Los Angeles County	8101 HILL DR		5279013009	22	21	0	0	Shortfall of Sites	1.338991172	H30	A-1	H30	R-3	20	30	43	Non-Vacant	Institutional		1449198	556563
Unincorporated Los Angeles County	Old Canyon Dr & Running Springs Rd 91745	91745	8220022900	44	44	0	0	Shortfall of Sites	1.486512631	CG	CPD	CG	C-1	20	50	88	Non-Vacant	Commercial			
Unincorporated Los Angeles County	4436 PENNSYLVANIA AVE LA CRESCENTA CA 91214	91214	5801001002	17	16	0	0	Shortfall of Sites	0.212716042	CG	C-1	MU	MXD	50	150	33	Non-Vacant	Commercial		646434	215478
Unincorporated Los Angeles County	3156 FOOTHILL BLVD LA CRESCENTA CA 91214	91214	5801001007	25	25	0	0	Shortfall of Sites	0.319109921	CG	C-1	MU	MXD	50	150	50	Non-Vacant	Commercial		969650	538694
Unincorporated Los Angeles County	3140 FOOTHILL BLVD LA CRESCENTA CA 91214	91214	5801001008	34	33	0	0	Shortfall of Sites	0.432328059	CG	C-1	MU	MXD	50	150	67	Non-Vacant	Commercial		418800	155473
Unincorporated Los Angeles County	4441 CLOUD AVE GLENDALE CA 91214	91214	5801001018	113	112	0	0	Shortfall of Sites	1.465895203	CG	M-1-DP-U/C-BE	MU	MXD	50	150	225	Non-Vacant	Industrial		411807	2153977
Unincorporated Los Angeles County	3100 FOOTHILL BLVD LA CRESCENTA, CA 91214	91214	5801001019	184	184	0	0	Shortfall of Sites	2.394651536	CG	C-1	MU	MXD	50	150	368	Non-Vacant	Commercial		5058991	2509292
Unincorporated Los Angeles County	3136 FOOTHILL BLVD LA CRESCENTA CA 91214	91214	5801001003	68	68	0	0	Shortfall of Sites	0.879380526	CG	C-1	MU	MXD	50	150	136	Non-Vacant	Commercial		1499477	2217982
Unincorporated Los Angeles County	13440 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016003	0	0	0	4	Shortfall of Sites	0.235273298	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		187549	56300
Unincorporated Los Angeles County	13431 PLACID DR WHITTIER CA 90605	90605	8028016004	0	0	0	3	Shortfall of Sites	0.264567848	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		312120	176868
Unincorporated Los Angeles County	13439 PLACID DR WHITTIER CA 90605	90605	8028016005	0	0	0	4	Shortfall of Sites	0.2388204	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		164051	82336
Unincorporated Los Angeles County	13445 PLACID DR WHITTIER CA 90605	90605	8028016006	0	0	0	3	Shortfall of Sites	0.245541564	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		229698	133223
Unincorporated Los Angeles County	13451 PLACID DR WHITTIER CA 90605	90605	8028016007	0	0	0	3	Shortfall of Sites	0.258116853	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		145199	443069
Unincorporated Los Angeles County	13446 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016008	0	0	0	4	Shortfall of Sites	0.244034349	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		115436	113008
Unincorporated Los Angeles County	13454 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016009	0	0	0	4	Shortfall of Sites	0.255784481	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		145510	58195
Unincorporated Los Angeles County	13460 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016010	0	0	0	4	Shortfall of Sites	0.239939774	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		24105	81583
Unincorporated Los Angeles County	13468 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016011	0	0	0	3	Shortfall of Sites	0.254542054	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		24592	60637
Unincorporated Los Angeles County	13457 PLACID DR WHITTIER CA 90605	90605	8028016012	0	0	0	3	Shortfall of Sites	0.241519299	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		61890	132328
Unincorporated Los Angeles County	13465 PLACID DR WHITTIER CA 90605	90605	8028016013	0	0	0	3	Shortfall of Sites	0.256744719	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		290285	365465
Unincorporated Los Angeles County	13471 PLACID DR WHITTIER CA 90605	90605	8028016014	0	0	0	4	Shortfall of Sites	0.238102729	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		374544	109242
Unincorporated Los Angeles County	13503 PLACID DR WHITTIER CA 90605	90605	8028016015	0	0	0	3	Shortfall of Sites	0.253511117	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		374544	187272
Unincorporated Los Angeles County	13474 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016016	0	0	0	4	Shortfall of Sites	0.233561536	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		140386	122299
Unincorporated Los Angeles County	13480 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016017	0	0	0	4	Shortfall of Sites	0.255329629	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23378	45952
Unincorporated Los Angeles County	13512 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016022	0	0	0	4	Shortfall of Sites	0.257375235	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		340472	112016
Unincorporated Los Angeles County	13509 PLACID DR WHITTIER CA 90605	90605	8028016023	0	0	0	3	Shortfall of Sites	0.256616408	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		280396	101957
Unincorporated Los Angeles County	13504 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016025	0	0	0	2	Shortfall of Sites	0.125179912	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		322606	80651
Unincorporated Los Angeles County	13506 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016026	0	0	0	2	Shortfall of Sites	0.126299118	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		226797	56695
Unincorporated Los Angeles County	13513 PLACID DR WHITTIER CA 90605	90605	8028016027	0	0	0	2	Shortfall of Sites	0.12805961	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		152940	76467
Unincorporated Los Angeles County	13515 PLACID DR WHITTIER CA 90605	90605	8028016028	0	0	0	2	Shortfall of Sites	0.125077372	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		114067	73157
Unincorporated Los Angeles County	13426 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016029	0	0	0	3	Shortfall of Sites	0.184635774	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		45661	127616
Unincorporated Los Angeles County	13434 LEFFINGWELL RD WHITTIER CA 90605	90605	8028016030	0	0	0	3	Shortfall of Sites	0.180554837	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		346800	51000
Unincorporated Los Angeles County	13519 PLACID DR WHITTIER CA 90605	90605	8028017001	0	0	0	4	Shortfall of Sites	0.248173951	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		150564	45160
Unincorporated Los Angeles County	13525 PLACID DR WHITTIER CA 90605	90605	8028017002	0	0	0	4	Shortfall of Sites	0.259148199	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		108249	38949
Unincorporated Los Angeles County	13516 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017003	0	0	0	4	Shortfall of Sites	0.243333278	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		132105	60896
Unincorporated Los Angeles County	13522 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017004	0	0	0	3	Shortfall of Sites	0.26514275	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		166562	204499
Unincorporated Los Angeles County	13526 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017005	0	0	0	3	Shortfall of Sites	0.231632209	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		142259	167250
Unincorporated Los Angeles County	13532 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017006	0	0	0	4	Shortfall of Sites	0.257205909	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		143916	67252
Unincorporated Los Angeles County	13529 PLACID DR WHITTIER CA 90605	90605	8028017007	0	0	0	4	Shortfall of Sites	0.23451695	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		31036	38019
Unincorporated Los Angeles County	13535 PLACID DR WHITTIER CA 90605	90605	8028017008	0	0	0	4	Shortfall of Sites	0.252919734	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		77478	67715
Unincorporated Los Angeles County	13536 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017010	0	0	0	4	Shortfall of Sites	0.245635584	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		169607	131774
Unincorporated Los Angeles County	13549 PLACID DR WHITTIER CA 90605	90605	8028017012	0	0	0	4	Shortfall of Sites	0.237835462	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		332928	130050
Unincorporated Los Angeles County	13539 PLACID DR WHITTIER CA 90605	90605	8028017023	0	0	0	4	Shortfall of Sites	0.244397111	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		152054	109481
Unincorporated Los Angeles County	13542 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017025	0	0	0	3	Shortfall of Sites	0.263599542	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		185784	123855
Unincorporated Los Angeles County	13545 PLACID DR WHITTIER CA 90605	90605	8028017026	0	0	0	3	Shortfall of Sites	0.258173494	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		133828	351737
Unincorporated Los Angeles County	13546 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017029	0	0	0	4	Shortfall of Sites	0.278195452	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		400000	214000
Unincorporated Los Angeles County	13550 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017030	0	0	0	4	Shortfall of Sites	0.224030035	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		135115	70371
Unincorporated Los Angeles County	13552 LEFFINGWELL RD WHITTIER CA 90605	90605	8028017031	0	0	0	2	Shortfall of Sites	0.137059362	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		353111	89058
Unincorporated Los Angeles County	13551 PLACID DR WHITTIER CA 90605	90605	8028017032	0	0	0	2	Shortfall of Sites	0.156147184	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		254426	68796
Unincorporated Los Angeles County	13440 PLACID DR WHITTIER CA 90605	90605	8028018001	0	0	0	4	Shortfall of Sites	0.2492252	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		226797	56695
Unincorporated Los Angeles County	13434 PLACID DR WHITTIER CA 90605	90605	8028018002	0	0	0	3	Shortfall of Sites	0.250055946	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		157635	260198
Unincorporated Los Angeles County	13426 PLACID DR WHITTIER CA 90605	90605	8028018005	0	0	0	3	Shortfall of Sites	0.239690833	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		25021	43705
Unincorporated Los Angeles County	13418 PLACID DR WHITTIER CA 90605	90605	8028018006	0	0	0	3	Shortfall of Sites	0.250442805	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		22151	30604
Unincorporated Los Angeles County	13548 PLACID DR WHITTIER CA 90605	90605	8028019001	0	0	0	4	Shortfall of Sites	0.295450035	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		341200	258800
Unincorporated Los Angeles County	13544 PLACID DR WHITTIER CA 90605	90605	8028019002	0	0	0	4	Shortfall of Sites	0.24830142	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		143770	90176
Unincorporated Los Angeles County	13538 PLACID DR WHITTIER CA 90605	90605	8028019003	0	0	0	3	Shortfall of Sites	0.256367918	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		384619	274727
Unincorporated Los Angeles County	13532 PLACID DR WHITTIER CA 90605	90605	8028019004	0	0	0	4	Shortfall of Sites	0.255020448	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		359562	89890
Unincorporated Los Angeles County	13524 PLACID DR WHITTIER CA 90605	90605	8028019005	0	0	0	6	Shortfall of Sites	0.532094193	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 3		450478	156328
Unincorporated Los Angeles County	13510 PLACID DR WHITTIER CA 90605	90605	8028019006	0	0	0	4	Shortfall of Sites	0.261581427	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		26689	106719
Unincorporated Los Angeles County	13502 PLACID DR WHITTIER CA 90605	90605	8028019007	0	0	0	4	Shortfall of Sites	0.252562198	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		39974	33474
Unincorporated Los Angeles County	13454 PLACID DR WHITTIER CA 90605	90605	8028019009	0	0	0	3	Shortfall of Sites	0.244697539	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		310095	166530
Unincorporated Los Angeles County	13448 PLACID DR WHITTIER CA 90605	90605	8028019010	0	0	0	3	Shortfall of Sites	0.23987544	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		441017	249679
Unincorporated Los Angeles County	13462 PLACID DR WHITTIER CA 90605	90605	8028019017	0	0	0	3	Shortfall of Sites	0.249562083	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		190926	237211
Unincorporated Los Angeles County	13468 PLACID DR WHITTIER CA 90605	90605	8028019018	0	0	0	3	Shortfall of Sites	0.251296639	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		156774	237211
Unincorporated Los Angeles County	13008 SUNSHINE AVE WHITTIER CA 90605	90605	8026037002	0	0	0	3	Shortfall of Sites	0.230230113	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		137313	419542
Unincorporated Los Angeles County	13012 SUNSHINE AVE WHITTIER CA 90605	90605	8026037003	0	0	0	7	Shortfall of Sites	0.459456024	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		147554	28098
Unincorporated Los Angeles County	13022 SUNSHINE AVE WHITTIER CA 90605	90605	8026037004	0	0	0	3	Shortfall of Sites	0.229625537	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		133255	347556
Unincorporated Los Angeles County	13028 SUNSHINE AVE WHITTIER CA 90605	90605	8026037005	0	0	0	4	Shortfall of Sites	0.229600407	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		261972	88316
Unincorporated Los Angeles County	12203 PAINTER AVE WHITTIER CA 90605	90605	8026037009	0	0	0	3	Shortfall of Sites	0.187453341	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		312120	173746
Unincorporated Los Angeles County	12211 PAINTER AVE WHITTIER CA 90605	90605	8026037010	0	0	0	3	Shortfall of Sites	0.17250834	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		54891	101219
Unincorporated Los Angeles County	12221 PAINTER AVE WHITTIER CA 90605	90605	8026037011	0	0	0	2	Shortfall of Sites	0.155131087	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		95230	93956
Unincorporated Los Angeles County	12312 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037015	0	0	0	2	Shortfall of Sites	0.114809851	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		217540	54381
Unincorporated Los Angeles County	12318 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037016	0	0	0	7	Shortfall of Sites	0.445359968	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		183931	39866
Unincorporated Los Angeles County	12322 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037017	0	0	0	4	Shortfall of Sites	0.260238191	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		232259	133469
Unincorporated Los Angeles County	12328 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037018	0	0	0	4	Shortfall of Sites	0.250478055	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		169463	99191
Unincorporated Los Angeles County	12400 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037019	0	0	0	4	Shortfall of Sites	0.236268514	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		199629	61790
Unincorporated Los Angeles County	12408 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037020	0	0	0	4	Shortfall of Sites	0.234051808	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		202535	50629
Unincorporated Los Angeles County	12409 PAINTER AVE SOUTH WHITTIER CA 90605	90605	8026037021	0	0	0	3	Shortfall of Sites	0.21711723	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		21948	20849
Unincorporated Los Angeles County	12401 PAINTER AVE SOUTH WHITTIER CA 90605	90605	8026037022	0	0	0	3	Shortfall of Sites	0.224906698	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		158910	181376
Unincorporated Los Angeles County	12331 PAINTER AVE WHITTIER CA 90605	90605	8026037023	0	0	0	4	Shortfall of Sites	0.238866308	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		151391	59299
Unincorporated Los Angeles County	12327 PAINTER AVE WHITTIER CA 90605	90605	8026037024	0	0	0	3	Shortfall of Sites	0.244609964	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		97002	137426
Unincorporated Los Angeles County	12321 PAINTER AVE WHITTIER CA 90605	90605	8026037025	0	0	0	3	Shortfall of Sites	0.257178672	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		25688	52717
Unincorporated Los Angeles County	12315 PAINTER AVE WHITTIER CA 90605	90605	8026037026	0	0	0	3	Shortfall of Sites	0.272899955	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		26127	36237
Unincorporated Los Angeles County	12212 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037031	0	0	0	2	Shortfall of Sites	0.114786841	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		138711	63900
Unincorporated Los Angeles County	12301 PAINTER AVE WHITTIER CA 90605	90605	8026037032	0	0	0	3	Shortfall of Sites	0.188016664	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		369342	83232
Unincorporated Los Angeles County	12309 PAINTER AVE WHITTIER CA 90605	90605	8026037034	0	0	0	2	Shortfall of Sites	0.1560766	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		176556	48171
Unincorporated Los Angeles County	12305 PAINTER AVE WHITTIER CA 90605	90605	8026037036	0	0	0	2	Shortfall of Sites	0.121249934	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		143471	77498
Unincorporated Los Angeles County	12307 PAINTER AVE WHITTIER CA 90605	90605	8026037037	0	0	0	2	Shortfall of Sites	0.134763694	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		194746	107755
Unincorporated Los Angeles County	12220 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037038	0	0	0	4	Shortfall of Sites	0.280134079	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		220780	220780
Unincorporated Los Angeles County	12228 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037040	0	0	0	2	Shortfall of Sites	0.115701956	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		251560	72433
Unincorporated Los Angeles County	12226 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037041	0	0	0	2	Shortfall of Sites	0.115709916	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		272900	237100
Unincorporated Los Angeles County	12224 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037042	0	0	0	2	Shortfall of Sites	0.148036373	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		143133	81436
Unincorporated Los Angeles County	12302 SHOEMAKER AVE WHITTIER CA 90605	90605	8026037043	0	0	0	8	Shortfall of Sites	0.611592052	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 3		224223	221887
Unincorporated Los Angeles County	12233 PAINTER AVE WHITTIER CA 90605	90605	8026037044	0	0	0	2	Shortfall of Sites	0.156616562	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		70999	62189
Unincorporated Los Angeles County	12231 PAINTER AVE WHITTIER CA 90605	90605	8026037045	0	0	0	3	Shortfall of Sites	0.17100241	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		110218	104231
Unincorporated Los Angeles County	13046 SUNSHINE AVE WHITTIER CA 90605	90605	8026037064	0	0	0	2	Shortfall of Sites	0.11491013	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		400000	100000
Unincorporated Los Angeles County	12217 NITA CT WHITTIER CA 90605	90605	8026037068	0	0	0	2	Shortfall of Sites	0.156625598	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		301295	173156
Unincorporated Los Angeles County	12221 NITA COURT WHITTIER CA 90605	90605	8026037069	0	0	0	2	Shortfall of Sites	0.161556249	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		223043	254905
Unincorporated Los Angeles County	12223 PAINTER AVE WHITTIER CA 90605	90605	8026037070	0	0	0	2	Shortfall of Sites	0.115792437	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		336094	183833
Unincorporated Los Angeles County	12216 NITA COURT WHITTIER CA 90605	90605	8026037071	0	0	0	2	Shortfall of Sites	0.123032521	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		371422	125222
Unincorporated Los Angeles County	12210 NITA CT WHITTIER CA 90605	90605	8026037072	0	0	0	2	Shortfall of Sites	0.13470634	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		365903	129148
Unincorporated Los Angeles County	12422 SHOEMAKER AVE WHITTIER CA 90605	90605	8026038002	0	0	0	3	Shortfall of Sites	0.220015667	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		151760	112746
Unincorporated Los Angeles County	12428 SHOEMAKER AVE WHITTIER CA 90605	90605	8026038003	0	0	0	3	Shortfall of Sites	0.216719965	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		198460	59788
Unincorporated Los Angeles County	12504 SHOEMAKER AVE WHITTIER CA 90605	90605	8026038004	0	0	0	4	Shortfall of Sites	0.31947095	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		374865	87465
Unincorporated Los Angeles County	12521 PAINTER AVE WHITTIER CA 90605	90605	8026038008	0	0	0	2	Shortfall of Sites	0.147995966	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		262882	65719
Unincorporated Los Angeles County	12515 PAINTER AVE WHITTIER CA 90605	90605	8026038009	0	0	0	4	Shortfall of Sites	0.263797667	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		393271	98317
Unincorporated Los Angeles County	12505 PAINTER AVE WHITTIER CA 90605	90605	8026038010	0	0	0	6	Shortfall of Sites	0.415184537	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		180102	45018
Unincorporated Los Angeles County	12427 PAINTER AVE WHITTIER CA 90605	90605	8026038011	0	0	0	3	Shortfall of Sites	0.209696979	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		254568	63639

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	12423 PAINTER AVE WHITTIER CA 90605	90605	8026038012	0	0	0	3	Shortfall of Sites	0.205949936	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		42825	147117
Unincorporated Los Angeles County	12518 SHOEMAKER AVE WHITTIER CA 90605	90605	8026038022	0	0	0	3	Shortfall of Sites	0.221249271	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		337379	151246
Unincorporated Los Angeles County	12510 SHOEMAKER AVE WHITTIER CA 90605	90605	8026038023	0	0	0	4	Shortfall of Sites	0.327178453	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		365019	164844
Unincorporated Los Angeles County	12417 PAINTER AVE WHITTIER CA 90605	90605	8026038024	0	0	0	3	Shortfall of Sites	0.206110772	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		401594	118605
Unincorporated Los Angeles County	12413 PAINTER AVE WHITTIER CA 90605	90605	8026038025	0	0	0	2	Shortfall of Sites	0.21024015	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		53132	243610
Unincorporated Los Angeles County	Imperial Hwy & Shoemaker Ave 90605	90605	8026038026	0	0	0	3	Shortfall of Sites	0.119144017	H18	A-1	H18	R-2	0	18	3	Vacant	Vacant		0	0
Unincorporated Los Angeles County	Imperial Hwy & Shoemaker Ave 90605	90605	8026038027	0	0	0	3	Shortfall of Sites	0.154884656	H18	A-1	H18	R-2	0	18	3	Vacant	Vacant		0	0
Unincorporated Los Angeles County	Imperial Hwy & Shoemaker Ave 90605	90605	8026038028	0	0	0	4	Shortfall of Sites	0.179804002	H18	A-1	H18	R-2	0	18	4	Vacant	Vacant		0	0
Unincorporated Los Angeles County	13500 HALEY AVE WHITTIER CA 90605	90605	8028014001	0	0	0	4	Shortfall of Sites	0.230417427	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		74138	183037
Unincorporated Los Angeles County	12212 INEZ ST WHITTIER CA 90605	90605	8028014002	0	0	0	4	Shortfall of Sites	0.335062034	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		98166	258843
Unincorporated Los Angeles County	13512 HALEY AVE WHITTIER CA 90605	90605	8028014003	0	0	0	5	Shortfall of Sites	0.550467915	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 4		46124	93160
Unincorporated Los Angeles County	13522 HALEY AVE WHITTIER CA 90605	90605	8028014004	0	0	0	4	Shortfall of Sites	0.263094159	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		140961	42632
Unincorporated Los Angeles County	13526 HALEY AVE WHITTIER CA 90605	90605	8028014005	0	0	0	4	Shortfall of Sites	0.266636901	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		367200	66300
Unincorporated Los Angeles County	13534 HALEY AVE WHITTIER CA 90605	90605	8028014006	0	0	0	7	Shortfall of Sites	0.499439231	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		31021	600
Unincorporated Los Angeles County	13542 HALEY AVE WHITTIER CA 90605	90605	8028014007	0	0	0	3	Shortfall of Sites	0.225223865	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		306262	426368
Unincorporated Los Angeles County	13546 HALEY AVE WHITTIER CA 90605	90605	8028014008	0	0	0	4	Shortfall of Sites	0.251033533	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		259429	76135
Unincorporated Los Angeles County	13552 HALEY AVE WHITTIER CA 90605	90605	8028014009	0	0	0	3	Shortfall of Sites	0.190073641	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		157890	65619
Unincorporated Los Angeles County	13558 HALEY AVE WHITTIER CA 90605	90605	8028014011	0	0	0	3	Shortfall of Sites	0.208850643	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		225798	56447
Unincorporated Los Angeles County	12223 LELAND AVE WHITTIER CA 90605	90605	8028014013	0	0	0	2	Shortfall of Sites	0.150044913	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		47086	279354
Unincorporated Los Angeles County	13563 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014014	0	0	0	2	Shortfall of Sites	0.134546528	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		240920	64987
Unincorporated Los Angeles County	13557 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014015	0	0	0	2	Shortfall of Sites	0.134583818	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		190478	92578
Unincorporated Los Angeles County	13547 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014017	0	0	0	2	Shortfall of Sites	0.165491122	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		161681	75981
Unincorporated Los Angeles County	13543 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014018	0	0	0	2	Shortfall of Sites	0.153798039	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		237789	68845
Unincorporated Los Angeles County	13523 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014020	0	0	0	2	Shortfall of Sites	0.157500352	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		127054	97530
Unincorporated Los Angeles County	13517 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014021	0	0	0	2	Shortfall of Sites	0.162209266	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		212910	53224
Unincorporated Los Angeles County	13513 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014022	0	0	0	2	Shortfall of Sites	0.161912284	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		23847	68002
Unincorporated Los Angeles County	13527 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014024	0	0	0	2	Shortfall of Sites	0.16492083	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		179209	96179
Unincorporated Los Angeles County	12215 LELAND AVE WHITTIER CA 90605	90605	8028014025	0	0	0	2	Shortfall of Sites	0.165428836	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		164914	26372
Unincorporated Los Angeles County	13503 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014027	0	0	0	3	Shortfall of Sites	0.169810805	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		63711	92120
Unincorporated Los Angeles County	12228 INEZ ST WHITTIER CA 90605	90605	8028014028	0	0	0	2	Shortfall of Sites	0.116505975	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		37867	115247
Unincorporated Los Angeles County	13564 HALEY AVE WHITTIER CA 90605	90605	8028014029	0	0	0	2	Shortfall of Sites	0.157106427	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		242525	171433
Unincorporated Los Angeles County	13566 HALEY AVE WHITTIER CA 90605	90605	8028014030	0	0	0	3	Shortfall of Sites	0.187532712	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		399097	162718
Unincorporated Los Angeles County	13533 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014031	0	0	0	2	Shortfall of Sites	0.160301941	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		90333	161105
Unincorporated Los Angeles County	13535 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014032	0	0	0	2	Shortfall of Sites	0.160281298	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		127529	128427
Unincorporated Los Angeles County	13553 LEFFINGWELL RD WHITTIER CA 90605	90605	8028014033	0	0	0	4	Shortfall of Sites	0.226001517	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		209738	52983
Unincorporated Los Angeles County	12204 PAINTER AVE WHITTIER CA 90605	90605	8026035001	0	0	0	2	Shortfall of Sites	0.140678267	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		31661	42960
Unincorporated Los Angeles County	12210 PAINTER AVE WHITTIER CA 90605	90605	8026035002	0	0	0	2	Shortfall of Sites	0.140790719	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		21948	33597
Unincorporated Los Angeles County	12216 PAINTER AVE WHITTIER CA 90605	90605	8026035003	0	0	0	2	Shortfall of Sites	0.15749067	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		117650	71849
Unincorporated Los Angeles County	13110 SUNSHINE AVE WHITTIER CA 90605	90605	8026035004	0	0	0	3	Shortfall of Sites	0.20672997	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		242565	111021
Unincorporated Los Angeles County	13114 SUNSHINE AVE WHITTIER CA 90605	90605	8026035005	0	0	0	2	Shortfall of Sites	0.206660984	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		167490	214644
Unincorporated Los Angeles County	13118 SUNSHINE AVE WHITTIER CA 90605	90605	8026035006	0	0	0	3	Shortfall of Sites	0.207828035	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		56432	80097
Unincorporated Los Angeles County	13124 SUNSHINE AVE WHITTIER CA 90605	90605	8026035007	0	0	0	3	Shortfall of Sites	0.207750877	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		147805	46410
Unincorporated Los Angeles County	13130 SUNSHINE AVE WHITTIER CA 90605	90605	8026035008	0	0	0	7	Shortfall of Sites	0.45450853	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		170888	28125
Unincorporated Los Angeles County	13138 SUNSHINE AVE WHITTIER CA 90605	90605	8026035009	0	0	0	5	Shortfall of Sites	0.350624463	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		428400	91800
Unincorporated Los Angeles County	13148 SUNSHINE AVE WHITTIER CA 90605	90605	8026035010	0	0	0	3	Shortfall of Sites	0.179341434	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		110218	50967
Unincorporated Los Angeles County	12111 FIDEL AVE WHITTIER CA 90605	90605	8026035011	0	0	0	4	Shortfall of Sites	0.247488529	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		180155	129120
Unincorporated Los Angeles County	12129 FIDEL AVE WHITTIER CA 90605	90605	8026035012	0	0	0	3	Shortfall of Sites	0.17947757	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		232203	91316
Unincorporated Los Angeles County	12220 PAINTER AVE WHITTIER CA 90605	90605	8026035013	0	0	0	5	Shortfall of Sites	0.384058829	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		311685	63487
Unincorporated Los Angeles County	12226 PAINTER AVE WHITTIER CA 90605	90605	8026035014	0	0	0	5	Shortfall of Sites	0.356941904	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		107344	127961
Unincorporated Los Angeles County	12230 PAINTER AVE WHITTIER CA 90605	90605	8026035015	0	0	0	4	Shortfall of Sites	0.287685848	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		93390	86381
Unincorporated Los Angeles County	12304 PAINTER AVE WHITTIER CA 90605	90605	8026035016	0	0	0	3	Shortfall of Sites	0.27538045	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		94893	267198
Unincorporated Los Angeles County	12321 FIDEL AVE WHITTIER CA 90605	90605	8026035018	0	0	0	6	Shortfall of Sites	0.451173693	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		283365	198908
Unincorporated Los Angeles County	12317 FIDEL AVE WHITTIER CA 90605	90605	8026035019	0	0	0	3	Shortfall of Sites	0.224317526	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		173156	244802
Unincorporated Los Angeles County	12313 FIDEL AVE WHITTIER CA 90605	90605	8026035020	0	0	0	2	Shortfall of Sites	0.117605218	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		137776	34439
Unincorporated Los Angeles County	12309 FIDEL AVE WHITTIER CA 90605	90605	8026035022	0	0	0	2	Shortfall of Sites	0.217216066	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		339586	191017
Unincorporated Los Angeles County	12303 FIDEL AVE WHITTIER CA 90605	90605	8026035023	0	0	0	4	Shortfall of Sites	0.229362889	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		55112	102370
Unincorporated Los Angeles County	12223 FIDEL AVE WHITTIER CA 90605	90605	8026035026	0	0	0	4	Shortfall of Sites	0.254896385	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		322606	80651
Unincorporated Los Angeles County	12219 FIDEL AVE WHITTIER CA 90605	90605	8026035027	0	0	0	3	Shortfall of Sites	0.218090064	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		58897	305729
Unincorporated Los Angeles County	12306 PAINTER AVE WHITTIER CA 90605	90605	8026035029	0	0	0	2	Shortfall of Sites	0.215527471	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		161611	251353
Unincorporated Los Angeles County	12310 PAINTER AVE WHITTIER CA 90605	90605	8026035030	0	0	0	3	Shortfall of Sites	0.259756176	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		131771	87846
Unincorporated Los Angeles County	12215 FIDEL AVE WHITTIER CA 90605	90605	8026035031	0	0	0	2	Shortfall of Sites	0.141672189	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		238441	59607
Unincorporated Los Angeles County	12213 FIDEL AVE WHITTIER CA 90605	90605	8026035032	0	0	0	3	Shortfall of Sites	0.230745114	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		33732	40771
Unincorporated Los Angeles County	12237 FIDEL AVE WHITTIER CA 90605	90605	8026035033	0	0	0	4	Shortfall of Sites	0.489512424	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		636724	424482
Unincorporated Los Angeles County	12447 FIDEL AVE WHITTIER CA 90605	90605	8026036001	0	0	0	3	Shortfall of Sites	0.205575542	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		70246	57111
Unincorporated Los Angeles County	13131 SPLENDORA AVE WHITTIER CA 90605	90605	8026036002	0	0	0	3	Shortfall of Sites	0.192715056	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		299635	141208
Unincorporated Los Angeles County	13125 SPLENDORA AVE WHITTIER CA 90605	90605	8026036003	0	0	0	3	Shortfall of Sites	0.192551761	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		219781	110988
Unincorporated Los Angeles County	13119 SPLENDORA AVE WHITTIER CA 90605	90605	8026036004	0	0	0	2	Shortfall of Sites	0.192631902	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		74271	110497
Unincorporated Los Angeles County	13113 SPLENDORA AVE WHITTIER CA 90605	90605	8026036005	0	0	0	3	Shortfall of Sites	0.193435386	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		28280	83523
Unincorporated Los Angeles County	13107 SPLENDORA AVE WHITTIER CA 90605	90605	8026036006	0	0	0	2	Shortfall of Sites	0.160132515	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		71972	110451
Unincorporated Los Angeles County	13103 SPLENDORA AVE WHITTIER CA 90605	90605	8026036007	0	0	0	2	Shortfall of Sites	0.157165402	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		159021	98487
Unincorporated Los Angeles County	12318 PAINTER AVE WHITTIER CA 90605	90605	8026036008	0	0	0	2	Shortfall of Sites	0.214498253	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		430956	323216
Unincorporated Los Angeles County	12324 PAINTER AVE WHITTIER CA 90605	90605	8026036009	0	0	0	3	Shortfall of Sites	0.223972356	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		312259	213998
Unincorporated Los Angeles County	12328 PAINTER AVE WHITTIER CA 90605	90605	8026036010	0	0	0	4	Shortfall of Sites	0.22827011	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		35179	26689
Unincorporated Los Angeles County	12400 PAINTER AVE WHITTIER CA 90605	90605	8026036011	0	0	0	4	Shortfall of Sites	0.230155919	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		318362	119916
Unincorporated Los Angeles County	12406 PAINTER AVE WHITTIER CA 90605	90605	8026036012	0	0	0	3	Shortfall of Sites	0.230656932	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		161186	312386
Unincorporated Los Angeles County	12420 PAINTER AVE WHITTIER CA 90605	90605	8026036014	0	0	0	3	Shortfall of Sites	0.232909846	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		169450	252514
Unincorporated Los Angeles County	12426 PAINTER AVE WHITTIER CA 90605	90605	8026036015	0	0	0	4	Shortfall of Sites	0.229187046	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		94359	77200
Unincorporated Los Angeles County	12502 PAINTER AVE WHITTIER CA 90605	90605	8026036016	0	0	0	5	Shortfall of Sites	0.34592947	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		140530	56205
Unincorporated Los Angeles County	12508 PAINTER AVE WHITTIER CA 90605	90605	8026036017	0	0	0	2	Shortfall of Sites	0.124657456	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		20849	30767
Unincorporated Los Angeles County	12514 PAINTER AVE WHITTIER CA 90605	90605	8026036018	0	0	0	4	Shortfall of Sites	0.437830704	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		82101	141010
Unincorporated Los Angeles County	12409 FIDEL AVE WHITTIER CA 90605	90605	8026036022	0	0	0	4	Shortfall of Sites	0.232678177	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		172721	28281
Unincorporated Los Angeles County	Fidel Ave & Splendora Ave 90605	90605	8026036023	0	0	0	4	Shortfall of Sites	0.22739276	H18	A-1	H18	R-2	0	18	4	Vacant	Vacant		104512	0
Unincorporated Los Angeles County	12335 FIDEL AVE WHITTIER CA 90605	90605	8026036024	0	0	0	4	Shortfall of Sites	0.250119077	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		132425	46734
Unincorporated Los Angeles County	12333 FIDEL AVE WHITTIER CA 90605	90605	8026036025	0	0	0	3	Shortfall of Sites	0.229967678	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		132425	220710
Unincorporated Los Angeles County	12416 PAINTER AVE WHITTIER CA 90605	90605	8026036029	0	0	0	2	Shortfall of Sites	0.227960963	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 3		70260	101809
Unincorporated Los Angeles County	13208 SUNSHINE AVE WHITTIER CA 90605	90605	8026033001	0	0	0	4	Shortfall of Sites	0.297512876	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		189657	49463
Unincorporated Los Angeles County	13202 SUNSHINE AVE WHITTIER CA 90605	90605	8026033002	0	0	0	4	Shortfall of Sites	0.274185382	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		252550	48951
Unincorporated Los Angeles County	12202 FIDEL AVE WHITTIER CA 90605	90605	8026033007	0	0	0	3	Shortfall of Sites	0.255316485	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		99953	155298
Unincorporated Los Angeles County	12208 FIDEL AVE WHITTIER CA 90605	90605	8026033008	0	0	0	3	Shortfall of Sites	0.239915403	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		73492	158382
Unincorporated Los Angeles County	12212 FIDEL AVE WHITTIER CA 90605	90605	8026033009	0	0	0	3	Shortfall of Sites	0.236014554	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		354300	257700
Unincorporated Los Angeles County	12325 LAUREL AVE WHITTIER CA 90605	90605	8026033010	0	0	0	7	Shortfall of Sites	0.465240753	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		198642	41789
Unincorporated Los Angeles County	12315 LAUREL AVE WHITTIER CA 90605	90605	8026033011	0	0	0	5	Shortfall of Sites	0.444757425	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		624779	124948
Unincorporated Los Angeles County	12305 LAUREL AVE WHITTIER CA 90605	90605	8026033012	0	0	0	7	Shortfall of Sites	0.463388709	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		213423	93766
Unincorporated Los Angeles County	12231 LAUREL AVE WHITTIER CA 90605	90605	8026033013	0	0	0	3	Shortfall of Sites	0.209282698	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		408000	336600
Unincorporated Los Angeles County	12227 LAUREL AVE WHITTIER CA 90605	90605	8026033014	0	0	0	3	Shortfall of Sites	0.248433736	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		191179	191179
Unincorporated Los Angeles County	12219 LAUREL AVE WHITTIER CA 90605	90605	8026033015	0	0	0	4	Shortfall of Sites	0.222308566	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		295755	219788
Unincorporated Los Angeles County	12213 LAUREL AVE WHITTIER CA 90605	90605	8026033016	0	0	0	2	Shortfall of Sites	0.214325176	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		124968	259524
Unincorporated Los Angeles County	12203 LAUREL AVE WHITTIER CA 90605	90605	8026033017	0	0	0	4	Shortfall of Sites	0.407951706	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		192452	382363
Unincorporated Los Angeles County	12131 LAUREL AVE WHITTIER CA 90605	90605	8026033018	0	0	0	3	Shortfall of Sites	0.212530154	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		137125	167878
Unincorporated Los Angeles County	12123 LAUREL AVE WHITTIER CA 90605	90605	8026033019	0	0	0	3	Shortfall of Sites	0.213891511	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		56432	98310
Unincorporated Los Angeles County	12119 LAUREL AVE WHITTIER CA 90605	90605	8026033020	0	0	0	3	Shortfall of Sites	0.22952572	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		323668	318362
Unincorporated Los Angeles County	12113 LAUREL AVE WHITTIER CA 90605	90605	8026033031	0	0	0	2	Shortfall of Sites	0.155313161	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		22593	105908
Unincorporated Los Angeles County	13181 SPLENDORA AVE WHITTIER CA 90605	90605	8026034003	0	0	0	2	Shortfall of Sites	0.192790878	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		110389	139089
Unincorporated Los Angeles County	13175 SPLENDORA AVE WHITTIER CA 90605	90605	8026034004	0	0	0	3	Shortfall of Sites	0.192647212	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		356232	89058
Unincorporated Los Angeles County	13169 SPLENDORA AVE WHITTIER CA 90605	90605	8026034005	0	0	0	3	Shortfall of Sites	0.192846108	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		145666	119179
Unincorporated Los Angeles County	13163 SPLENDORA AVE SOUTH WHITTIER CA 90605	90605	8026034006	0	0	0	3	Shortfall of Sites	0.193092847	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		243435	77464
Unincorporated Los Angeles County	12404 FIDEL AVE WHITTIER CA 90605	90605	8026034016	0	0	0	4	Shortfall of Sites	0.291068094	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		247713	123293
Unincorporated Los Angeles County	12410 FIDEL AVE WHITTIER CA 90605	90605	8026034017	0	0	0	4	Shortfall of Sites	0.287551012	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		317718	195132
Unincorporated Los Angeles County	12418 FIDEL AVE WHITTIER CA 90605	90605	8026034018	0	0	0	4	Shortfall of Sites	0.272254981	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		140000	57291
Unincorporated Los Angeles County	12426 FIDEL AVE WHITTIER CA 90605	90605	8026034019	0	0	0	4	Shortfall of Sites	0.260202928	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		128731	53440
Unincorporated Los Angeles County	12413 LAUREL AVE WHITTIER CA 90605	90605	8026034022	0	0	0	2	Shortfall of Sites	0.141982072	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		48184	89244
Unincorporated Los Angeles County	12409 LAUREL AVE WHITTIER CA 90605	90605	8026034023	0	0	0	4	Shortfall of Sites	0.366060279	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		28981	77655
Unincorporated Los Angeles County	12403 LAUREL AVE WHITTIER CA 90605	90605	8026034024	0	0	0	4	Shortfall of Sites	0.231369073	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		399800	100200
Unincorporated Los Angeles County	12335 LAUREL AVE WHITTIER CA 90605	90605	8026034025	0	0	0	4	Shortfall of Sites	0.233181736	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		380000	75000
Unincorporated Los Angeles County	12220 FIDEL AVE WHITTIER CA 90605	90605	8026034026	0	0	0	4	Shortfall of Sites	0.242350174	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		258410	97619

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	12224 FIDEL AVE WHITTIER CA 90605	90605	8026034027	0	0	0	3	Shortfall of Sites	0.243795192	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		229698	109105
Unincorporated Los Angeles County	12300 FIDEL AVE WHITTIER CA 90605	90605	8026034028	0	0	0	2	Shortfall of Sites	0.1263286	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		198554	84266
Unincorporated Los Angeles County	12232 FIDEL AVE WHITTIER CA 90605	90605	8026034030	0	0	0	4	Shortfall of Sites	0.267692295	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		137776	307145
Unincorporated Los Angeles County	12230 FIDEL AVE WHITTIER CA 90605	90605	8026034031	0	0	0	3	Shortfall of Sites	0.254503377	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		54608	401356
Unincorporated Los Angeles County	13159 SPLENDORA AVE WHITTIER CA 90605	90605	8026034034	0	0	0	2	Shortfall of Sites	0.137694127	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		65071	69086
Unincorporated Los Angeles County	13149 SPLENDORA AVE WHITTIER CA 90605	90605	8026034035	0	0	0	3	Shortfall of Sites	0.180044477	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		388381	152522
Unincorporated Los Angeles County	12425 LAUREL AVE WHITTIER CA 90605	90605	8026034037	0	0	0	2	Shortfall of Sites	0.119008118	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		30627	52164
Unincorporated Los Angeles County	12430 FIDEL AVE WHITTIER CA 90605	90605	8026034039	0	0	0	2	Shortfall of Sites	0.128464323	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		18211	17992
Unincorporated Los Angeles County	12423 LAUREL AVE WHITTIER CA 90605	90605	8026034040	0	0	0	2	Shortfall of Sites	0.118290567	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		47211	70824
Unincorporated Los Angeles County	12429 LAUREL AVE WHITTIER CA 90605	90605	8026034045	0	0	0	2	Shortfall of Sites	0.120872625	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		223490	55866
Unincorporated Los Angeles County	12431 LAUREL AVE WHITTIER CA 90605	90605	8026034046	0	0	0	2	Shortfall of Sites	0.125384013	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		218888	54719
Unincorporated Los Angeles County	13193 SPLENDORA AVE WHITTIER CA 90605	90605	8026034048	0	0	0	2	Shortfall of Sites	0.115561772	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		102938	102938
Unincorporated Los Angeles County	12433 LAUREL AVE WHITTIER CA 90605	90605	8026034049	0	0	0	3	Shortfall of Sites	0.21452841	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		265302	141140
Unincorporated Los Angeles County	12427 LAUREL AVE WHITTIER CA 90605	90605	8026034050	0	0	0	2	Shortfall of Sites	0.118640389	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		292079	73045
Unincorporated Los Angeles County	13721 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011009	0	0	0	3	Shortfall of Sites	0.169731984	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		23489	9861
Unincorporated Los Angeles County	13719 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011010	0	0	0	2	Shortfall of Sites	0.136508001	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		152961	133499
Unincorporated Los Angeles County	13715 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011011	0	0	0	2	Shortfall of Sites	0.137336724	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		80493	150061
Unincorporated Los Angeles County	13709 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011012	0	0	0	2	Shortfall of Sites	0.136389845	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		328000	245000
Unincorporated Los Angeles County	13707 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011013	0	0	0	2	Shortfall of Sites	0.136331149	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		333799	172478
Unincorporated Los Angeles County	13703 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011014	0	0	0	2	Shortfall of Sites	0.12804889	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		288741	177717
Unincorporated Los Angeles County	12202 HASTINGS DR WHITTIER CA 90605	90605	8028011015	0	0	0	2	Shortfall of Sites	0.1584896	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		229838	57486
Unincorporated Los Angeles County	12214 HASTINGS DR WHITTIER CA 90605	90605	8028011016	0	0	0	2	Shortfall of Sites	0.153629813	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		228573	46416
Unincorporated Los Angeles County	12218 HASTINGS DR WHITTIER CA 90605	90605	8028011017	0	0	0	2	Shortfall of Sites	0.151689822	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		52113	129546
Unincorporated Los Angeles County	13740 MEYER RD WHITTIER CA 90605	90605	8028011020	0	0	0	3	Shortfall of Sites	0.171931091	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		183144	191524
Unincorporated Los Angeles County	13732 MEYER RD WHITTIER CA 90605	90605	8028011021	0	0	0	3	Shortfall of Sites	0.176044095	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		35179	69363
Unincorporated Los Angeles County	13730 MEYER RD WHITTIER CA 90605	90605	8028011022	0	0	0	3	Shortfall of Sites	0.17246231	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		324883	81216
Unincorporated Los Angeles County	13724 MEYER RD WHITTIER CA 90605	90605	8028011023	0	0	0	2	Shortfall of Sites	0.171638655	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		108143	103597
Unincorporated Los Angeles County	13716 MEYER RD WHITTIER CA 90605	90605	8028011024	0	0	0	4	Shortfall of Sites	0.347715607	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		119348	108143
Unincorporated Los Angeles County	12206 HASTINGS DR WHITTIER CA 90605	90605	8028011026	0	0	0	3	Shortfall of Sites	0.237659887	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		390150	234090
Unincorporated Los Angeles County	12114 HASTINGS DR WHITTIER CA 90605	90605	8028011027	0	0	0	2	Shortfall of Sites	0.148356455	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		281000	189000
Unincorporated Los Angeles County	13704 MEYER RD WHITTIER CA 90605	90605	8028011028	0	0	0	3	Shortfall of Sites	0.195985556	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		416000	104000
Unincorporated Los Angeles County	13735 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011035	0	0	0	2	Shortfall of Sites	0.134416051	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		56432	104687
Unincorporated Los Angeles County	13729 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011036	0	0	0	3	Shortfall of Sites	0.195362516	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		165532	59586
Unincorporated Los Angeles County	13731 LEFFINGWELL RD WHITTIER CA 90605	90605	8028011037	0	0	0	2	Shortfall of Sites	0.150975412	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		259196	64796
Unincorporated Los Angeles County	12114 LAUREL AVE WHITTIER CA 90605	90605	8026031002	0	0	0	2	Shortfall of Sites	0.183516667	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		176740	92725
Unincorporated Los Angeles County	12116 LAUREL AVE WHITTIER CA 90605	90605	8026031003	0	0	0	2	Shortfall of Sites	0.196746315	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		89244	80319
Unincorporated Los Angeles County	12124 LAUREL AVE WHITTIER CA 90605	90605	8026031004	0	0	0	3	Shortfall of Sites	0.18768983	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		40177	45713
Unincorporated Los Angeles County	12130 LAUREL AVE WHITTIER CA 90605	90605	8026031005	0	0	0	3	Shortfall of Sites	0.203751778	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		189317	47323
Unincorporated Los Angeles County	12200 LAUREL AVE WHITTIER CA 90605	90605	8026031006	0	0	0	3	Shortfall of Sites	0.216610019	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		206729	51680
Unincorporated Los Angeles County	12206 LAUREL AVE WHITTIER CA 90605	90605	8026031007	0	0	0	2	Shortfall of Sites	0.166928697	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		166562	239456
Unincorporated Los Angeles County	12212 LAUREL AVE WHITTIER CA 90605	90605	8026031008	0	0	0	4	Shortfall of Sites	0.384976428	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		38208	34691
Unincorporated Los Angeles County	12224 LAUREL AVE WHITTIER CA 90605	90605	8026031009	0	0	0	5	Shortfall of Sites	0.388747812	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		231494	117558
Unincorporated Los Angeles County	12233 LOUIS AVE WHITTIER CA 90605	90605	8026031010	0	0	0	3	Shortfall of Sites	0.191929552	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		231837	65416
Unincorporated Los Angeles County	12225 LOUIS AVE WHITTIER CA 90605	90605	8026031011	0	0	0	3	Shortfall of Sites	0.191501583	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		200245	97804
Unincorporated Los Angeles County	12217 LOUIS AVE WHITTIER CA 90605	90605	8026031012	0	0	0	3	Shortfall of Sites	0.197438178	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		21726	23265
Unincorporated Los Angeles County	12213 LOUIS AVE WHITTIER CA 90605	90605	8026031013	0	0	0	3	Shortfall of Sites	0.195161045	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		186263	114504
Unincorporated Los Angeles County	12141 LOUIS AVE WHITTIER CA 90605	90605	8026031016	0	0	0	2	Shortfall of Sites	0.198651796	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		282954	161681
Unincorporated Los Angeles County	12133 LOUIS AVE WHITTIER CA 90605	90605	8026031017	0	0	0	3	Shortfall of Sites	0.195827383	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		260353	86781
Unincorporated Los Angeles County	12127 LOUIS AVE WHITTIER CA 90605	90605	8026031018	0	0	0	3	Shortfall of Sites	0.193292458	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		203123	101502
Unincorporated Los Angeles County	12121 LOUIS AVE WHITTIER CA 90605	90605	8026031019	0	0	0	2	Shortfall of Sites	0.191520124	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		204116	228014
Unincorporated Los Angeles County	13268 SUNSHINE AVE WHITTIER CA 90605	90605	8026031021	0	0	0	2	Shortfall of Sites	0.143582549	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		319882	79964
Unincorporated Los Angeles County	13272 SUNSHINE AVE WHITTIER CA 90605	90605	8026031022	0	0	0	2	Shortfall of Sites	0.122343908	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		341496	98904
Unincorporated Los Angeles County	13284 SUNSHINE AVE WHITTIER CA 90605	90605	8026031023	0	0	0	2	Shortfall of Sites	0.140320259	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		353736	88434
Unincorporated Los Angeles County	12111 LOUIS AVE WHITTIER CA 90605	90605	8026031024	0	0	0	3	Shortfall of Sites	0.183895848	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		145122	225023
Unincorporated Los Angeles County	12117 LOUIS AVE WHITTIER CA 90605	90605	8026031025	0	0	0	3	Shortfall of Sites	0.206105281	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		209430	88950
Unincorporated Los Angeles County	12110 LAUREL AVE WHITTIER CA 90605	90605	8026031026	0	0	0	2	Shortfall of Sites	0.151923793	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		186414	11715
Unincorporated Los Angeles County	13254 SUNSHINE AVE WHITTIER CA 90605	90605	8026031028	0	0	0	2	Shortfall of Sites	0.130619413	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		257463	78681
Unincorporated Los Angeles County	13262 SUNSHINE AVE WHITTIER CA 90605	90605	8026031029	0	0	0	2	Shortfall of Sites	0.128053954	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		52965	65353
Unincorporated Los Angeles County	12203 LOUIS AVE WHITTIER CA 90605	90605	8026031030	0	0	0	4	Shortfall of Sites	0.391897073	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		295316	263093
Unincorporated Los Angeles County	13255 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032001	0	0	0	3	Shortfall of Sites	0.201437564	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		219781	54944
Unincorporated Los Angeles County	13251 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032002	0	0	0	3	Shortfall of Sites	0.191359602	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		197969	101502
Unincorporated Los Angeles County	13243 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032003	0	0	0	3	Shortfall of Sites	0.193176422	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		53470	113990
Unincorporated Los Angeles County	13239 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032004	0	0	0	3	Shortfall of Sites	0.192510233	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		117855	118915
Unincorporated Los Angeles County	13231 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032005	0	0	0	3	Shortfall of Sites	0.200295507	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		23863	35810
Unincorporated Los Angeles County	13225 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032006	0	0	0	3	Shortfall of Sites	0.221754848	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		347000	103000
Unincorporated Los Angeles County	13217 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032007	0	0	0	3	Shortfall of Sites	0.217465122	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		309870	124797
Unincorporated Los Angeles County	12228 LAUREL AVE WHITTIER CA 90605	90605	8026032011	0	0	0	3	Shortfall of Sites	0.180948172	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		83120	214827
Unincorporated Los Angeles County	12234 LAUREL AVE WHITTIER CA 90605	90605	8026032012	0	0	0	2	Shortfall of Sites	0.203183135	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		129595	98543
Unincorporated Los Angeles County	12318 LAUREL AVE SOUTH WHITTIER CA 90605	90605	8026032015	0	0	0	3	Shortfall of Sites	0.199793756	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		223931	51177
Unincorporated Los Angeles County	12324 LAUREL AVE WHITTIER CA 90605	90605	8026032016	0	0	0	3	Shortfall of Sites	0.175775997	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		254945	63735
Unincorporated Los Angeles County	12332 LAUREL AVE WHITTIER CA 90605	90605	8026032017	0	0	0	3	Shortfall of Sites	0.197502414	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		242399	101266
Unincorporated Los Angeles County	12424 LAUREL AVE WHITTIER CA 90605	90605	8026032021	0	0	0	2	Shortfall of Sites	0.144263124	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		268134	67031
Unincorporated Los Angeles County	13221 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032022	0	0	0	2	Shortfall of Sites	0.129996251	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		56578	111277
Unincorporated Los Angeles County	12331 LOUIS AVE WHITTIER CA 90605	90605	8026032024	0	0	0	6	Shortfall of Sites	0.408888416	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		302736	85202
Unincorporated Los Angeles County	12325 LOUIS AVE WHITTIER CA 90605	90605	8026032025	0	0	0	4	Shortfall of Sites	0.268331086	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		225195	130611
Unincorporated Los Angeles County	12321 LOUIS AVE WHITTIER CA 90605	90605	8026032026	0	0	0	3	Shortfall of Sites	0.253521733	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		25468	62392
Unincorporated Los Angeles County	12317 LOUIS AVE WHITTIER CA 90605	90605	8026032027	0	0	0	2	Shortfall of Sites	0.165022049	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		182028	87799
Unincorporated Los Angeles County	12311 LOUIS AVE WHITTIER CA 90605	90605	8026032028	0	0	0	3	Shortfall of Sites	0.204758627	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		157439	251994
Unincorporated Los Angeles County	12307 LOUIS AVE SOUTH WHITTIER CA 90605	90605	8026032029	0	0	0	4	Shortfall of Sites	0.238776407	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		195743	90157
Unincorporated Los Angeles County	12301 LOUIS AVE WHITTIER CA 90605	90605	8026032030	0	0	0	3	Shortfall of Sites	0.21235401	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		331096	82774
Unincorporated Los Angeles County	12235 LOUIS AVE WHITTIER CA 90605	90605	8026032031	0	0	0	3	Shortfall of Sites	0.19399765	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		182734	116881
Unincorporated Los Angeles County	12302 LAUREL AVE WHITTIER CA 90605	90605	8026032033	0	0	0	3	Shortfall of Sites	0.349980685	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 4		223290	214933
Unincorporated Los Angeles County	12316 LAUREL AVE WHITTIER CA 90605	90605	8026032034	0	0	0	3	Shortfall of Sites	0.234539958	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		258584	252523
Unincorporated Los Angeles County	12400 LAUREL AVE WHITTIER CA 90605	90605	8026032036	0	0	0	2	Shortfall of Sites	0.131543961	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		255031	137366
Unincorporated Los Angeles County	12402 LAUREL AVE WHITTIER CA 90605	90605	8026032037	0	0	0	4	Shortfall of Sites	0.271881168	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		31724	104741
Unincorporated Los Angeles County	Laurel Ave & Splendora Ave 90605	90605	8026032040	0	0	0	2	Shortfall of Sites	0.14331847	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		82253	265551
Unincorporated Los Angeles County	12438 LAUREL AVE WHITTIER CA 90605	90605	8026032041	0	0	0	2	Shortfall of Sites	0.118729679	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		67966	156703
Unincorporated Los Angeles County	12446 LAUREL AVE WHITTIER CA 90605	90605	8026032042	0	0	0	2	Shortfall of Sites	0.122901031	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		409501	119021
Unincorporated Los Angeles County	13213 LEFFINGWELL RD WHITTIER CA 90605	90605	8026032043	0	0	0	3	Shortfall of Sites	0.204443461	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		280120	70029
Unincorporated Los Angeles County	12112 LOUIS AVE WHITTIER CA 90605	90605	8026029002	0	0	0	3	Shortfall of Sites	0.209848648	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		26259	206833
Unincorporated Los Angeles County	12120 LOUIS AVE WHITTIER CA 90605	90605	8026029003	0	0	0	3	Shortfall of Sites	0.256034484	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		74271	108628
Unincorporated Los Angeles County	12134 LOUIS AVE WHITTIER CA 90605	90605	8026029006	0	0	0	3	Shortfall of Sites	0.210207132	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		82101	155732
Unincorporated Los Angeles County	12138 LOUIS AVE WHITTIER CA 90605	90605	8026029007	0	0	0	2	Shortfall of Sites	0.21668626	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		280330	152940
Unincorporated Los Angeles County	12202 LOUIS AVE WHITTIER CA 90605	90605	8026029008	0	0	0	2	Shortfall of Sites	0.198565757	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		40154	152086
Unincorporated Los Angeles County	12217 CARMENITA RD WHITTIER CA 90605	90605	8026029015	0	0	0	2	Shortfall of Sites	0.118115956	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		307702	76923
Unincorporated Los Angeles County	12213 CARMENITA RD WHITTIER CA 90605	90605	8026029016	0	0	0	4	Shortfall of Sites	0.23911556	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		21512	27886
Unincorporated Los Angeles County	12201 CARMENITA RD WHITTIER CA 90605	90605	8026029017	0	0	0	4	Shortfall of Sites	0.351422599	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		294412	136140
Unincorporated Los Angeles County	12124 LOUIS AVE WHITTIER CA 90605	90605	8026029024	0	0	0	2	Shortfall of Sites	0.143708344	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		153070	102316
Unincorporated Los Angeles County	12130 LOUIS AVE WHITTIER CA 90605	90605	8026029028	0	0	0	2	Shortfall of Sites	0.151210199	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		76021	53325
Unincorporated Los Angeles County	12128 LOUIS AVE WHITTIER CA 90605	90605	8026029029	0	0	0	2	Shortfall of Sites	0.153647044	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		58116	83002
Unincorporated Los Angeles County	12106 LOUIS AVE WHITTIER CA 90605	90605	8026029031	0	0	0	2	Shortfall of Sites	0.144073209	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		193356	30308
Unincorporated Los Angeles County	13308 SUNSHINE AVE WHITTIER CA 90605	90605	8026029032	0	0	0	2	Shortfall of Sites	0.118821041	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		394000	98000
Unincorporated Los Angeles County	13314 SUNSHINE AVE WHITTIER CA 90605	90605	8026029033	0	0	0	2	Shortfall of Sites	0.120023002	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		125666	98864
Unincorporated Los Angeles County	13320 SUNSHINE AVE WHITTIER CA 90605	90605	8026029034	0	0	0	2	Shortfall of Sites	0.150581955	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		123994	201202
Unincorporated Los Angeles County	13326 SUNSHINE AVE WHITTIER CA 90605	90605	8026029035	0	0	0	2	Shortfall of Sites	0.116891394	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		66142	122847
Unincorporated Los Angeles County	13332 SUNSHINE AVE WHITTIER CA 90605	90605	8026029036	0	0	0	2	Shortfall of Sites	0.11816365	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		19616	66940
Unincorporated Los Angeles County	12222 LOUIS AVE WHITTIER CA 90605	90605	8026029037	0	0	0	3	Shortfall of Sites	0.203765478	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		337379	89647
Unincorporated Los Angeles County	12226 LOUIS AVE WHITTIER CA 90605	90605	8026029038	0	0	0	4	Shortfall of Sites	0.325799835	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		318362	131589
Unincorporated Los Angeles County	12234 LOUIS AVE WHITTIER CA 90605	90605	8026029039	0	0	0	4	Shortfall of Sites	0.233937282	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		163449	60945
Unincorporated Los Angeles County	12236 LOUIS AVE WHITTIER CA 90605	90605	8026029040	0	0	0	4	Shortfall of Sites	0.234761038	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		151593	69316
Unincorporated Los Angeles County	12302 LOUIS AVE WHITTIER CA 90605	90605	8026029041	0	0	0	4	Shortfall of Sites	0.229026376	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		219215	170048
Unincorporated Los Angeles County	12306 LOUIS AVE WHITTIER CA 90605	90605	8026029042	0	0	0	4	Shortfall of Sites	0.228270951	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		201236	129827
Unincorporated Los Angeles County	12312 LOUIS AVE WHITTIER CA 90605	90605	8026029043	0	0	0	4	Shortfall of Sites	0.315737612	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23265	97652
Unincorporated Los Angeles County	12324 LOUIS AVE WHITTIER CA 90605	90605	8026029044	0	0	0	3	Shortfall of Sites	0.20519934	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		155840	57715
Unincorporated Los Angeles County	12327 CARMENITA RD WHITTIER CA 90605	90605	8026029045	0	0	0	4	Shortfall of Sites	0.271157486	H18	A-1	H18	R-2	0	18	4	Vacant	Vacant		95217	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	12321 CARMENITA RD WHITTIER CA 90605	90605	8026029046	0	0	0	4	Shortfall of Sites	0.248341074	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		173156	58871
Unincorporated Los Angeles County	Carmenita Rd & Leffingwell Rd 90605	90605	8026029048	0	0	0	3	Shortfall of Sites	0.163069877	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 0		127500	0
Unincorporated Los Angeles County	12305 CARMENITA RD WHITTIER CA 90605	90605	8026029049	0	0	0	2	Shortfall of Sites	0.163814616	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		158100	244000
Unincorporated Los Angeles County	13327 LEFFINGWELL RD WHITTIER CA 90605	90605	8026029052	0	0	0	3	Shortfall of Sites	0.191702119	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		62462	194229
Unincorporated Los Angeles County	13321 LEFFINGWELL RD WHITTIER CA 90605	90605	8026029053	0	0	0	3	Shortfall of Sites	0.193608379	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		202674	78817
Unincorporated Los Angeles County	13315 LEFFINGWELL RD WHITTIER CA 90605	90605	8026029054	0	0	0	3	Shortfall of Sites	0.188903669	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		135504	43653
Unincorporated Los Angeles County	13309 LEFFINGWELL RD WHITTIER CA 90605	90605	8026029055	0	0	0	3	Shortfall of Sites	0.195968874	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		125086	215360
Unincorporated Los Angeles County	13303 LEFFINGWELL RD WHITTIER CA 90605	90605	8026029056	0	0	0	3	Shortfall of Sites	0.170362158	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		349872	112455
Unincorporated Los Angeles County	12117 CARMENITA RD WHITTIER CA 90605	90605	8026029057	0	0	0	4	Shortfall of Sites	0.223891731	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		57646	411631
Unincorporated Los Angeles County	12113 CARMENITA RD WHITTIER CA 90605	90605	8026029058	0	0	0	2	Shortfall of Sites	0.14509449	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		263738	83516
Unincorporated Los Angeles County	12206 LOUIS AVE WHITTIER CA 90605	90605	8026029060	0	0	0	4	Shortfall of Sites	0.226401612	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		312120	119646
Unincorporated Los Angeles County	12210 LOUIS AVE WHITTIER CA 90605	90605	8026029061	0	0	0	3	Shortfall of Sites	0.178125035	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		408000	183600
Unincorporated Los Angeles County	12119 CARMENITA RD WHITTIER CA 90605	90605	8026029063	0	0	0	2	Shortfall of Sites	0.195322216	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		354000	236000
Unincorporated Los Angeles County	12121 CARMENITA RD WHITTIER CA 90605	90605	8026029064	0	0	0	2	Shortfall of Sites	0.156116478	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		39768	267467
Unincorporated Los Angeles County	12319 CARMENITA ROAD WHITTIER CA 90605	90605	8026029065	0	0	0	2	Shortfall of Sites	0.164077101	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		280396	228139
Unincorporated Los Angeles County	12317 CARMENITA RD WHITTIER CA 90605	90605	8026029066	0	0	0	2	Shortfall of Sites	0.130495817	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		274024	221767
Unincorporated Los Angeles County	12315 CARMENITA ROAD WHITTIER CA 90605	90605	8026029067	0	0	0	2	Shortfall of Sites	0.11574816	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		286768	191179
Unincorporated Los Angeles County	13422 SUNSHINE AVE WHITTIER CA 90605	90605	8028015001	0	0	0	2	Shortfall of Sites	0.132069608	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		164789	67213
Unincorporated Los Angeles County	12110 CARMENITA RD WHITTIER CA 90605	90605	8028015003	0	0	0	3	Shortfall of Sites	0.272611501	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		202674	90076
Unincorporated Los Angeles County	12114 CARMENITA RD WHITTIER CA 90605	90605	8028015004	0	0	0	4	Shortfall of Sites	0.272873726	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		387600	51000
Unincorporated Los Angeles County	12208 CARMENITA RD WHITTIER CA 90605	90605	8028015006	0	0	0	7	Shortfall of Sites	0.545310109	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 2		314687	169401
Unincorporated Los Angeles County	12220 CARMENITA RD WHITTIER CA 90605	90605	8028015009	0	0	0	3	Shortfall of Sites	0.273632687	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		220780	198215
Unincorporated Los Angeles County	12232 CARMENITA RD WHITTIER CA 90605	90605	8028015011	0	0	0	6	Shortfall of Sites	0.540908563	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 3		468000	312000
Unincorporated Los Angeles County	12300 CARMENITA RD WHITTIER CA 90605	90605	8028015012	0	0	0	3	Shortfall of Sites	0.259724056	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		370000	200000
Unincorporated Los Angeles County	12308 CARMENITA RD WHITTIER CA 90605	90605	8028015013	0	0	0	4	Shortfall of Sites	0.280597904	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		254624	290719
Unincorporated Los Angeles County	12312 CARMENITA RD WHITTIER CA 90605	90605	8028015014	0	0	0	8	Shortfall of Sites	0.572295985	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 2		82818	27931
Unincorporated Los Angeles County	13455 LEFFINGWELL RD WHITTIER CA 90605	90605	8028015020	0	0	0	4	Shortfall of Sites	0.320448308	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		323216	188541
Unincorporated Los Angeles County	12211 INEZ ST WHITTIER CA 90605	90605	8028015023	0	0	0	6	Shortfall of Sites	0.630998545	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 5		624240	650250
Unincorporated Los Angeles County	12139 INEZ ST WHITTIER CA 90605	90605	8028015025	0	0	0	5	Shortfall of Sites	0.54213406	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 4		264857	58262
Unincorporated Los Angeles County	13426 SUNSHINE AVE WHITTIER CA 90605	90605	8028015031	0	0	0	2	Shortfall of Sites	0.132084356	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		141301	127837
Unincorporated Los Angeles County	13434 SUNSHINE AVE WHITTIER CA 90605	90605	8028015032	0	0	0	2	Shortfall of Sites	0.121544619	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		366220	91555
Unincorporated Los Angeles County	12133 INEZ ST WHITTIER CA 90605	90605	8028015034	0	0	0	3	Shortfall of Sites	0.227159188	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		74643	198069
Unincorporated Los Angeles County	12129 INEZ ST WHITTIER CA 90605	90605	8028015035	0	0	0	4	Shortfall of Sites	0.331479938	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		194180	89854
Unincorporated Los Angeles County	12219 INEZ ST WHITTIER CA 90605	90605	8028015036	0	0	0	5	Shortfall of Sites	0.473036827	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		184400	166309
Unincorporated Los Angeles County	12223 INEZ ST WHITTIER CA 90605	90605	8028015037	0	0	0	4	Shortfall of Sites	0.237995176	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		173156	45016
Unincorporated Los Angeles County	12205 INEZ ST WHITTIER CA 90605	90605	8028015038	0	0	0	4	Shortfall of Sites	0.223098506	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		54389	66369
Unincorporated Los Angeles County	12201 INEZ ST WHITTIER CA 90605	90605	8028015039	0	0	0	4	Shortfall of Sites	0.327476428	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		21290	233193
Unincorporated Los Angeles County	13440 SUNSHINE AVE WHITTIER CA 90605	90605	8028015041	0	0	0	3	Shortfall of Sites	0.183561516	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		318362	186772
Unincorporated Los Angeles County	12210 CARMENITA RD WHITTIER CA 90605	90605	8028015042	0	0	0	6	Shortfall of Sites	0.533741953	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 3		408000	319260
Unincorporated Los Angeles County	12224 CARMENITA RD WHITTIER CA 90605	90605	8028015043	0	0	0	2	Shortfall of Sites	0.127853622	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		117135	56328
Unincorporated Los Angeles County	12226 CARMENITA RD WHITTIER CA 90605	90605	8028015044	0	0	0	2	Shortfall of Sites	0.151146547	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		115436	100427
Unincorporated Los Angeles County	12125 INEZ ST WHITTIER CA 90605	90605	8028015047	0	0	0	2	Shortfall of Sites	0.143502193	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		272032	96098
Unincorporated Los Angeles County	12127 INEZ ST WHITTIER CA 90605	90605	8028015048	0	0	0	2	Shortfall of Sites	0.127427284	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		366384	91596
Unincorporated Los Angeles County	12126 CARMENITA RD WHITTIER CA 90605	90605	8028015049	0	0	0	3	Shortfall of Sites	0.186909338	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		100699	122686
Unincorporated Los Angeles County	12122 CARMENITA RD WHITTIER CA 90605	90605	8028015051	0	0	0	2	Shortfall of Sites	0.114791734	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		122802	74426
Unincorporated Los Angeles County	12120 CARMENITA RD WHITTIER CA 90605	90605	8028015052	0	0	0	2	Shortfall of Sites	0.123967226	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		125931	106875
Unincorporated Los Angeles County	12123 INEZ ST WHITTIER CA 90605	90605	8028015054	0	0	0	2	Shortfall of Sites	0.143531995	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		206585	51640
Unincorporated Los Angeles County	13418 SUNSHINE AVE WHITTIER CA 90605	90605	8028015055	0	0	0	3	Shortfall of Sites	0.241926928	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		91620	105967
Unincorporated Los Angeles County	13404 SUNSHINE AVE WHITTIER CA 90605	90605	8028015056	0	0	0	3	Shortfall of Sites	0.171215594	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		206729	51680
Unincorporated Los Angeles County	12229 INEZ STREET WHITTIER CA 90605	90605	8028015063	0	0	0	2	Shortfall of Sites	0.133255604	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		325936	141099
Unincorporated Los Angeles County	12233 INEZ STREET WHITTIER CA 90605	90605	8028015064	0	0	0	3	Shortfall of Sites	0.180777661	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		329674	197802
Unincorporated Los Angeles County	13510 SUNSHINE AVE WHITTIER CA 90605	90605	8028013001	0	0	0	6	Shortfall of Sites	0.432696362	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		369830	118324
Unincorporated Los Angeles County	12130 INEZ ST WHITTIER CA 90605	90605	8028013005	0	0	0	2	Shortfall of Sites	0.120477768	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		318362	58366
Unincorporated Los Angeles County	12136 INEZ ST WHITTIER CA 90605	90605	8028013006	0	0	0	3	Shortfall of Sites	0.170319267	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		93094	110190
Unincorporated Los Angeles County	13521 HALEY AVE WHITTIER CA 90605	90605	8028013007	0	0	0	3	Shortfall of Sites	0.176685468	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		279008	76641
Unincorporated Los Angeles County	13522 SUNSHINE AVE WHITTIER CA 90605	90605	8028013008	0	0	0	4	Shortfall of Sites	0.240959861	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		356830	89206
Unincorporated Los Angeles County	13528 SUNSHINE AVE WHITTIER CA 90605	90605	8028013009	0	0	0	3	Shortfall of Sites	0.250371524	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		37940	90331
Unincorporated Los Angeles County	13530 SUNSHINE AVE WHITTIER CA 90605	90605	8028013010	0	0	0	2	Shortfall of Sites	0.216745663	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		37940	90331
Unincorporated Los Angeles County	13540 SUNSHINE AVE LOS ANGELES CA 90605	90605	8028013011	0	0	0	2	Shortfall of Sites	0.210227759	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		111688	180133
Unincorporated Los Angeles County	13542 SUNSHINE AVE WHITTIER CA 90605	90605	8028013012	0	0	0	3	Shortfall of Sites	0.210070001	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		93694	89360
Unincorporated Los Angeles County	13546 SUNSHINE AVE WHITTIER CA 90605	90605	8028013013	0	0	0	3	Shortfall of Sites	0.196612621	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		201691	19280
Unincorporated Los Angeles County	13554 SUNSHINE AVE WHITTIER CA 90605	90605	8028013014	0	0	0	6	Shortfall of Sites	0.420621085	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		236234	84529
Unincorporated Los Angeles County	13557 HALEY AVE WHITTIER CA 90605	90605	8028013018	0	0	0	3	Shortfall of Sites	0.198641466	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		84097	134566
Unincorporated Los Angeles County	13523 HALEY AVE WHITTIER CA 90605	90605	8028013023	0	0	0	3	Shortfall of Sites	0.25176851	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		231876	99367
Unincorporated Los Angeles County	12121 LELAND AVE WHITTIER CA 90605	90605	8028013025	0	0	0	2	Shortfall of Sites	0.115268381	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		228347	110007
Unincorporated Los Angeles County	13560 SUNSHINE AVE WHITTIER CA 90605	90605	8028013026	0	0	0	2	Shortfall of Sites	0.161232547	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		134566	57146
Unincorporated Los Angeles County	13570 SUNSHINE AVE WHITTIER CA 90605	90605	8028013027	0	0	0	2	Shortfall of Sites	0.164164098	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		73353	119611
Unincorporated Los Angeles County	12124 INEZ ST WHITTIER CA 90605	90605	8028013031	0	0	0	4	Shortfall of Sites	0.226670868	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		284430	71106
Unincorporated Los Angeles County	12126 INEZ ST WHITTIER CA 90605	90605	8028013032	0	0	0	4	Shortfall of Sites	0.229336495	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		201720	87165
Unincorporated Los Angeles County	12110 INEZ ST WHITTIER CA 90605	90605	8028013034	0	0	0	6	Shortfall of Sites	0.463275803	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		252960	91339
Unincorporated Los Angeles County	12225 HASTINGS DR WHITTIER CA 90605	90605	8028012001	0	0	0	3	Shortfall of Sites	0.171693842	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		147278	53468
Unincorporated Los Angeles County	13631 LEFFINGWELL RD WHITTIER CA 90605	90605	8028012002	0	0	0	3	Shortfall of Sites	0.173049909	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		162379	85221
Unincorporated Los Angeles County	13627 LEFFINGWELL RD WHITTIER CA 90605	90605	8028012003	0	0	0	2	Shortfall of Sites	0.162356967	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		313300	116700
Unincorporated Los Angeles County	13621 LEFFINGWELL RD WHITTIER CA 90605	90605	8028012004	0	0	0	2	Shortfall of Sites	0.173901327	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		27002	21948
Unincorporated Los Angeles County	13615 LEFFINGWELL RD WHITTIER CA 90605	90605	8028012005	0	0	0	3	Shortfall of Sites	0.185014308	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		22601	20849
Unincorporated Los Angeles County	13611 LEFFINGWELL RD WHITTIER CA 90605	90605	8028012006	0	0	0	2	Shortfall of Sites	0.153454003	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		28199	26689
Unincorporated Los Angeles County	13603 LEFFINGWELL RD WHITTIER CA 90605	90605	8028012007	0	0	0	2	Shortfall of Sites	0.19516031	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		138280	122186
Unincorporated Los Angeles County	12210 LELAND AVE WHITTIER CA 90605	90605	8028012008	0	0	0	3	Shortfall of Sites	0.187398558	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		39952	60603
Unincorporated Los Angeles County	12204 LELAND AVE WHITTIER CA 90605	90605	8028012009	0	0	0	2	Shortfall of Sites	0.180567751	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		34353	52394
Unincorporated Los Angeles County	12148 LELAND AVE WHITTIER CA 90605	90605	8028012010	0	0	0	3	Shortfall of Sites	0.168114348	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		284430	71106
Unincorporated Los Angeles County	12144 LELAND AVE WHITTIER CA 90605	90605	8028012011	0	0	0	3	Shortfall of Sites	0.180460581	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		244730	61179
Unincorporated Los Angeles County	12138 LELAND AVE WHITTIER CA 90605	90605	8028012012	0	0	0	2	Shortfall of Sites	0.158460688	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		47467	88166
Unincorporated Los Angeles County	12134 LELAND AVE WHITTIER CA 90605	90605	8028012013	0	0	0	3	Shortfall of Sites	0.174305164	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		23926	30747
Unincorporated Los Angeles County	12119 HASTINGS DR WHITTIER CA 90605	90605	8028012016	0	0	0	4	Shortfall of Sites	0.388511151	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		41511	41269
Unincorporated Los Angeles County	12201 HASTINGS DR WHITTIER CA 90605	90605	8028012017	0	0	0	3	Shortfall of Sites	0.16675745	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		23926	29204
Unincorporated Los Angeles County	12111 HASTINGS DR WHITTIER CA 90605	90605	8028012019	0	0	0	3	Shortfall of Sites	0.189340707	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		24592	20198
Unincorporated Los Angeles County	12107 HASTINGS DR WHITTIER CA 90605	90605	8028012020	0	0	0	2	Shortfall of Sites	0.162272317	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		202348	50580
Unincorporated Los Angeles County	13620 MEYER RD WHITTIER CA 90605	90605	8028012021	0	0	0	2	Shortfall of Sites	0.159841063	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		98302	53413
Unincorporated Los Angeles County	13616 MEYER RD WHITTIER CA 90605	90605	8028012022	0	0	0	3	Shortfall of Sites	0.188537372	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		123793	146541
Unincorporated Los Angeles County	12104 LELAND AVE WHITTIER CA 90605	90605	8028012023	0	0	0	4	Shortfall of Sites	0.335314805	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		191313	129065
Unincorporated Los Angeles County	12209 HASTINGS DR WHITTIER CA 90605	90605	8028012024	0	0	0	2	Shortfall of Sites	0.156477279	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		218664	72397
Unincorporated Los Angeles County	12213 HASTINGS DR WHITTIER CA 90605	90605	8028012025	0	0	0	3	Shortfall of Sites	0.181770595	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		165052	54689
Unincorporated Los Angeles County	12217 HASTINGS DR WHITTIER CA 90605	90605	8028012026	0	0	0	3	Shortfall of Sites	0.18511283	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		334880	83715
Unincorporated Los Angeles County	12128 LELAND AVE WHITTIER CA 90605	90605	8028012029	0	0	0	3	Shortfall of Sites	0.169427187	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		24592	48658
Unincorporated Los Angeles County	12118 LELAND AVE WHITTIER CA 90605	90605	8028012030	0	0	0	3	Shortfall of Sites	0.227457035	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		165329	169463
Unincorporated Los Angeles County	13511 SUNSHINE AVE WHITTIER CA 90605	90605	8028008014	0	0	0	2	Shortfall of Sites	0.14984563	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		20849	89024
Unincorporated Los Angeles County	13515 SUNSHINE AVE WHITTIER CA 90605	90605	8028008015	0	0	0	2	Shortfall of Sites	0.13752917	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		374544	93636
Unincorporated Los Angeles County	13521 SUNSHINE AVE WHITTIER CA 90605	90605	8028008016	0	0	0	4	Shortfall of Sites	0.285976779	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		242083	157635
Unincorporated Los Angeles County	13527 SUNSHINE AVE WHITTIER CA 90605	90605	8028008017	0	0	0	3	Shortfall of Sites	0.218242437	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		38287	101816
Unincorporated Los Angeles County	13543 SUNSHINE AVE WHITTIER CA 90605	90605	8028008019	0	0	0	2	Shortfall of Sites	0.159592305	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		361022	100601
Unincorporated Los Angeles County	13555 SUNSHINE AVE WHITTIER CA 90605	90605	8028008020	0	0	0	2	Shortfall of Sites	0.11940623	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		280396	50973
Unincorporated Los Angeles County	13541 SUNSHINE AVE WHITTIER CA 90605	90605	8028008021	0	0	0	2	Shortfall of Sites	0.13693467	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		318362	142201
Unincorporated Los Angeles County	13533 SUNSHINE AVE WHITTIER CA 90605	90605	8028008023	0	0	0	2	Shortfall of Sites	0.121893285	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		20409	30079
Unincorporated Los Angeles County	11916 INEZ ST WHITTIER CA 90605	90605	8028008025	0	0	0	3	Shortfall of Sites	0.20181319	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		158910	105937
Unincorporated Los Angeles County	13516 MEYER RD WHITTIER CA 90605	90605	8028008026	0	0	0	2	Shortfall of Sites	0.165037483	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		200231	105841
Unincorporated Los Angeles County	11926 INEZ ST WHITTIER CA 90605	90605	8028008027	0	0	0	2	Shortfall of Sites	0.148014634	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		171883	123684
Unincorporated Los Angeles County	11808 PAINTER AVE WHITTIER CA 90605	90605	8026023001	0	0	0	4	Shortfall of Sites	0.436198723	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		42391	70088
Unincorporated Los Angeles County	13118 BEATY AVE WHITTIER CA 90605	90605	8026023002	0	0	0	2	Shortfall of Sites	0.21293929	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		413460	258412
Unincorporated Los Angeles County	13126 BEATY AVE WHITTIER CA 90605	90605	8026023003	0	0	0	3	Shortfall of Sites	0.181274554	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		183203	94389
Unincorporated Los Angeles County	11904 PAINTER AVE WHITTIER CA 90605	90605	8026023005	0	0	0	8	Shortfall of Sites	0.682705507	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 4		51472	73449
Unincorporated Los Angeles County	11908 PAINTER AVE WHITTIER CA 90605	90605	8026023006	0	0	0	4	Shortfall of Sites	0.342230433	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		77984	144852
Unincorporated Los Angeles County	11912 PAINTER AVE WHITTIER CA 90605	90605	8026023007	0	0	0	4	Shortfall of Sites	0.348178421	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		26564	80856
Unincorporated Los Angeles County	11920 PAINTER AVE WHITTIER CA 90605	90605	8026023008	0	0	0	6	Shortfall of Sites	0.518556901	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 3		436968	399513
Unincorporated Los Angeles County	11924 PAINTER AVE WHITTIER CA 90605	90605	8026023009	0	0	0	2	Shortfall of Sites	0.14438145	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		23167	34767
Unincorporated Los Angeles County	11909 FIDEL AVE WHITTIER CA 90605	90605	8026023010	0	0	0	4	Shortfall of Sites	0.405366173	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		274868	169765

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	11901 FIDEL AVE WHITTIER CA 90605	90605	8026023011	0	0	0	4	Shortfall of Sites	0.410444148	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		92852	270838
Unincorporated Los Angeles County	11837 FIDEL AVE WHITTIER CA 90605	90605	8026023012	0	0	0	4	Shortfall of Sites	0.366067717	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		198743	207109
Unincorporated Los Angeles County	11831 FIDEL AVE WHITTIER CA 90605	90605	8026023013	0	0	0	5	Shortfall of Sites	0.371193723	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		482067	35646
Unincorporated Los Angeles County	11825 FIDEL AVE WHITTIER CA 90605	90605	8026023014	0	0	0	6	Shortfall of Sites	0.39391717	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		159532	47066
Unincorporated Los Angeles County	11821 FIDEL AVE WHITTIER CA 90605	90605	8026023015	0	0	0	6	Shortfall of Sites	0.405050872	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		275975	105420
Unincorporated Los Angeles County	13134 BEATY AVE WHITTIER CA 90605	90605	8026023016	0	0	0	3	Shortfall of Sites	0.198855513	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		21726	26345
Unincorporated Los Angeles County	13140 BEATY AVE WHITTIER CA 90605	90605	8026023017	0	0	0	3	Shortfall of Sites	0.18854422	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		220508	55124
Unincorporated Los Angeles County	11820 PAINTER AVE WHITTIER CA 90605	90605	8026023020	0	0	0	2	Shortfall of Sites	0.145668402	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		314597	78648
Unincorporated Los Angeles County	11822 PAINTER AVE WHITTIER CA 90605	90605	8026023021	0	0	0	2	Shortfall of Sites	0.140977493	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		268453	67110
Unincorporated Los Angeles County	11824 PAINTER AVE WHITTIER CA 90605	90605	8026023022	0	0	0	2	Shortfall of Sites	0.139945712	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		108726	133478
Unincorporated Los Angeles County	11826 PAINTER AVE WHITTIER CA 90605	90605	8026023023	0	0	0	4	Shortfall of Sites	0.264982364	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		268453	67110
Unincorporated Los Angeles County	11817 FIDEL AVE WHITTIER CA 90605	90605	8026023024	0	0	0	2	Shortfall of Sites	0.130280781	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		178102	115346
Unincorporated Los Angeles County	11815 FIDEL AVE WHITTIER CA 90605	90605	8026023025	0	0	0	2	Shortfall of Sites	0.115798057	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		292976	73244
Unincorporated Los Angeles County	13146 BEATY AVE WHITTIER CA 90605	90605	8026023026	0	0	0	2	Shortfall of Sites	0.120492582	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		312120	156060
Unincorporated Los Angeles County	13156 BEATY AVE WHITTIER CA 90605	90605	8026023027	0	0	0	3	Shortfall of Sites	0.179690986	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		120039	46398
Unincorporated Los Angeles County	12018 PAINTER AVE WHITTIER CA 90605	90605	8026024002	0	0	0	10	Shortfall of Sites	0.743281572	H18	A-1	H18	R-2	0	18	10	Non-Vacant	Residential - 2		72468	354900
Unincorporated Los Angeles County	12102 PAINTER AVE WHITTIER CA 90605	90605	8026024004	0	0	0	4	Shortfall of Sites	0.360036916	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		81489	199130
Unincorporated Los Angeles County	12106 PAINTER AVE WHITTIER CA 90605	90605	8026024005	0	0	0	4	Shortfall of Sites	0.360957486	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		23265	166331
Unincorporated Los Angeles County	12112 PAINTER AVE WHITTIER CA 90605	90605	8026024006	0	0	0	9	Shortfall of Sites	0.73399048	H18	A-1	H18	R-2	0	18	9	Non-Vacant	Residential - 3		337793	287123
Unincorporated Los Angeles County	13117 SUNSHINE AVE WHITTIER CA 90605	90605	8026024009	0	0	0	2	Shortfall of Sites	0.216379528	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		146566	397359
Unincorporated Los Angeles County	13125 SUNSHINE AVE WHITTIER CA 90605	90605	8026024010	0	0	0	3	Shortfall of Sites	0.210329245	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		387600	61200
Unincorporated Los Angeles County	13141 SUNSHINE AVE WHITTIER CA 90605	90605	8026024012	0	0	0	8	Shortfall of Sites	0.575074522	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 1		98494	90917
Unincorporated Los Angeles County	12025 FIDEL AVE WHITTIER CA 90605	90605	8026024013	0	0	0	2	Shortfall of Sites	0.194586549	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		23489	50303
Unincorporated Los Angeles County	12021 FIDEL AVE WHITTIER CA 90605	90605	8026024014	0	0	0	3	Shortfall of Sites	0.19908898	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		289769	94524
Unincorporated Los Angeles County	12017 FIDEL AVE WHITTIER CA 90605	90605	8026024015	0	0	0	3	Shortfall of Sites	0.185653187	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		152925	71351
Unincorporated Los Angeles County	11915 FIDEL AVE WHITTIER CA 90605	90605	8026024019	0	0	0	10	Shortfall of Sites	0.764121619	H18	A-1	H18	R-2	0	18	10	Non-Vacant	Residential - 2		186485	101005
Unincorporated Los Angeles County	11935 FIDEL AVE WHITTIER CA 90605	90605	8026024024	0	0	0	2	Shortfall of Sites	0.141905251	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		225525	63755
Unincorporated Los Angeles County	11925 FIDEL AVE WHITTIER CA 90605	90605	8026024028	0	0	0	2	Shortfall of Sites	0.142608465	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		339586	84896
Unincorporated Los Angeles County	13145 SUNSHINE AVE WHITTIER CA 90605	90605	8026024029	0	0	0	2	Shortfall of Sites	0.117992362	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		198171	49540
Unincorporated Los Angeles County	11929 FIDEL AVE WHITTIER CA 90605	90605	8026024032	0	0	0	2	Shortfall of Sites	0.1327256	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		234773	108748
Unincorporated Los Angeles County	11927 FIDEL AVE WHITTIER CA 90605	90605	8026024033	0	0	0	2	Shortfall of Sites	0.134849616	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		202674	73186
Unincorporated Los Angeles County	11933 FIDEL AVE WHITTIER CA 90605	90605	8026024035	0	0	0	3	Shortfall of Sites	0.17827326	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		17331	46392
Unincorporated Los Angeles County	11931 FIDEL AVE WHITTIER CA 90605	90605	8026024036	0	0	0	3	Shortfall of Sites	0.193299428	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		221153	90047
Unincorporated Los Angeles County	12002 PAINTER AVE WHITTIER CA 90605	90605	8026024037	0	0	0	5	Shortfall of Sites	0.342697727	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		306000	81600
Unincorporated Los Angeles County	12008 PAINTER AVE WHITTIER CA 90605	90605	8026024038	0	0	0	4	Shortfall of Sites	0.362518325	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		409900	481100
Unincorporated Los Angeles County	12024 PAINTER AVE WHITTIER CA 90605	90605	8026024039	0	0	0	2	Shortfall of Sites	0.122200303	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		220227	72302
Unincorporated Los Angeles County	12030 PAINTER AVE WHITTIER CA 90605	90605	8026024042	0	0	0	6	Shortfall of Sites	0.391807867	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		144971	51235
Unincorporated Los Angeles County	12007 FIDEL AVE WHITTIER CA 90605	90605	8026024043	0	0	0	3	Shortfall of Sites	0.166794944	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		19731	91378
Unincorporated Los Angeles County	12011 FIDEL AVE WHITTIER CA 90605	90605	8026024044	0	0	0	3	Shortfall of Sites	0.183779856	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		66289	78174
Unincorporated Los Angeles County	12013 FIDEL AVE WHITTIER CA 90605	90605	8026024045	0	0	0	2	Shortfall of Sites	0.163764565	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		230689	282497
Unincorporated Los Angeles County	12015 FIDEL AVE WHITTIER CA 90605	90605	8026024046	0	0	0	2	Shortfall of Sites	0.130141351	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		48271	146299
Unincorporated Los Angeles County	13111 SUNSHINE AVE WHITTIER CA 90605	90605	8026024048	0	0	0	3	Shortfall of Sites	0.170136404	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		440000	110000
Unincorporated Los Angeles County	12124 PAINTER AVE WHITTIER CA 90605	90605	8026024049	0	0	0	2	Shortfall of Sites	0.14087451	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		373503	110282
Unincorporated Los Angeles County	12128 PAINTER AVE WHITTIER CA 90605	90605	8026024050	0	0	0	2	Shortfall of Sites	0.135576486	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		126475	115231
Unincorporated Los Angeles County	12033 FIDEL AVE WHITTIER CA 90605	90605	8026024051	0	0	0	4	Shortfall of Sites	0.328969846	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		288797	168627
Unincorporated Los Angeles County	13022 BEATY AVE WHITTIER CA 90605	90605	8026021002	0	0	0	3	Shortfall of Sites	0.210943624	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		377200	92800
Unincorporated Los Angeles County	11816 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021003	0	0	0	4	Shortfall of Sites	0.368430291	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		196559	238522
Unincorporated Los Angeles County	11822 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021004	0	0	0	4	Shortfall of Sites	0.364364107	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		345000	230000
Unincorporated Los Angeles County	11828 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021005	0	0	0	4	Shortfall of Sites	0.368478811	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		561077	220505
Unincorporated Los Angeles County	11902 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021006	0	0	0	5	Shortfall of Sites	0.370230395	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		233158	17189
Unincorporated Los Angeles County	11910 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021007	0	0	0	4	Shortfall of Sites	0.368428187	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		372920	493618
Unincorporated Los Angeles County	11912 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021008	0	0	0	5	Shortfall of Sites	0.363707975	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		47818	32907
Unincorporated Los Angeles County	11924 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021009	0	0	0	5	Shortfall of Sites	0.368739255	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		253974	42864
Unincorporated Los Angeles County	11928 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021010	0	0	0	4	Shortfall of Sites	0.365097761	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		35798	86337
Unincorporated Los Angeles County	12001 PAINTER AVE WHITTIER CA 90605	90605	8026021011	0	0	0	5	Shortfall of Sites	0.352047375	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		24592	17992
Unincorporated Los Angeles County	11921 PAINTER AVE WHITTIER CA 90605	90605	8026021012	0	0	0	4	Shortfall of Sites	0.384952503	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		164973	148913
Unincorporated Los Angeles County	11915 PAINTER AVE SOUTH WHITTIER CA 90605	90605	8026021013	0	0	0	4	Shortfall of Sites	0.368372351	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		258228	194759
Unincorporated Los Angeles County	11909 PAINTER AVE WHITTIER CA 90605	90605	8026021014	0	0	0	5	Shortfall of Sites	0.369503497	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		25910	27211
Unincorporated Los Angeles County	11903 PAINTER AVE WHITTIER CA 90605	90605	8026021015	0	0	0	5	Shortfall of Sites	0.368062084	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		297487	120493
Unincorporated Los Angeles County	11829 PAINTER AVE WHITTIER CA 90605	90605	8026021016	0	0	0	4	Shortfall of Sites	0.369470134	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		141465	298441
Unincorporated Los Angeles County	11821 PAINTER AVE WHITTIER CA 90605	90605	8026021017	0	0	0	4	Shortfall of Sites	0.369480705	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		202674	164438
Unincorporated Los Angeles County	11817 PAINTER AVE WHITTIER CA 90605	90605	8026021018	0	0	0	4	Shortfall of Sites	0.369095747	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		347142	185141
Unincorporated Los Angeles County	11809 PAINTER AVE WHITTIER CA 90605	90605	8026021020	0	0	0	2	Shortfall of Sites	0.136058431	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		229698	57422
Unincorporated Los Angeles County	13042 BEATY AVE WHITTIER CA 90605	90605	8026021021	0	0	0	2	Shortfall of Sites	0.11514486	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		226629	93498
Unincorporated Los Angeles County	13048 BEATY AVE SOUTH WHITTIER CA 90605	90605	8026021022	0	0	0	2	Shortfall of Sites	0.121869231	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		297359	74339
Unincorporated Los Angeles County	13028 BEATY AVE WHITTIER CA 90605	90605	8026021023	0	0	0	2	Shortfall of Sites	0.134317155	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		315000	175000
Unincorporated Los Angeles County	13032 BEATY AVE WHITTIER CA 90605	90605	8026021025	0	0	0	2	Shortfall of Sites	0.121966188	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		267142	66779
Unincorporated Los Angeles County	13036 BEATY AVE WHITTIER CA 90605	90605	8026021026	0	0	0	2	Shortfall of Sites	0.121426403	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		339826	158063
Unincorporated Los Angeles County	13002 BEATY AVE WHITTIER CA 90605	90605	8026021027	0	0	0	2	Shortfall of Sites	0.128651393	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		77592	132723
Unincorporated Los Angeles County	13010 BEATY AVE WHITTIER CA 90605	90605	8026021028	0	0	0	2	Shortfall of Sites	0.146934095	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		213713	128492
Unincorporated Los Angeles County	13014 BEATY AVE WHITTIER CA 90605	90605	8026021029	0	0	0	2	Shortfall of Sites	0.146651468	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		134192	113170
Unincorporated Los Angeles County	11808 SHOEMAKER AVE WHITTIER CA 90605	90605	8026021030	0	0	0	2	Shortfall of Sites	0.117082143	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		155794	129827
Unincorporated Los Angeles County	12000 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022001	0	0	0	5	Shortfall of Sites	0.368049598	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		390000	85000
Unincorporated Los Angeles County	12102 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022005	0	0	0	4	Shortfall of Sites	0.373498743	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		245935	140530
Unincorporated Los Angeles County	12110 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022006	0	0	0	6	Shortfall of Sites	0.410622805	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		322168	241854
Unincorporated Los Angeles County	12114 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022007	0	0	0	6	Shortfall of Sites	0.42065777	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		253965	47323
Unincorporated Los Angeles County	12122 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022008	0	0	0	6	Shortfall of Sites	0.431756846	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		312120	182070
Unincorporated Los Angeles County	13035 SUNSHINE AVE WHITTIER CA 90605	90605	8026022010	0	0	0	3	Shortfall of Sites	0.173358744	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		305887	76467
Unincorporated Los Angeles County	13043 SUNSHINE AVE WHITTIER CA 90605	90605	8026022011	0	0	0	3	Shortfall of Sites	0.173630575	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		61406	188139
Unincorporated Los Angeles County	13047 SUNSHINE AVE WHITTIER CA 90605	90605	8026022012	0	0	0	3	Shortfall of Sites	0.173402434	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		392731	98209
Unincorporated Los Angeles County	12131 PAINTER AVE WHITTIER CA 90605	90605	8026022013	0	0	0	3	Shortfall of Sites	0.181923883	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		22170	70148
Unincorporated Los Angeles County	12123 PAINTER AVE WHITTIER CA 90605	90605	8026022014	0	0	0	3	Shortfall of Sites	0.194274613	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		159127	51125
Unincorporated Los Angeles County	12117 PAINTER AVE WHITTIER CA 90605	90605	8026022015	0	0	0	5	Shortfall of Sites	0.451081352	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		256043	81357
Unincorporated Los Angeles County	12109 PAINTER AVE WHITTIER CA 90605	90605	8026022016	0	0	0	4	Shortfall of Sites	0.441501962	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		264857	198640
Unincorporated Los Angeles County	12105 PAINTER AVE WHITTIER CA 90605	90605	8026022017	0	0	0	5	Shortfall of Sites	0.396901551	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		65971	61903
Unincorporated Los Angeles County	12031 PAINTER AVE WHITTIER CA 90605	90605	8026022018	0	0	0	4	Shortfall of Sites	0.409619771	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		30526	61290
Unincorporated Los Angeles County	12025 PAINTER AVE WHITTIER CA 90605	90605	8026022019	0	0	0	6	Shortfall of Sites	0.39966438	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		135072	29708
Unincorporated Los Angeles County	12019 PAINTER AVE WHITTIER CA 90605	90605	8026022020	0	0	0	6	Shortfall of Sites	0.391281275	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		135072	135577
Unincorporated Los Angeles County	12013 PAINTER AVE WHITTIER CA 90605	90605	8026022021	0	0	0	4	Shortfall of Sites	0.379525709	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		253343	192540
Unincorporated Los Angeles County	12007 PAINTER AVE WHITTIER CA 90605	90605	8026022022	0	0	0	5	Shortfall of Sites	0.375143499	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		26127	18433
Unincorporated Los Angeles County	12128 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022023	0	0	0	2	Shortfall of Sites	0.166064954	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		185399	119179
Unincorporated Los Angeles County	13017 SUNSHINE AVE WHITTIER CA 90605	90605	8026022025	0	0	0	2	Shortfall of Sites	0.133535196	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		139039	44084
Unincorporated Los Angeles County	13025 SUNSHINE AVE WHITTIER CA 90605	90605	8026022026	0	0	0	2	Shortfall of Sites	0.132885786	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		91868	76117
Unincorporated Los Angeles County	12010 SHOEMAKER AVE WHITTIER CA 90605	90605	8026022027	0	0	0	2	Shortfall of Sites	0.136469519	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		273408	68350
Unincorporated Los Angeles County	11804 FIDEL AVE WHITTIER CA 90605	90605	8026025001	0	0	0	2	Shortfall of Sites	0.135837324	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		349872	103708
Unincorporated Los Angeles County	13206 BEATY AVE WHITTIER CA 90605	90605	8026025002	0	0	0	2	Shortfall of Sites	0.136918625	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		248074	62016
Unincorporated Los Angeles County	13212 BEATY AVE WHITTIER CA 90605	90605	8026025003	0	0	0	3	Shortfall of Sites	0.171001121	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		112245	52017
Unincorporated Los Angeles County	11814 FIDEL AVE WHITTIER CA 90605	90605	8026025005	0	0	0	3	Shortfall of Sites	0.196785087	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		183243	188448
Unincorporated Los Angeles County	11824 FIDEL AVE WHITTIER CA 90605	90605	8026025006	0	0	0	6	Shortfall of Sites	0.409673656	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		196713	150423
Unincorporated Los Angeles County	11832 FIDEL AVE WHITTIER CA 90605	90605	8026025007	0	0	0	4	Shortfall of Sites	0.280816137	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		68620	156474
Unincorporated Los Angeles County	11900 FIDEL AVE WHITTIER CA 90605	90605	8026025008	0	0	0	4	Shortfall of Sites	0.308836193	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		77200	99163
Unincorporated Los Angeles County	11919 LAUREL AVE WHITTIER CA 90605	90605	8026025009	0	0	0	5	Shortfall of Sites	0.339361888	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		90818	75960
Unincorporated Los Angeles County	11913 LAUREL AVE WHITTIER CA 90605	90605	8026025010	0	0	0	4	Shortfall of Sites	0.307392876	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23265	19529
Unincorporated Los Angeles County	11825 LAUREL AVE WHITTIER CA 90605	90605	8026025012	0	0	0	4	Shortfall of Sites	0.281812252	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		57109	82101
Unincorporated Los Angeles County	11817 LAUREL AVE WHITTIER CA 90605	90605	8026025013	0	0	0	4	Shortfall of Sites	0.295655038	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		153929	202752
Unincorporated Los Angeles County	11808 FIDEL AVE WHITTIER CA 90605	90605	8026025021	0	0	0	2	Shortfall of Sites	0.215067916	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		306000	255000
Unincorporated Los Angeles County	11903 LAUREL AVE WHITTIER CA 90605	90605	8026025024	0	0	0	2	Shortfall of Sites	0.133013209	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		130536	93238
Unincorporated Los Angeles County	11901 LAUREL AVE WHITTIER CA 90605	90605	8026025025	0	0	0	2	Shortfall of Sites	0.141852914	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		131115	328616
Unincorporated Los Angeles County	11805 LAUREL AVE WHITTIER CA 90605	90605	8026025029	0	0	0	4	Shortfall of Sites	0.228993245	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		268261	101006
Unincorporated Los Angeles County	11813 LAUREL AVE WHITTIER CA 90605	90605	8026025033	0	0	0	2	Shortfall of Sites	0.144152016	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		99381	59354
Unincorporated Los Angeles County	13218 BEATY AVE WHITTIER CA 90605	90605	8026025034	0	0	0	3	Shortfall of Sites	0.188632838	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		134311	72991
Unincorporated Los Angeles County	11918 FIDEL AVE WHITTIER CA 90605	90605	8026026003	0	0	0	3	Shortfall of Sites	0.222421846	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		391900	188100
Unincorporated Los Angeles County	12026 FIDEL AVE WHITTIER CA 90605	90605	8026026008	0	0	0	4	Shortfall of Sites	0.234945981	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		161232	81374
Unincorporated Los Angeles County	13225 SUNSHINE AVE SOUTH WHITTIER CA 90605	90605	8026026010	0	0	0	3	Shortfall of Sites	0.167047369	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		128946	137816
Unincorporated Los Angeles County	13231 SUNSHINE AVE WHITTIER CA 90605	90605	8026026011	0	0	0	2	Shortfall of Sites	0.165699098	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		120150	76934

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	13235 SUNSHINE AVE WHITTIER CA 90605	90605	8026026012	0	0	0	2	Shortfall of Sites	0.151473418	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		20849	27447
Unincorporated Los Angeles County	13241 SUNSHINE AVE WHITTIER CA 90605	90605	8026026013	0	0	0	2	Shortfall of Sites	0.118862494	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		102938	96931
Unincorporated Los Angeles County	12011 LAUREL AVE WHITTIER CA 90605	90605	8026026014	0	0	0	4	Shortfall of Sites	0.290902332	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		344125	165688
Unincorporated Los Angeles County	12003 LAUREL AVE WHITTIER CA 90605	90605	8026026015	0	0	0	4	Shortfall of Sites	0.296536535	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		307387	199926
Unincorporated Los Angeles County	11927 LAUREL AVE WHITTIER CA 90605	90605	8026026016	0	0	0	4	Shortfall of Sites	0.495019308	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		198640	198640
Unincorporated Los Angeles County	11923 LAUREL AVE WHITTIER CA 90605	90605	8026026017	0	0	0	3	Shortfall of Sites	0.193566202	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		83522	84664
Unincorporated Los Angeles County	12034 FIDEL AVE SOUTH WHITTIER CA 90605	90605	8026026018	0	0	0	2	Shortfall of Sites	0.158278172	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		62017	103300
Unincorporated Los Angeles County	11910 FIDEL AVE WHITTIER CA 90605	90605	8026026020	0	0	0	3	Shortfall of Sites	0.231543746	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		312120	166297
Unincorporated Los Angeles County	11914 FIDEL AVE WHITTIER CA 90605	90605	8026026021	0	0	0	2	Shortfall of Sites	0.143588575	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		184840	88228
Unincorporated Los Angeles County	11924 FIDEL AVE WHITTIER CA 90605	90605	8026026022	0	0	0	3	Shortfall of Sites	0.175581023	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		26802	92004
Unincorporated Los Angeles County	11928 FIDEL AVE WHITTIER CA 90605	90605	8026026023	0	0	0	2	Shortfall of Sites	0.161113745	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		319083	82616
Unincorporated Los Angeles County	12000 FIDEL AVE WHITTIER CA 90605	90605	8026026024	0	0	0	2	Shortfall of Sites	0.130153998	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		56432	76421
Unincorporated Los Angeles County	12002 FIDEL AVE WHITTIER CA 90605	90605	8026026025	0	0	0	3	Shortfall of Sites	0.173133103	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		140530	98367
Unincorporated Los Angeles County	12010 FIDEL AVE WHITTIER CA 90605	90605	8026026026	0	0	0	3	Shortfall of Sites	0.166978807	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		153984	91408
Unincorporated Los Angeles County	12012 FIDEL AVE WHITTIER CA 90605	90605	8026026027	0	0	0	2	Shortfall of Sites	0.166179926	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		24689	30396
Unincorporated Los Angeles County	12020 FIDEL AVE WHITTIER CA 90605	90605	8026026028	0	0	0	2	Shortfall of Sites	0.151538369	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		324000	216000
Unincorporated Los Angeles County	12022 FIDEL AVE WHITTIER CA 90605	90605	8026026029	0	0	0	2	Shortfall of Sites	0.161535771	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		312120	78030
Unincorporated Los Angeles County	13258 BEATY AVE WHITTIER CA 90605	90605	8026027001	0	0	0	3	Shortfall of Sites	0.192611625	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		206480	112700
Unincorporated Los Angeles County	11812 LAUREL AVE WHITTIER CA 90605	90605	8026027004	0	0	0	3	Shortfall of Sites	0.215294692	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		105389	260742
Unincorporated Los Angeles County	11820 LAUREL AVE WHITTIER CA 90605	90605	8026027005	0	0	0	4	Shortfall of Sites	0.313484879	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		77850	53647
Unincorporated Los Angeles County	11828 LAUREL AVE WHITTIER CA 90605	90605	8026027006	0	0	0	4	Shortfall of Sites	0.308503862	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		110218	34439
Unincorporated Los Angeles County	11902 LAUREL AVE WHITTIER CA 90605	90605	8026027007	0	0	0	4	Shortfall of Sites	0.313536044	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		169463	65689
Unincorporated Los Angeles County	11906 LAUREL AVE WHITTIER CA 90605	90605	8026027008	0	0	0	4	Shortfall of Sites	0.308430598	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		388069	126928
Unincorporated Los Angeles County	11916 LAUREL AVE WHITTIER CA 90605	90605	8026027009	0	0	0	4	Shortfall of Sites	0.306912511	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		175484	138990
Unincorporated Los Angeles County	11920 LAUREL AVE WHITTIER CA 90605	90605	8026027010	0	0	0	4	Shortfall of Sites	0.297455123	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		28981	69205
Unincorporated Los Angeles County	11930 LAUREL AVE WHITTIER CA 90605	90605	8026027011	0	0	0	4	Shortfall of Sites	0.293190642	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		142919	25201
Unincorporated Los Angeles County	12002 LAUREL AVE WHITTIER CA 90605	90605	8026027012	0	0	0	3	Shortfall of Sites	0.288360247	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 3		189163	47289
Unincorporated Los Angeles County	12010 LAUREL AVE WHITTIER CA 90605	90605	8026027013	0	0	0	4	Shortfall of Sites	0.276679239	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		320787	80195
Unincorporated Los Angeles County	12014 LAUREL AVE WHITTIER CA 90605	90605	8026027014	0	0	0	4	Shortfall of Sites	0.285847378	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		371280	257040
Unincorporated Los Angeles County	13259 SUNSHINE AVE WHITTIER CA 90605	90605	8026027015	0	0	0	3	Shortfall of Sites	0.273944254	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		318362	144323
Unincorporated Los Angeles County	13267 SUNSHINE AVE WHITTIER CA 90605	90605	8026027016	0	0	0	2	Shortfall of Sites	0.152137956	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		387600	96900
Unincorporated Los Angeles County	13271 SUNSHINE AVE WHITTIER CA 90605	90605	8026027017	0	0	0	2	Shortfall of Sites	0.152245427	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		371600	93400
Unincorporated Los Angeles County	12031 LOUIS AVE WHITTIER CA 90605	90605	8026027018	0	0	0	2	Shortfall of Sites	0.12390041	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		20849	56722
Unincorporated Los Angeles County	12021 LOUIS AVE WHITTIER CA 90605	90605	8026027019	0	0	0	2	Shortfall of Sites	0.119215665	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		161220	110531
Unincorporated Los Angeles County	12015 LOUIS AVE WHITTIER CA 90605	90605	8026027020	0	0	0	4	Shortfall of Sites	0.27924708	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		141985	325357
Unincorporated Los Angeles County	12011 LOUIS AVE WHITTIER CA 90605	90605	8026027021	0	0	0	4	Shortfall of Sites	0.292358478	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		111354	225507
Unincorporated Los Angeles County	11923 LOUIS AVE WHITTIER CA 90605	90605	8026027022	0	0	0	7	Shortfall of Sites	0.612231182	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 4		54045	196006
Unincorporated Los Angeles County	11913 LOUIS AVE WHITTIER CA 90605	90605	8026027023	0	0	0	3	Shortfall of Sites	0.315717496	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 3		430956	241335
Unincorporated Los Angeles County	11909 LOUIS AVE WHITTIER CA 90605	90605	8026027024	0	0	0	4	Shortfall of Sites	0.312316354	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		316135	374865
Unincorporated Los Angeles County	11903 LOUIS AVE WHITTIER CA 90605	90605	8026027025	0	0	0	4	Shortfall of Sites	0.311429028	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		120227	30049
Unincorporated Los Angeles County	11829 LOUIS AVE SOUTH WHITTIER CA 90605	90605	8026027026	0	0	0	4	Shortfall of Sites	0.306526345	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		57259	329942
Unincorporated Los Angeles County	11821 LOUIS AVE WHITTIER CA 90605	90605	8026027027	0	0	0	4	Shortfall of Sites	0.307832169	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		79844	94335
Unincorporated Los Angeles County	11817 LOUIS AVE WHITTIER CA 90605	90605	8026027028	0	0	0	4	Shortfall of Sites	0.310808909	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		89222	124041
Unincorporated Los Angeles County	13272 BEATY AVE WHITTIER CA 90605	90605	8026027029	0	0	0	2	Shortfall of Sites	0.154043916	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		20849	75512
Unincorporated Los Angeles County	13278 BEATY AVE WHITTIER CA 90605	90605	8026027030	0	0	0	2	Shortfall of Sites	0.149004068	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		327000	138000
Unincorporated Los Angeles County	13284 BEATY AVE WHITTIER CA 90605	90605	8026027032	0	0	0	3	Shortfall of Sites	0.186473381	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		330504	82590
Unincorporated Los Angeles County	11811 LOUIS AVE WHITTIER CA 90605	90605	8026027033	0	0	0	2	Shortfall of Sites	0.116979263	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		91233	71666
Unincorporated Los Angeles County	13264 BEATY AVE WHITTIER CA 90605	90605	8026027035	0	0	0	4	Shortfall of Sites	0.302053901	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		424483	291832
Unincorporated Los Angeles County	11808 S LAUREL WHITTIER CA 90608	90608	8026027036	0	0	0	3	Shortfall of Sites	0.236181475	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		337463	193139
Unincorporated Los Angeles County	13300 BEATY AVE WHITTIER CA 90605	90605	8026028001	0	0	0	3	Shortfall of Sites	0.216510633	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		425000	85000
Unincorporated Los Angeles County	13318 BEATY AVE WHITTIER CA 90605	90605	8026028002	0	0	0	3	Shortfall of Sites	0.170627515	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		23381	38495
Unincorporated Los Angeles County	11808 LOUIS AVE WHITTIER CA 90605	90605	8026028003	0	0	0	2	Shortfall of Sites	0.217465398	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		22170	177994
Unincorporated Los Angeles County	11812 LOUIS AVE WHITTIER CA 90605	90605	8026028004	0	0	0	4	Shortfall of Sites	0.301398373	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		28981	40593
Unincorporated Los Angeles County	11822 LOUIS AVE WHITTIER CA 90605	90605	8026028005	0	0	0	4	Shortfall of Sites	0.29939795	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		383000	200000
Unincorporated Los Angeles County	11828 LOUIS AVE WHITTIER CA 90605	90605	8026028006	0	0	0	4	Shortfall of Sites	0.29849881	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		400000	35000
Unincorporated Los Angeles County	11902 LOUIS AVE WHITTIER CA 90605	90605	8026028007	0	0	0	4	Shortfall of Sites	0.292946052	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		73556	193240
Unincorporated Los Angeles County	11908 LOUIS AVE WHITTIER CA 90605	90605	8026028008	0	0	0	4	Shortfall of Sites	0.295622273	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		217570	57491
Unincorporated Los Angeles County	11914 LOUIS AVE WHITTIER CA 90605	90605	8026028009	0	0	0	4	Shortfall of Sites	0.29164204	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		177039	59105
Unincorporated Los Angeles County	12010 LOUIS AVE WHITTIER CA 90605	90605	8026028012	0	0	0	4	Shortfall of Sites	0.290643997	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		81556	164980
Unincorporated Los Angeles County	12014 LOUIS AVE WHITTIER CA 90605	90605	8026028013	0	0	0	4	Shortfall of Sites	0.287224946	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		32082	57649
Unincorporated Los Angeles County	12022 LOUIS AVE WHITTIER CA 90605	90605	8026028014	0	0	0	4	Shortfall of Sites	0.285921297	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		114924	123300
Unincorporated Los Angeles County	12019 CARMENITA RD WHITTIER CA 90605	90605	8026028017	0	0	0	4	Shortfall of Sites	0.2874896	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		377084	188541
Unincorporated Los Angeles County	12013 CARMENITA RD WHITTIER CA 90605	90605	8026028018	0	0	0	4	Shortfall of Sites	0.29294213	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		202643	140352
Unincorporated Los Angeles County	12009 CARMENITA RD WHITTIER CA 90605	90605	8026028019	0	0	0	4	Shortfall of Sites	0.291826817	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		24361	22828
Unincorporated Los Angeles County	11929 CARMENITA RD WHITTIER CA 90605	90605	8026028020	0	0	0	4	Shortfall of Sites	0.296253571	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		193590	52111
Unincorporated Los Angeles County	11925 CARMENITA RD WHITTIER CA 90605	90605	8026028021	0	0	0	4	Shortfall of Sites	0.293281035	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		228347	233300
Unincorporated Los Angeles County	11903 CARMENITA RD WHITTIER CA 90605	90605	8026028023	0	0	0	4	Shortfall of Sites	0.291386529	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		252668	63165
Unincorporated Los Angeles County	11831 CARMENITA RD WHITTIER CA		8026028024	0	0	0	4	Shortfall of Sites	0.296857567	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		520200	383907
Unincorporated Los Angeles County	11809 CARMENITA RD WHITTIER CA 90605	90605	8026028026	0	0	0	4	Shortfall of Sites	0.184952369	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 0		22601	9419
Unincorporated Los Angeles County	12028 LOUIS AVE WHITTIER CA 90605	90605	8026028029	0	0	0	3	Shortfall of Sites	0.192881148	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		274727	154946
Unincorporated Los Angeles County	13317 SUNSHINE AVE WHITTIER CA 90605	90605	8026028030	0	0	0	2	Shortfall of Sites	0.130882754	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		250551	62636
Unincorporated Los Angeles County	13323 SUNSHINE AVE WHITTIER CA 90605	90605	8026028031	0	0	0	2	Shortfall of Sites	0.16470626	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		240684	60165
Unincorporated Los Angeles County	12023 CARMENITA RD WHITTIER CA 90605	90605	8026028032	0	0	0	2	Shortfall of Sites	0.157906227	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		31661	49617
Unincorporated Los Angeles County	12006 LOUIS AVE WHITTIER CA 90605	90605	8026028033	0	0	0	2	Shortfall of Sites	0.1394888	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		349872	212422
Unincorporated Los Angeles County	12004 LOUIS AVE WHITTIER CA 90605	90605	8026028034	0	0	0	2	Shortfall of Sites	0.158353512	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		170823	48210
Unincorporated Los Angeles County	11922 LOUIS AVE WHITTIER CA 90605	90605	8026028035	0	0	0	2	Shortfall of Sites	0.136209817	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		275503	68802
Unincorporated Los Angeles County	11924 LOUIS AVE WHITTIER CA 90605	90605	8026028036	0	0	0	2	Shortfall of Sites	0.15730878	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		151552	48214
Unincorporated Los Angeles County	11813 CARMENITA RD WHITTIER CA 90605	90605	8026028037	0	0	0	2	Shortfall of Sites	0.298856227	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 4		259663	311596
Unincorporated Los Angeles County	11823 CARMENITA RD WHITTIER CA 90605	90605	8026028038	0	0	0	4	Shortfall of Sites	0.301131912	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		183759	45937
Unincorporated Los Angeles County	11907 CARMENITA RD WHITTIER CA 90605	90605	8026028039	0	0	0	2	Shortfall of Sites	0.117678762	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		318362	201629
Unincorporated Los Angeles County	11911 CARMENITA RD WHITTIER CA 90605	90605	8026028040	0	0	0	3	Shortfall of Sites	0.177605845	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		364140	156060
Unincorporated Los Angeles County	11915 CARMENITA RD WHITTIER CA 90605	90605	8026028041	0	0	0	3	Shortfall of Sites	0.17416518	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		393063	137020
Unincorporated Los Angeles County	11919 CARMENITA RD WHITTIER CA 90605	90605	8026028042	0	0	0	2	Shortfall of Sites	0.11745732	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		318362	206935
Unincorporated Los Angeles County	13320 MEYER RD WHITTIER CA 90605	90605	8026009002	0	0	0	3	Shortfall of Sites	0.247752438	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		84673	156168
Unincorporated Los Angeles County	13324 MEYER RD WHITTIER CA 90605	90605	8026009003	0	0	0	4	Shortfall of Sites	0.226017806	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		161367	35173
Unincorporated Los Angeles County	13308 MEYER RD WHITTIER CA 90605	90605	8026009017	0	0	0	3	Shortfall of Sites	0.182225895	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		136312	91339
Unincorporated Los Angeles County	11616 LOUIS AVE WHITTIER CA 90605	90605	8026009018	0	0	0	3	Shortfall of Sites	0.170688843	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		223718	52981
Unincorporated Los Angeles County	13282 MEYER RD WHITTIER CA 90605	90605	8026010005	0	0	0	3	Shortfall of Sites	0.191192336	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		121662	42929
Unincorporated Los Angeles County	13288 MEYER RD WHITTIER CA 90605	90605	8026010006	0	0	0	3	Shortfall of Sites	0.185117714	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		116990	54213
Unincorporated Los Angeles County	11603 LOUIS AVE WHITTIER CA 90605	90605	8026010007	0	0	0	2	Shortfall of Sites	0.116351657	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		88695	74279
Unincorporated Los Angeles County	11609 LOUIS AVE WHITTIER CA 90605	90605	8026010008	0	0	0	2	Shortfall of Sites	0.115930787	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		213597	55509
Unincorporated Los Angeles County	11615 LOUIS AVE WHITTIER CA 90605	90605	8026010009	0	0	0	2	Shortfall of Sites	0.14144193	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		123994	79903
Unincorporated Los Angeles County	11504 LAUREL AVE WHITTIER CA 90605	90605	8026010010	0	0	0	5	Shortfall of Sites	0.376668719	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		167370	49914
Unincorporated Los Angeles County	11506 LAUREL AVE WHITTIER CA 90605	90605	8026010011	0	0	0	3	Shortfall of Sites	0.373306861	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 4		329674	197802
Unincorporated Los Angeles County	11518 LAUREL AVE WHITTIER CA 90605	90605	8026010012	0	0	0	4	Shortfall of Sites	0.365898684	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		172087	307273
Unincorporated Los Angeles County	11602 LAUREL AVE WHITTIER CA 90605	90605	8026010013	0	0	0	4	Shortfall of Sites	0.359110522	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		309888	362372
Unincorporated Los Angeles County	11623 LOUIS AVE WHITTIER CA 90605	90605	8026010014	0	0	0	6	Shortfall of Sites	0.687434932	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 6		525252	462913
Unincorporated Los Angeles County	13274 MEYER RD WHITTIER CA 90605	90605	8026010015	0	0	0	2	Shortfall of Sites	0.146180969	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		255998	71319
Unincorporated Los Angeles County	13272 MEYER RD WHITTIER CA 90605	90605	8026010016	0	0	0	3	Shortfall of Sites	0.239892775	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		155685	93267
Unincorporated Los Angeles County	11608 LAUREL AVE WHITTIER CA 90605	90605	8026011001	0	0	0	2	Shortfall of Sites	0.12946962	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		21734	38542
Unincorporated Los Angeles County	11614 LAUREL AVE WHITTIER CA 90605	90605	8026011003	0	0	0	4	Shortfall of Sites	0.292402885	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		339586	84896
Unincorporated Los Angeles County	11618 LAUREL AVE WHITTIER CA 90605	90605	8026011004	0	0	0	2	Shortfall of Sites	0.134309425	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		51754	96385
Unincorporated Los Angeles County	11622 LAUREL AVE WHITTIER CA 90605	90605	8026011006	0	0	0	4	Shortfall of Sites	0.367626542	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		148752	185508
Unincorporated Los Angeles County	11704 LAUREL AVE WHITTIER CA 90605	90605	8026011007	0	0	0	4	Shortfall of Sites	0.379972829	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		198640	152290
Unincorporated Los Angeles County	11716 LAUREL AVE WHITTIER CA 90605	90605	8026011009	0	0	0	4	Shortfall of Sites	0.364869626	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		141749	175007
Unincorporated Los Angeles County	13269 BEATY AVE WHITTIER CA 90605	90605	8026011011	0	0	0	2	Shortfall of Sites	0.114804806	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		280120	70029
Unincorporated Los Angeles County	13285 BEATY AVE WHITTIER CA 90605	90605	8026011012	0	0	0	2	Shortfall of Sites	0.122329791	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		164914	65955
Unincorporated Los Angeles County	11731 LOUIS AVE WHITTIER CA 90605	90605	8026011013	0	0	0	3	Shortfall of Sites	0.23698943	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		95974	127568
Unincorporated Los Angeles County	11723 LOUIS AVE WHITTIER CA 90605	90605	8026011014	0	0	0	4	Shortfall of Sites	0.362448246	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		459000	306000
Unincorporated Los Angeles County	11717 LOUIS AVE WHITTIER CA 90605	90605	8026011015	0	0	0	4	Shortfall of Sites	0.362448534	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		252042	123635
Unincorporated Los Angeles County	11713 LOUIS AVE WHITTIER CA 90605	90605	8026011016	0	0	0	3	Shortfall of Sites	0.169142254	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		380000	185000
Unincorporated Los Angeles County	11709 LOUIS AVE WHITTIER CA 90605	90605	8026011017	0	0	0	3	Shortfall of Sites	0.207822955	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		351863	136084
Unincorporated Los Angeles County	11631 LOUIS AVE WHITTIER CA 90605	90605	8026011019	0	0	0	3	Shortfall of Sites	0.241785128	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		186054	112550
Unincorporated Los Angeles County	11625 LOUIS AVE WHITTIER CA 90605	90605	8026011020	0	0	0	4	Shortfall of Sites	0.35090477	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		76990	132999
Unincorporated Los Angeles County	11722 LAUREL AVE WHITTIER CA 90605	90605	8026011021	0	0	0	4	Shortfall of Sites	0.249603565	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		164914	66604

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	11705 LOUIS AVE WHITTIER CA 90605	90605	8026011024	0	0	0	4	Shortfall of Sites	0.236149611	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		164914	251501
Unincorporated Los Angeles County	11703 LOUIS AVE WHITTIER CA 90605	90605	8026011025	0	0	0	2	Shortfall of Sites	0.128579485	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		180561	114837
Unincorporated Los Angeles County	11712 LAUREL AVE WHITTIER CA 90605	90605	8026011026	0	0	0	2	Shortfall of Sites	0.21931928	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		176937	153140
Unincorporated Los Angeles County	11710 LAUREL AVE WHITTIER CA 90605	90605	8026011027	0	0	0	2	Shortfall of Sites	0.146022708	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		224021	56002
Unincorporated Los Angeles County	11406 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016003	0	0	0	4	Shortfall of Sites	0.225125295	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		254945	63735
Unincorporated Los Angeles County	13022 RAINIER AVE WHITTIER CA 90605	90605	8026016004	0	0	0	2	Shortfall of Sites	0.148965854	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		399998	69998
Unincorporated Los Angeles County	11412 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016005	0	0	0	4	Shortfall of Sites	0.302466924	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		180862	229157
Unincorporated Los Angeles County	11418 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016006	0	0	0	6	Shortfall of Sites	0.453133655	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		165158	119320
Unincorporated Los Angeles County	11512 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016010	0	0	0	7	Shortfall of Sites	0.464497351	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		210797	114045
Unincorporated Los Angeles County	11518 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016011	0	0	0	5	Shortfall of Sites	0.452433684	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		284074	87573
Unincorporated Los Angeles County	11602 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016013	0	0	0	6	Shortfall of Sites	0.437196534	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		346125	153691
Unincorporated Los Angeles County	11605 PAINTER AVE WHITTIER CA 90605	90605	8026016014	0	0	0	4	Shortfall of Sites	0.275266065	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		75495	205598
Unincorporated Los Angeles County	11527 PAINTER AVE WHITTIER CA 90605	90605	8026016015	0	0	0	8	Shortfall of Sites	0.581769596	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 2		212068	317697
Unincorporated Los Angeles County	11501 PAINTER AVE WHITTIER CA 90605	90605	8026016018	0	0	0	5	Shortfall of Sites	0.422496507	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		158513	166439
Unincorporated Los Angeles County	11427 PAINTER AVE WHITTIER CA 90605	90605	8026016019	0	0	0	4	Shortfall of Sites	0.436516195	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		306731	377296
Unincorporated Los Angeles County	11423 PAINTER AVE WHITTIER CA 90605	90605	8026016020	0	0	0	5	Shortfall of Sites	0.438248917	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		380500	233500
Unincorporated Los Angeles County	13028 RAINIER AVE WHITTIER CA 90605	90605	8026016023	0	0	0	2	Shortfall of Sites	0.149558083	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		364140	160221
Unincorporated Los Angeles County	11403 PAINTER AVE WHITTIER CA 90605	90605	8026016025	0	0	0	2	Shortfall of Sites	0.159116552	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		353706	126446
Unincorporated Los Angeles County	11513 PAINTER AVE WHITTIER CA 90605	90605	8026016030	0	0	0	3	Shortfall of Sites	0.167344016	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		297138	74284
Unincorporated Los Angeles County	11428 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016031	0	0	0	7	Shortfall of Sites	0.455247348	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		202612	37136
Unincorporated Los Angeles County	11526 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016032	0	0	0	5	Shortfall of Sites	0.452042961	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		256958	108034
Unincorporated Los Angeles County	11508 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016033	0	0	0	3	Shortfall of Sites	0.212795259	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		125696	84850
Unincorporated Los Angeles County	11428 SHOEMAKER AVE WHITTIER CA 90605	90605	8026016035	0	0	0	6	Shortfall of Sites	0.377029362	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Commercial		283663	1342
Unincorporated Los Angeles County	11509 PAINTER AVE WHITTIER CA 90605	90605	8026016036	0	0	0	2	Shortfall of Sites	0.123735329	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		14920	31621
Unincorporated Los Angeles County	11511 PAINTER AVE WHITTIER CA 90605	90605	8026016037	0	0	0	2	Shortfall of Sites	0.157350224	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		16237	31403
Unincorporated Los Angeles County	11409 PAINTER AVE WHITTIER CA 90605	90605	8026016038	0	0	0	4	Shortfall of Sites	0.252032399	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		404000	101000
Unincorporated Los Angeles County	11517 PAINTER AVE WHITTIER CA 90605	90605	8026016039	0	0	0	2	Shortfall of Sites	0.12119182	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		54956	84299
Unincorporated Los Angeles County	11519 PAINTER AVE WHITTIER CA 90605	90605	8026016040	0	0	0	2	Shortfall of Sites	0.147507808	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		59792	79469
Unincorporated Los Angeles County	11521 PAINTER AVE WHITTIER CA 90605	90605	8026016041	0	0	0	3	Shortfall of Sites	0.167919899	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		314597	78648
Unincorporated Los Angeles County	11415 PAINTER AVE WHITTIER CA 90605	90605	8026016042	0	0	0	2	Shortfall of Sites	0.12264058	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		303300	79119
Unincorporated Los Angeles County	11413 PAINTER AVE WHITTIER CA 90605	90605	8026016043	0	0	0	2	Shortfall of Sites	0.152463117	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		379600	95400
Unincorporated Los Angeles County	11411 PAINTER AVE WHITTIER CA 90605	90605	8026016044	0	0	0	2	Shortfall of Sites	0.161982221	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		394858	98708
Unincorporated Los Angeles County	11610 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017001	0	0	0	7	Shortfall of Sites	0.46675535	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		26127	26564
Unincorporated Los Angeles County	11616 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017002	0	0	0	7	Shortfall of Sites	0.447483327	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		191415	112596
Unincorporated Los Angeles County	11624 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017003	0	0	0	7	Shortfall of Sites	0.451590122	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		229698	200984
Unincorporated Los Angeles County	11630 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017004	0	0	0	6	Shortfall of Sites	0.441349109	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		168894	67556
Unincorporated Los Angeles County	11704 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017005	0	0	0	5	Shortfall of Sites	0.45022798	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		123664	203158
Unincorporated Los Angeles County	11716 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017007	0	0	0	2	Shortfall of Sites	0.128581339	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		200466	50115
Unincorporated Los Angeles County	11722 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017008	0	0	0	2	Shortfall of Sites	0.125583497	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		260519	65127
Unincorporated Los Angeles County	13013 BEATY AVE WHITTIER CA 90605	90605	8026017009	0	0	0	2	Shortfall of Sites	0.114936111	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		17992	49767
Unincorporated Los Angeles County	11723 PAINTER AVE WHITTIER CA 90605	90605	8026017013	0	0	0	5	Shortfall of Sites	0.379037116	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		196545	60933
Unincorporated Los Angeles County	11717 PAINTER AVE WHITTIER CA 90605	90605	8026017014	0	0	0	4	Shortfall of Sites	0.363495609	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		100921	210271
Unincorporated Los Angeles County	11711 PAINTER AVE WHITTIER CA 90605	90605	8026017015	0	0	0	5	Shortfall of Sites	0.363780089	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		157612	39398
Unincorporated Los Angeles County	11703 PAINTER AVE WHITTIER CA 90605	90605	8026017016	0	0	0	5	Shortfall of Sites	0.425896706	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		364140	312120
Unincorporated Los Angeles County	11625 PAINTER AVE WHITTIER CA 90605	90605	8026017017	0	0	0	4	Shortfall of Sites	0.435623831	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		430956	269346
Unincorporated Los Angeles County	11617 PAINTER AVE WHITTIER CA 90605	90605	8026017018	0	0	0	4	Shortfall of Sites	0.431301631	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		338123	233270
Unincorporated Los Angeles County	11708 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017020	0	0	0	2	Shortfall of Sites	0.128995961	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		10521	26568
Unincorporated Los Angeles County	11712 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017021	0	0	0	3	Shortfall of Sites	0.17405507	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		9864	34481
Unincorporated Los Angeles County	11714 SHOEMAKER AVE WHITTIER CA 90605	90605	8026017022	0	0	0	2	Shortfall of Sites	0.163969194	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		9644	33153
Unincorporated Los Angeles County	11611 PAINTER AVE WHITTIER CA 90605	90605	8026017023	0	0	0	2	Shortfall of Sites	0.114869461	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		228996	60283
Unincorporated Los Angeles County	11613 PAINTER AVE WHITTIER CA 90605	90605	8026017024	0	0	0	2	Shortfall of Sites	0.160963958	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		303300	75823
Unincorporated Los Angeles County	11615 PAINTER AVE WHITTIER CA 90605	90605	8026017025	0	0	0	3	Shortfall of Sites	0.174532254	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		312120	135252
Unincorporated Los Angeles County	13033 BEATY AVE WHITTIER CA 90605	90605	8026017026	0	0	0	2	Shortfall of Sites	0.120003882	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		350000	210000
Unincorporated Los Angeles County	13039 BEATY AVE WHITTIER CA 90605	90605	8026017027	0	0	0	2	Shortfall of Sites	0.119041679	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		153072	189574
Unincorporated Los Angeles County	13104 RAINIER AVE WHITTIER CA 90605	90605	8026014001	0	0	0	4	Shortfall of Sites	0.251438337	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23926	28762
Unincorporated Los Angeles County	11502 PAINTER AVE WHITTIER CA 90605	90605	8026014004	0	0	0	4	Shortfall of Sites	0.361653137	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		175010	154848
Unincorporated Los Angeles County	11518 PAINTER AVE WHITTIER CA 90605	90605	8026014007	0	0	0	7	Shortfall of Sites	0.46608343	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		26564	26127
Unincorporated Los Angeles County	11606 PAINTER AVE WHITTIER CA 90605	90605	8026014009	0	0	0	5	Shortfall of Sites	0.461060247	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		558676	253531
Unincorporated Los Angeles County	11523 FIDEL AVE WHITTIER CA 90605	90605	8026014012	0	0	0	4	Shortfall of Sites	0.452582797	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		270154	162089
Unincorporated Los Angeles County	11519 FIDEL AVE WHITTIER CA 90605	90605	8026014013	0	0	0	5	Shortfall of Sites	0.467399503	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		538694	188541
Unincorporated Los Angeles County	11511 FIDEL AVE WHITTIER CA 90605	90605	8026014014	0	0	0	6	Shortfall of Sites	0.447824871	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		30962	110199
Unincorporated Los Angeles County	11501 FIDEL AVE WHITTIER CA 90605	90605	8026014015	0	0	0	5	Shortfall of Sites	0.445545717	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		30526	91182
Unincorporated Los Angeles County	11429 FIDEL AVE WHITTIER CA 90605	90605	8026014016	0	0	0	7	Shortfall of Sites	0.444544679	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		439000	91000
Unincorporated Los Angeles County	11411 FIDEL AVE WHITTIER CA 90605	90605	8026014018	0	0	0	6	Shortfall of Sites	0.461148557	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		161681	91635
Unincorporated Los Angeles County	13128 RAINIER AVE WHITTIER CA 90605	90605	8026014019	0	0	0	2	Shortfall of Sites	0.164319344	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		151282	51073
Unincorporated Los Angeles County	11407 FIDEL AVE WHITTIER CA 90605	90605	8026014021	0	0	0	1	Shortfall of Sites	0.159665278	H18	A-1	H18	R-2	0	18	1	Non-Vacant	Residential - 2		76969	94515
Unincorporated Los Angeles County	11403 FIDEL AVE WHITTIER CA 90605	90605	8026014022	0	0	0	2	Shortfall of Sites	0.15339794	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		172018	42901
Unincorporated Los Angeles County	11607 FIDEL AVE WHITTIER CA 90605	90605	8026014023	0	0	0	5	Shortfall of Sites	0.468644918	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		30962	91623
Unincorporated Los Angeles County	13104 RAINIER AVE WHITTIER CA 90605	90605	8026014024	0	0	0	5	Shortfall of Sites	0.334555747	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Institutional		19749	71406
Unincorporated Los Angeles County	13118 RAINIER AVE WHITTIER CA 90605	90605	8026014025	0	0	0	13	Shortfall of Sites	0.89694016	H18	A-1	H18	R-2	0	18	13	Non-Vacant	Institutional		52282	48767
Unincorporated Los Angeles County	11421 FIDEL AVE WHITTIER CA 90605	90605	8026014027	0	0	0	2	Shortfall of Sites	0.155843303	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		57740	108497
Unincorporated Los Angeles County	11423 FIDEL AVE WHITTIER CA 90605	90605	8026014028	0	0	0	3	Shortfall of Sites	0.170169308	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		106713	75139
Unincorporated Los Angeles County	11514 PAINTER AVE WHITTIER CA 90605	90605	8026014030	0	0	0	2	Shortfall of Sites	0.15148174	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		301560	75415
Unincorporated Los Angeles County	11512 PAINTER AVE WHITTIER CA 90605	90605	8026014031	0	0	0	2	Shortfall of Sites	0.142699379	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		327526	81881
Unincorporated Los Angeles County	11510 PAINTER AVE WHITTIER CA 90605	90605	8026014032	0	0	0	2	Shortfall of Sites	0.122664717	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		41769	120709
Unincorporated Los Angeles County	11508 PAINTER AVE WHITTIER CA 90605	90605	8026014033	0	0	0	2	Shortfall of Sites	0.121946806	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		313848	78460
Unincorporated Los Angeles County	11430 PAINTER AVE WHITTIER CA 90605	90605	8026014034	0	0	0	2	Shortfall of Sites	0.119248875	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		206729	74650
Unincorporated Los Angeles County	11428 PAINTER AVE WHITTIER CA 90605	90605	8026014035	0	0	0	2	Shortfall of Sites	0.164676489	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		368200	91800
Unincorporated Los Angeles County	11426 PAINTER AVE WHITTIER CA 90605	90605	8026014036	0	0	0	2	Shortfall of Sites	0.163956699	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		276856	69212
Unincorporated Los Angeles County	11526 PAINTER AVE WHITTIER CA 90605	90605	8026014037	0	0	0	2	Shortfall of Sites	0.124115019	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		124343	54345
Unincorporated Los Angeles County	11524 PAINTER AVE WHITTIER CA 90605	90605	8026014038	0	0	0	2	Shortfall of Sites	0.151096005	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		125553	99272
Unincorporated Los Angeles County	11522 PAINTER AVE WHITTIER CA 90605	90605	8026014039	0	0	0	3	Shortfall of Sites	0.170150256	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		131395	156217
Unincorporated Los Angeles County	11616 PAINTER AVE WHITTIER CA 90605	90605	8026015002	0	0	0	4	Shortfall of Sites	0.235397498	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		101623	75104
Unincorporated Los Angeles County	11620 PAINTER AVE SOUTH WHITTIER CA 90605	90605	8026015003	0	0	0	4	Shortfall of Sites	0.237735308	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		308101	73985
Unincorporated Los Angeles County	11702 PAINTER AVE WHITTIER CA 90605	90605	8026015005	0	0	0	4	Shortfall of Sites	0.48196735	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		31176	68549
Unincorporated Los Angeles County	11710 PAINTER AVE WHITTIER CA 90605	90605	8026015006	0	0	0	4	Shortfall of Sites	0.326902574	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		307898	152049
Unincorporated Los Angeles County	11714 PAINTER AVE WHITTIER CA 90605	90605	8026015007	0	0	0	6	Shortfall of Sites	0.659632824	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 5		825000	500000
Unincorporated Los Angeles County	11627 FIDEL AVE WHITTIER CA 90605	90605	8026015012	0	0	0	14	Shortfall of Sites	0.980650207	H18	A-1	H18	R-2	0	18	14	Non-Vacant	Residential - 1		50962	17553
Unincorporated Los Angeles County	11611 FIDEL AVE WHITTIER CA 90605	90605	8026015014	0	0	0	4	Shortfall of Sites	0.492668017	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		569650	406040
Unincorporated Los Angeles County	11610 PAINTER AVE WHITTIER CA 90605	90605	8026015016	0	0	0	2	Shortfall of Sites	0.114894781	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		194746	77894
Unincorporated Los Angeles County	11612 PAINTER AVE WHITTIER CA 90605	90605	8026015018	0	0	0	2	Shortfall of Sites	0.115275656	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		107014	90418
Unincorporated Los Angeles County	11614 PAINTER AVE WHITTIER CA 90605	90605	8026015019	0	0	0	2	Shortfall of Sites	0.121614385	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		51957	96766
Unincorporated Los Angeles County	11619 FIDEL AVE WHITTIER CA 90605	90605	8026015021	0	0	0	2	Shortfall of Sites	0.161878175	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		161681	76304
Unincorporated Los Angeles County	11621 FIDEL AVE WHITTIER CA 90605	90605	8026015022	0	0	0	3	Shortfall of Sites	0.183194873	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		184805	127451
Unincorporated Los Angeles County	11711 FIDEL AVE WHITTIER CA 90605	90605	8026015023	0	0	0	2	Shortfall of Sites	0.118713731	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		61484	103339
Unincorporated Los Angeles County	11715 FIDEL AVE WHITTIER CA 90605	90605	8026015024	0	0	0	2	Shortfall of Sites	0.117354638	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		227211	78798
Unincorporated Los Angeles County	11721 FIDEL AVE WHITTIER CA 90605	90605	8026015025	0	0	0	2	Shortfall of Sites	0.115036294	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		171538	43059
Unincorporated Los Angeles County	11739 FIDEL AVE WHITTIER CA 90605	90605	8026015027	0	0	0	2	Shortfall of Sites	0.156432055	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		180102	45018
Unincorporated Los Angeles County	13143 BEATY AVE WHITTIER CA 90605	90605	8026015030	0	0	0	4	Shortfall of Sites	0.242370317	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		223016	182255
Unincorporated Los Angeles County	13135 BEATY AVE WHITTIER CA 90605	90605	8026015031	0	0	0	2	Shortfall of Sites	0.155963427	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		229731	65106
Unincorporated Los Angeles County	13142 MICHELLE CIR WHITTIER CA 90605	90605	8026015032	0	0	0	2	Shortfall of Sites	0.135787003	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		74369	93624
Unincorporated Los Angeles County	13138 MICHELLE CIR WHITTIER CA 90605	90605	8026015033	0	0	0	2	Shortfall of Sites	0.138314722	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		22787	57227
Unincorporated Los Angeles County	13137 MICHELLE CIR WHITTIER CA 90605	90605	8026015034	0	0	0	3	Shortfall of Sites	0.167825759	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		136085	341186
Unincorporated Los Angeles County	13143 MICHELLE CIR WHITTIER CA 90605	90605	8026015035	0	0	0	2	Shortfall of Sites	0.137345706	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		124095	68612
Unincorporated Los Angeles County	11726 PAINTER AVE WHITTIER CA 90605	90605	8026015037	0	0	0	3	Shortfall of Sites	0.247291854	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		140530	87827
Unincorporated Los Angeles County	13115 BEATY AVE WHITTIER CA 90605	90605	8026015039	0	0	0	2	Shortfall of Sites	0.119010778	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		82660	141906
Unincorporated Los Angeles County	13125 BEATY AVE WHITTIER CA 90605	90605	8026015040	0	0	0	3	Shortfall of Sites	0.220191172	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		124113	130936
Unincorporated Los Angeles County	13129 BEATY AVE WHITTIER CA 90605	90605	8026015041	0	0	0	3	Shortfall of Sites	0.248159728	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		21565	60415
Unincorporated Los Angeles County	13152 MICHELLE CIR WHITTIER CA 90605	90605	8026015043	0	0	0	2	Shortfall of Sites	0.148329802	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		247972	62019
Unincorporated Los Angeles County	13151 BEATY AVE WHITTIER CA 90605	90605	8026015044	0	0	0	2	Shortfall of Sites	0.143281342	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		112421	103984
Unincorporated Los Angeles County	11626 PAINTER AVE WHITTIER CA 90605	90605	8026015048	0	0	0	2	Shortfall of Sites	0.19840677	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		101231	462867
Unincorporated Los Angeles County	11630 PAINTER AVE WHITTIER CA 90605	90605	8026015049	0	0	0	4	Shortfall of Sites	0.279533401	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		114154	453174
Unincorporated Los Angeles County	11302 FIDEL AVE WHITTIER CA 90605	90605	8026012001	0	0	0	2	Shortfall of Sites	0.144710314	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		252462	80913
Unincorporated Los Angeles County	11308 FIDEL AVE WHITTIER CA 90605	90605	8026012002	0	0	0	2	Shortfall of Sites	0.122537738	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		15545	36952
Unincorporated Los Angeles County	11314 FIDEL AVE WHITTIER CA 90605	90605	8026012003	0	0	0	2	Shortfall of Sites	0.144974296	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		139403	50264

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	13212 MEYER RD WHITTIER CA 90605	90605	8026012004	0	0	0	4	Shortfall of Sites	0.387170822	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		450392	219565
Unincorporated Los Angeles County	13222 MEYER RD WHITTIER CA 90605	90605	8026012005	0	0	0	4	Shortfall of Sites	0.370160536	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		384619	175823
Unincorporated Los Angeles County	11318 FIDEL AVE WHITTIER CA 90605	90605	8026012010	0	0	0	6	Shortfall of Sites	0.602357363	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 4		93361	134609
Unincorporated Los Angeles County	11414 FIDEL AVE WHITTIER CA 90605	90605	8026012011	0	0	0	4	Shortfall of Sites	0.368065888	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		229276	229276
Unincorporated Los Angeles County	11418 FIDEL AVE WHITTIER CA 90605	90605	8026012012	0	0	0	5	Shortfall of Sites	0.347231225	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		408000	102000
Unincorporated Los Angeles County	11428 FIDEL AVE WHITTIER CA 90605	90605	8026012013	0	0	0	5	Shortfall of Sites	0.370235349	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		355504	84896
Unincorporated Los Angeles County	11500 FIDEL AVE WHITTIER CA 90605	90605	8026012014	0	0	0	3	Shortfall of Sites	0.374599248	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 4		259663	277746
Unincorporated Los Angeles County	11505 LAUREL AVE WHITTIER CA 90605	90605	8026012016	0	0	0	7	Shortfall of Sites	0.72319722	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 6		659348	604403
Unincorporated Los Angeles County	11431 LAUREL AVE WHITTIER CA 90605	90605	8026012017	0	0	0	5	Shortfall of Sites	0.537696496	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 4		771120	522589
Unincorporated Los Angeles County	11417 LAUREL AVE WHITTIER CA 90605	90605	8026012018	0	0	0	9	Shortfall of Sites	0.708041414	H18	A-1	H18	R-2	0	18	9	Non-Vacant	Residential - 2		281494	126107
Unincorporated Los Angeles County	11508 FIDEL AVE WHITTIER CA 90605	90605	8026012027	0	0	0	2	Shortfall of Sites	0.117822694	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		12354	31837
Unincorporated Los Angeles County	11510 FIDEL AVE WHITTIER CA 90605	90605	8026012028	0	0	0	3	Shortfall of Sites	0.166807954	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		13750	30531
Unincorporated Los Angeles County	11516 FIDEL AVE WHITTIER CA 90605	90605	8026012029	0	0	0	2	Shortfall of Sites	0.160424082	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		24365	11619
Unincorporated Los Angeles County	11514 FIDEL AVE WHITTIER CA 90605	90605	8026012030	0	0	0	2	Shortfall of Sites	0.154421907	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		13164	24623
Unincorporated Los Angeles County	11518 FIDEL AVE WHITTIER CA 90605	90605	8026012031	0	0	0	2	Shortfall of Sites	0.147202737	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		15139	27192
Unincorporated Los Angeles County	11610 FIDEL AVE WHITTIER CA 90605	90605	8026013003	0	0	0	4	Shortfall of Sites	0.350037031	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		430956	253185
Unincorporated Los Angeles County	11616 FIDEL AVE WHITTIER CA 90605	90605	8026013004	0	0	0	3	Shortfall of Sites	0.173763235	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		146136	108706
Unincorporated Los Angeles County	11620 FIDEL AVE WHITTIER CA 90605	90605	8026013005	0	0	0	3	Shortfall of Sites	0.172122158	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		228879	112469
Unincorporated Los Angeles County	11704 FIDEL AVE WHITTIER CA 90605	90605	8026013007	0	0	0	5	Shortfall of Sites	0.339292351	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		447000	112000
Unincorporated Los Angeles County	13223 BEATY AVE WHITTIER CA 90605	90605	8026013012	0	0	0	5	Shortfall of Sites	0.324390636	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Institutional		237476	123
Unincorporated Los Angeles County	11703 LAUREL AVE WHITTIER CA 90605	90605	8026013014	0	0	0	4	Shortfall of Sites	0.334487814	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		189106	266921
Unincorporated Los Angeles County	11623 LAUREL AVE WHITTIER CA 90605	90605	8026013015	0	0	0	5	Shortfall of Sites	0.335837634	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		299889	199926
Unincorporated Los Angeles County	11619 LAUREL AVE WHITTIER CA 90605	90605	8026013016	0	0	0	4	Shortfall of Sites	0.223933725	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		332928	124848
Unincorporated Los Angeles County	11615 LAUREL AVE WHITTIER CA 90605	90605	8026013017	0	0	0	4	Shortfall of Sites	0.228267862	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		416160	129009
Unincorporated Los Angeles County	11609 LAUREL AVE WHITTIER CA 90605	90605	8026013018	0	0	0	4	Shortfall of Sites	0.23018946	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		261972	162854
Unincorporated Los Angeles County	11517 LAUREL AVE WHITTIER CA 90605	90605	8026013020	0	0	0	2	Shortfall of Sites	0.236793588	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 3		438278	236649
Unincorporated Los Angeles County	11605 LAUREL AVE WHITTIER CA 90605	90605	8026013021	0	0	0	3	Shortfall of Sites	0.223774968	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		323216	166994
Unincorporated Los Angeles County	11519 LAUREL AVE WHITTIER CA 90605	90605	8026013022	0	0	0	3	Shortfall of Sites	0.234678913	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		288476	186031
Unincorporated Los Angeles County	11624 FIDEL AVE WHITTIER CA 90605	90605	8026013024	0	0	0	2	Shortfall of Sites	0.124187007	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		116207	72112
Unincorporated Los Angeles County	11626 FIDEL AVE WHITTIER CA 90605	90605	8026013025	0	0	0	3	Shortfall of Sites	0.217256221	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		135072	163512
Unincorporated Los Angeles County	13223 BEATY AVE WHITTIER CA 90605	90605	8026013026	0	0	0	11	Shortfall of Sites	0.720142188	H18	A-1	H18	R-2	0	18	11	Non-Vacant	Institutional		314902	558241
Unincorporated Los Angeles County	11729 LAUREL AVE WHITTIER CA 90605	90605	8026013027	0	0	0	7	Shortfall of Sites	0.454784782	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Institutional		249057	429418
Unincorporated Los Angeles County	11604 FIDEL AVE WHITTIER CA 90605	90605	8026013028	0	0	0	2	Shortfall of Sites	0.125178029	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		267872	71520
Unincorporated Los Angeles County	11602 FIDEL AVE WHITTIER CA 90605	90605	8026013029	0	0	0	4	Shortfall of Sites	0.235037744	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		409800	110200
Unincorporated Los Angeles County	11528 FIDEL AVE WHITTIER CA 90605	90605	8026013030	0	0	0	2	Shortfall of Sites	0.138971509	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		403000	103000
Unincorporated Los Angeles County	11524 FIDEL AVE WHITTIER CA 90605	90605	8026013031	0	0	0	3	Shortfall of Sites	0.210415965	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		66726	49351
Unincorporated Los Angeles County	11720 FIDEL AVE WHITTIER CA 90605	90605	8026013032	0	0	0	3	Shortfall of Sites	0.186281048	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		129668	120836
Unincorporated Los Angeles County	11718 FIDEL AVE WHITTIER CA 90605	90605	8026013033	0	0	0	2	Shortfall of Sites	0.140477352	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		76117	76117
Unincorporated Los Angeles County	11713 LAUREL AVE WHITTIER CA 90605	90605	8026013034	0	0	0	3	Shortfall of Sites	0.193504086	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		22061	53613
Unincorporated Los Angeles County	11711 LAUREL AVE WHITTIER CA 90605	90605	8026013035	0	0	0	2	Shortfall of Sites	0.131557087	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		23997	38080
Unincorporated Los Angeles County	11712 FIDEL AVE WHITTIER CA 90605	90605	8026013036	0	0	0	2	Shortfall of Sites	0.152440888	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		112421	88530
Unincorporated Los Angeles County	11714 FIDEL AVE WHITTIER CA 90605	90605	8026013037	0	0	0	3	Shortfall of Sites	0.178385504	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		235324	61370
Unincorporated Los Angeles County	11210 LAUREL AVE WHITTIER CA 90605	90605	8026007013	0	0	0	4	Shortfall of Sites	0.233092691	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		173260	104284
Unincorporated Los Angeles County	11218 LAUREL AVE WHITTIER CA 90605	90605	8026007014	0	0	0	3	Shortfall of Sites	0.233898326	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		31872	145795
Unincorporated Los Angeles County	11230 LAUREL AVE WHITTIER CA 90605	90605	8026007016	0	0	0	3	Shortfall of Sites	0.232906428	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		133741	114167
Unincorporated Los Angeles County	11302 LAUREL AVE WHITTIER CA 90605	90605	8026007019	0	0	0	4	Shortfall of Sites	0.46783469	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		195190	150560
Unincorporated Los Angeles County	11312 LAUREL AVE WHITTIER CA 90605	90605	8026007020	0	0	0	7	Shortfall of Sites	0.496938221	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		405000	175000
Unincorporated Los Angeles County	11318 LAUREL AVE WHITTIER CA 90605	90605	8026007021	0	0	0	8	Shortfall of Sites	0.699354803	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 3		176770	143133
Unincorporated Los Angeles County	11204 LAUREL AVE WHITTIER CA 90605	90605	8026007029	0	0	0	2	Shortfall of Sites	0.180690819	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		23489	57117
Unincorporated Los Angeles County	13312 VIRGINIA AVE WHITTIER CA 90605	90605	8026007030	0	0	0	4	Shortfall of Sites	0.280996418	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		93464	46620
Unincorporated Los Angeles County	11236 LAUREL AVE WHITTIER CA 90605	90605	8026007031	0	0	0	4	Shortfall of Sites	0.229982787	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		167490	25877
Unincorporated Los Angeles County	11222 LAUREL AVE WHITTIER CA 90605	90605	8026007041	0	0	0	2	Shortfall of Sites	0.127488102	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		109236	30026
Unincorporated Los Angeles County	11226 LAUREL AVE WHITTIER CA 90605	90605	8026007042	0	0	0	4	Shortfall of Sites	0.335356365	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		265391	350807
Unincorporated Los Angeles County	13116 MEYER ROAD WHITTIER CA 90605	90605	8026004003	0	0	0	2	Shortfall of Sites	0.191341224	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		307750	476000
Unincorporated Los Angeles County	13138 MEYER RD WHITTIER CA 90605	90605	8026004004	0	0	0	3	Shortfall of Sites	0.202797155	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		277574	120956
Unincorporated Los Angeles County	11309 FIDEL AVE WHITTIER CA 90605	90605	8026004007	0	0	0	4	Shortfall of Sites	0.334080878	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		133664	127250
Unincorporated Los Angeles County	11306 PAINTER AVE WHITTIER CA 90605	90605	8026004010	0	0	0	4	Shortfall of Sites	0.332829927	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		312120	104040
Unincorporated Los Angeles County	13105 RAINIER AVE WHITTIER CA 90605	90605	8026004013	0	0	0	2	Shortfall of Sites	0.159891476	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		354960	88740
Unincorporated Los Angeles County	13109 RAINIER AVE WHITTIER CA 90605	90605	8026004014	0	0	0	2	Shortfall of Sites	0.165135593	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		34690	99780
Unincorporated Los Angeles County	13121 RAINIER AVE WHITTIER CA 90605	90605	8026004015	0	0	0	2	Shortfall of Sites	0.162584152	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		207789	92348
Unincorporated Los Angeles County	13125 RAINIER AVE WHITTIER CA 90605	90605	8026004016	0	0	0	3	Shortfall of Sites	0.181783381	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		108258	78744
Unincorporated Los Angeles County	13133 RAINIER AVE WHITTIER CA 90605	90605	8026004017	0	0	0	8	Shortfall of Sites	0.587039977	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 1		154579	74475
Unincorporated Los Angeles County	13126 MEYER RD WHITTIER CA 90605	90605	8026004018	0	0	0	12	Shortfall of Sites	0.841927526	H18	A-1	H18	R-2	0	18	12	Non-Vacant	Residential - 1		324583	184599
Unincorporated Los Angeles County	13137 RAINIER AVE WHITTIER CA 90605	90605	8026004019	0	0	0	4	Shortfall of Sites	0.404818874	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		440000	295000
Unincorporated Los Angeles County	13150 MEYER RD WHITTIER CA 90605	90605	8026004021	0	0	0	3	Shortfall of Sites	0.236968881	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		266815	174904
Unincorporated Los Angeles County	13158 MEYER RD WHITTIER CA 90605	90605	8026004022	0	0	0	2	Shortfall of Sites	0.137564618	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		111182	33626
Unincorporated Los Angeles County	11314 PAINTER AVE WHITTIER CA 90605	90605	8026004023	0	0	0	4	Shortfall of Sites	0.367261612	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		342140	163104
Unincorporated Los Angeles County	11324 PAINTER AVE WHITTIER CA 90605	90605	8026004025	0	0	0	3	Shortfall of Sites	0.17052887	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		117938	151363
Unincorporated Los Angeles County	11317 FIDEL AVE WHITTIER CA 90605	90605	8026004027	0	0	0	2	Shortfall of Sites	0.138364974	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		16237	20849
Unincorporated Los Angeles County	11319 FIDEL AVE WHITTIER CA 90605	90605	8026004029	0	0	0	2	Shortfall of Sites	0.14942962	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		355506	216183
Unincorporated Los Angeles County	11208 PAINTER AVE WHITTIER CA 90605	90605	8026004031	0	0	0	2	Shortfall of Sites	0.127080905	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		116902	168210
Unincorporated Los Angeles County	11212 PAINTER AVE WHITTIER CA 90605	90605	8026004032	0	0	0	2	Shortfall of Sites	0.117614124	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		278832	169784
Unincorporated Los Angeles County	13144 MEYER RD WHITTIER CA 90605	90605	8026004034	0	0	0	4	Shortfall of Sites	0.355752057	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		70422	348866
Unincorporated Los Angeles County	Meyer Rd & Painter Ave 90605	90605	8026004036	0	0	0	3	Shortfall of Sites	0.116682037	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 0			
Unincorporated Los Angeles County	Meyer Rd & Painter Ave 90605	90605	8026004037	0	0	0	12	Shortfall of Sites	0.731005124	H18	A-1	H18	R-2	0	18	12	Non-Vacant				
Unincorporated Los Angeles County	11200 SHOEMAKER AVE WHITTIER CA 90605	90605	8026002010	0	0	0	10	Shortfall of Sites	0.841809005	H18	A-1	H18	R-2	0	18	10	Non-Vacant	Residential - 4		509819	350497
Unincorporated Los Angeles County	11218 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003001	0	0	0	6	Shortfall of Sites	0.418084538	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		178919	99368
Unincorporated Los Angeles County	11224 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003002	0	0	0	4	Shortfall of Sites	0.419412869	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		330762	330762
Unincorporated Los Angeles County	11230 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003003	0	0	0	6	Shortfall of Sites	0.418308045	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		437343	62470
Unincorporated Los Angeles County	13007 RAINIER AVE WHITTIER CA 90605	90605	8026003006	0	0	0	5	Shortfall of Sites	0.574918719	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 5		44807	121518
Unincorporated Los Angeles County	13027 RAINIER AVE WHITTIER CA 90605	90605	8026003007	0	0	0	2	Shortfall of Sites	0.152645964	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		145490	36365
Unincorporated Los Angeles County	11313 PAINTER AVE WHITTIER CA 90605	90605	8026003012	0	0	0	5	Shortfall of Sites	0.40449828	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		77200	205035
Unincorporated Los Angeles County	11231 PAINTER AVE WHITTIER CA 90605	90605	8026003014	0	0	0	5	Shortfall of Sites	0.441642603	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		198142	199613
Unincorporated Los Angeles County	11225 PAINTER AVE WHITTIER CA 90605	90605	8026003015	0	0	0	6	Shortfall of Sites	0.436205084	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		237025	53868
Unincorporated Los Angeles County	11315 PAINTER AVE WHITTIER CA 90605	90605	8026003019	0	0	0	4	Shortfall of Sites	0.382077206	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		47320	125628
Unincorporated Los Angeles County	13033 RAINIER AVE WHITTIER CA 90605	90605	8026003020	0	0	0	2	Shortfall of Sites	0.124139448	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		233347	130238
Unincorporated Los Angeles County	11306 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003022	0	0	0	2	Shortfall of Sites	0.137540879	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		193077	71769
Unincorporated Los Angeles County	11302 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003023	0	0	0	4	Shortfall of Sites	0.278155146	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		318362	150160
Unincorporated Los Angeles County	13047 RAINIER AVE WHITTIER CA 90605	90605	8026003025	0	0	0	2	Shortfall of Sites	0.186165729	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		137776	151580
Unincorporated Los Angeles County	11310 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003026	0	0	0	2	Shortfall of Sites	0.150223772	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		48746	96526
Unincorporated Los Angeles County	11318 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003027	0	0	0	2	Shortfall of Sites	0.151269662	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		300806	75200
Unincorporated Los Angeles County	11316 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003028	0	0	0	4	Shortfall of Sites	0.267989236	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		44763	99515
Unincorporated Los Angeles County	11312 SHOEMAKER AVE WHITTIER CA 90605	90605	8026003029	0	0	0	4	Shortfall of Sites	0.264856323	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		209236	52963
Unincorporated Los Angeles County	11305 PAINTER AVE WHITTIER CA 90605	90605	8026003030	0	0	0	2	Shortfall of Sites	0.158223706	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		167387	41840
Unincorporated Los Angeles County	11301 PAINTER AVE WHITTIER CA 90605	90605	8026003031	0	0	0	3	Shortfall of Sites	0.253142038	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		329674	54944
Unincorporated Los Angeles County	11323 PAINTER AVE WHITTIER CA 90605	90605	8026003032	0	0	0	2	Shortfall of Sites	0.122790639	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		149304	217895
Unincorporated Los Angeles County	11325 PAINTER AVE WHITTIER CA 90605	90605	8026003033	0	0	0	2	Shortfall of Sites	0.15654119	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		114847	218212
Unincorporated Los Angeles County	11327 PAINTER AVE WHITTIER CA 90605	90605	8026003034	0	0	0	2	Shortfall of Sites	0.165139591	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		223043	191179
Unincorporated Los Angeles County	11307 LAUREL AVE WHITTIER CA 90605	90605	8026007003	0	0	0	1	Shortfall of Sites	0.25697986	H18	A-1	H18	R-2	0	18	1	Non-Vacant	Residential - 4		344125	89211
Unincorporated Los Angeles County	11303 LAUREL AVE WHITTIER CA 90605	90605	8026007004	0	0	0	2	Shortfall of Sites	0.204959531	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		135898	257972
Unincorporated Los Angeles County	11235 LAUREL AVE WHITTIER CA 90605	90605	8026007005	0	0	0	4	Shortfall of Sites	0.446056341	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		560801	280396
Unincorporated Los Angeles County	11227 LAUREL AVE WHITTIER CA 90605	90605	8026007006	0	0	0	3	Shortfall of Sites	0.22789182	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		391491	260192
Unincorporated Los Angeles County	11223 LAUREL AVE WHITTIER CA 90605	90605	8026007007	0	0	0	4	Shortfall of Sites	0.228411867	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		174802	43693
Unincorporated Los Angeles County	11217 LAUREL AVE WHITTIER CA 90605	90605	8026007008	0	0	0	3	Shortfall of Sites	0.228741455	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		306000	209100
Unincorporated Los Angeles County	13248 VIRGINIA AVE WHITTIER CA 90605	90605	8026007036	0	0	0	2	Shortfall of Sites	0.118652218	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		416160	305877
Unincorporated Los Angeles County	11213 LAUREL AVE WHITTIER CA 90605	90605	8026007037	0	0	0	2	Shortfall of Sites	0.117381171	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		207728	51926
Unincorporated Los Angeles County	11313 LAUREL AVE WHITTIER CA 90605	90605	8026007039	0	0	0	2	Shortfall of Sites	0.124035806	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		66669	166008
Unincorporated Los Angeles County	11209 LAUREL AVE WHITTIER CA 90605	90605	8026007045	0	0	0	2	Shortfall of Sites	0.115070915	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		32116	50965
Unincorporated Los Angeles County	11117 LAUREL AVE WHITTIER CA 90605	90605	8026006005	0	0	0	3	Shortfall of Sites	0.179044378	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		108451	237575
Unincorporated Los Angeles County	11115 LAUREL AVE WHITTIER CA 90605	90605	8026006006	0	0	0	4	Shortfall of Sites	0.231040271	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		148999	99034
Unincorporated Los Angeles County	11107 LAUREL AVE WHITTIER CA 90605	90605	8026006007	0	0	0	2	Shortfall of Sites	0.220478969	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		364140	252960
Unincorporated Los Angeles County	11101 LAUREL AVE WHITTIER CA 90605	90605	8026006008	0	0	0	4	Shortfall of Sites	0.229286883	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		170758	174191
Unincorporated Los Angeles County	11025 LAUREL AVE WHITTIER CA 90605	90605	8026006009	0	0	0	5	Shortfall of Sites	0.463188881	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		39966	199920
Unincorporated Los Angeles County	11015 LAUREL AVE WHITTIER CA 90605	90605	8026006010	0	0	0	4	Shortfall of Sites	0.238872607	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		79560	65498
Unincorporated Los Angeles County	11011 LAUREL AVE WHITTIER CA 90605	90605	8026006011	0	0	0	2	Shortfall of Sites	0.140112201	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		115205	113885

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	11007 LAUREL AVE WHITTIER CA 90605	90605	8026006012	0	0	0	2	Shortfall of Sites	0.13270687	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		71926	70856
Unincorporated Los Angeles County	11001 LAUREL AVE WHITTIER CA 90605	90605	8026006013	0	0	0	2	Shortfall of Sites	0.121606744	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		176552	44135
Unincorporated Los Angeles County	13256 LAKELAND RD WHITTIER CA 90605	90605	8026006014	0	0	0	2	Shortfall of Sites	0.130549444	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		17992	19313
Unincorporated Los Angeles County	13252 LAKELAND RD WHITTIER CA 90605	90605	8026006015	0	0	0	2	Shortfall of Sites	0.130526146	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		17992	18874
Unincorporated Los Angeles County	13257 VIRGINIA AVE WHITTIER CA 90605	90605	8026006017	0	0	0	2	Shortfall of Sites	0.157000538	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		19968	36455
Unincorporated Los Angeles County	11125 LAUREL AVE WHITTIER CA 90605	90605	8026006018	0	0	0	2	Shortfall of Sites	0.15653712	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		124002	100561
Unincorporated Los Angeles County	13245 VIRGINIA AVE WHITTIER CA 90605	90605	8026006019	0	0	0	3	Shortfall of Sites	0.17979498	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		352071	88017
Unincorporated Los Angeles County	11115 INEZ ST WHITTIER CA 90605	90605	8029017012	0	0	0	7	Shortfall of Sites	0.476514401	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		459000	122400
Unincorporated Los Angeles County	11109 INEZ ST WHITTIER CA 90605	90605	8029017013	0	0	0	4	Shortfall of Sites	0.435822085	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		596700	322320
Unincorporated Los Angeles County	13434 LAKELAND RD WHITTIER CA 90605	90605	8029017016	0	0	0	4	Shortfall of Sites	0.260244442	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		357693	97805
Unincorporated Los Angeles County	11007 INEZ ST WHITTIER CA 90605	90605	8029017018	0	0	0	3	Shortfall of Sites	0.271731121	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		27447	34036
Unincorporated Los Angeles County	13445 VIRGINIA AVE WHITTIER CA 90605	90605	8029017020	0	0	0	2	Shortfall of Sites	0.143952703	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		355079	117157
Unincorporated Los Angeles County	11127 INEZ ST WHITTIER CA 90605	90605	8029017023	0	0	0	2	Shortfall of Sites	0.136006222	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		149871	114862
Unincorporated Los Angeles County	13449 VIRGINIA AVE WHITTIER CA 90605	90605	8029017024	0	0	0	2	Shortfall of Sites	0.13102467	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		350000	145000
Unincorporated Los Angeles County	13439 VIRGINIA AVE WHITTIER CA 90605	90605	8029017025	0	0	0	2	Shortfall of Sites	0.143782731	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		171588	94128
Unincorporated Los Angeles County	13433 VIRGINIA AVE WHITTIER CA 90605	90605	8029017026	0	0	0	2	Shortfall of Sites	0.143798896	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		348750	136073
Unincorporated Los Angeles County	11025 INEZ ST WHITTIER CA 90605	90605	8029017027	0	0	0	5	Shortfall of Sites	0.532722443	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 4		274382	177394
Unincorporated Los Angeles County	11101 INEZ ST WHITTIER CA 90605	90605	8029017028	0	0	0	5	Shortfall of Sites	0.405950629	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		28981	45025
Unincorporated Los Angeles County	11013 INEZ ST WHITTIER CA 90605	90605	8029017029	0	0	0	5	Shortfall of Sites	0.491260837	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		123188	233135
Unincorporated Los Angeles County	11021 INEZ ST WHITTIER CA 90605	90605	8029017030	0	0	0	5	Shortfall of Sites	0.417945253	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		198640	53978
Unincorporated Los Angeles County	13444 LAKELAND RD WHITTIER CA 90605	90605	8029017039	0	0	0	2	Shortfall of Sites	0.128979218	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		312386	177473
Unincorporated Los Angeles County	11003 INEZ ST WHITTIER CA 90605	90605	8029017040	0	0	0	3	Shortfall of Sites	0.175120372	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		70772	138578
Unincorporated Los Angeles County	11002 INEZ ST WHITTIER CA 90605	90605	8029018001	0	0	0	3	Shortfall of Sites	0.192294122	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		177452	44360
Unincorporated Los Angeles County	11006 INEZ ST WHITTIER CA 90605	90605	8029018002	0	0	0	3	Shortfall of Sites	0.182693199	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		190617	259043
Unincorporated Los Angeles County	13518 LAKELAND RD WHITTIER CA 90605	90605	8029018003	0	0	0	2	Shortfall of Sites	0.136632943	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		135072	108056
Unincorporated Los Angeles County	13522 LAKELAND RD WHITTIER CA 90605	90605	8029018004	0	0	0	2	Shortfall of Sites	0.136346169	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		273765	68438
Unincorporated Los Angeles County	13526 LAKELAND RD WHITTIER CA 90605	90605	8029018005	0	0	0	2	Shortfall of Sites	0.127264329	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		214834	122954
Unincorporated Los Angeles County	11012 INEZ ST WHITTIER CA 90605	90605	8029018006	0	0	0	4	Shortfall of Sites	0.283376971	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		68722	55823
Unincorporated Los Angeles County	11016 INEZ ST WHITTIER CA 90605	90605	8029018007	0	0	0	4	Shortfall of Sites	0.294828446	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23489	32501
Unincorporated Los Angeles County	11020 INEZ ST WHITTIER CA 90605	90605	8029018008	0	0	0	4	Shortfall of Sites	0.281199675	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		178197	116867
Unincorporated Los Angeles County	11024 INEZ ST WHITTIER CA 90605	90605	8029018009	0	0	0	5	Shortfall of Sites	0.44458147	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		611327	409554
Unincorporated Los Angeles County	11100 INEZ ST WHITTIER CA 90605	90605	8029018010	0	0	0	4	Shortfall of Sites	0.411995743	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		82101	221352
Unincorporated Los Angeles County	11108 INEZ ST WHITTIER CA 90605	90605	8029018011	0	0	0	4	Shortfall of Sites	0.285801623	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		344892	79590
Unincorporated Los Angeles County	11112 INEZ ST WHITTIER CA 90605	90605	8029018012	0	0	0	4	Shortfall of Sites	0.284768958	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		155745	154996
Unincorporated Los Angeles County	11116 INEZ ST WHITTIER CA 90605	90605	8029018013	0	0	0	4	Shortfall of Sites	0.289931745	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		266319	68470
Unincorporated Los Angeles County	13533 VIRGINIA AVE WHITTIER CA 90605	90605	8029018015	0	0	0	2	Shortfall of Sites	0.149935148	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		292601	73193
Unincorporated Los Angeles County	13539 VIRGINIA AVE WHITTIER CA 90605	90605	8029018016	0	0	0	2	Shortfall of Sites	0.14981402	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		132376	97926
Unincorporated Los Angeles County	13545 VIRGINIA AVE WHITTIER CA 90605	90605	8029018017	0	0	0	2	Shortfall of Sites	0.148323611	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		169545	37128
Unincorporated Los Angeles County	13549 VIRGINIA AVE WHITTIER CA 90605	90605	8029018018	0	0	0	2	Shortfall of Sites	0.150708114	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		367065	91761
Unincorporated Los Angeles County	13557 VIRGINIA AVE WHITTIER CA 90605	90605	8029018019	0	0	0	2	Shortfall of Sites	0.155883204	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		178942	93996
Unincorporated Los Angeles County	11117 LELAND AVE WHITTIER CA 90605	90605	8029018020	0	0	0	4	Shortfall of Sites	0.436806451	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		331170	284805
Unincorporated Los Angeles County	11025 LELAND AVE WHITTIER CA 90605	90605	8029018024	0	0	0	4	Shortfall of Sites	0.291464287	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		219494	213105
Unincorporated Los Angeles County	11017 LELAND AVE WHITTIER CA 90605	90605	8029018025	0	0	0	5	Shortfall of Sites	0.432618284	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		137645	17094
Unincorporated Los Angeles County	11015 LELAND AVE WHITTIER CA 90605	90605	8029018026	0	0	0	5	Shortfall of Sites	0.440035075	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		189147	13747
Unincorporated Los Angeles County	13546 LAKELAND RD WHITTIER CA 90605	90605	8029018028	0	0	0	2	Shortfall of Sites	0.125242133	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		368133	92866
Unincorporated Los Angeles County	11003 LELAND AVE WHITTIER CA 90605	90605	8029018029	0	0	0	2	Shortfall of Sites	0.135951846	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		120637	165867
Unincorporated Los Angeles County	11007 LELAND AVE WHITTIER CA 90605	90605	8029018030	0	0	0	2	Shortfall of Sites	0.117823863	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		364865	91213
Unincorporated Los Angeles County	13517 VIRGINIA AVE WHITTIER CA 90605	90605	8029018033	0	0	0	2	Shortfall of Sites	0.125275936	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		234787	102092
Unincorporated Los Angeles County	11120 INEZ ST WHITTIER CA 90605	90605	8029018035	0	0	0	2	Shortfall of Sites	0.128289418	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		41192	71884
Unincorporated Los Angeles County	13511 VIRGINIA AVE WHITTIER CA 90605	90605	8029018036	0	0	0	2	Shortfall of Sites	0.12541879	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		134976	236663
Unincorporated Los Angeles County	11126 INEZ ST WHITTIER CA 90605	90605	8029018037	0	0	0	2	Shortfall of Sites	0.121406502	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		232503	12437
Unincorporated Los Angeles County	13529 VIRGINIA AVE WHITTIER CA 90605	90605	8029018038	0	0	0	2	Shortfall of Sites	0.121870494	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		213794	53443
Unincorporated Los Angeles County	13523 VIRGINIA AVE WHITTIER CA 90605	90605	8029018039	0	0	0	2	Shortfall of Sites	0.122482715	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		229698	57422
Unincorporated Los Angeles County	13542 LAKELAND RD WHITTIER CA 90605	90605	8029018040	0	0	0	2	Shortfall of Sites	0.143162817	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		410754	109446
Unincorporated Los Angeles County	13536 LAKELAND RD WHITTIER CA 90605	90605	8029018042	0	0	0	2	Shortfall of Sites	0.130154958	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		71347	71924
Unincorporated Los Angeles County	13532 LAKELAND RD WHITTIER CA 90605	90605	8029018043	0	0	0	2	Shortfall of Sites	0.132611697	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		22170	150677
Unincorporated Los Angeles County	11029 LELAND AVE WHITTIER CA 90605	90605	8029018045	0	0	0	2	Shortfall of Sites	0.118303148	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		207789	51943
Unincorporated Los Angeles County	11031 LELAND AVE WHITTIER CA 90605	90605	8029018046	0	0	0	7	Shortfall of Sites	0.458216113	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 1		229594	77780
Unincorporated Los Angeles County	10919 INEZ ST WHITTIER CA 90605	90605	8029015004	0	0	0	5	Shortfall of Sites	0.453498263	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		91308	97447
Unincorporated Los Angeles County	10913 INEZ ST WHITTIER CA 90605	90605	8029015005	0	0	0	6	Shortfall of Sites	0.467355825	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		380000	200000
Unincorporated Los Angeles County	10907 INEZ ST WHITTIER CA 90605	90605	8029015006	0	0	0	5	Shortfall of Sites	0.459872553	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		229236	279539
Unincorporated Los Angeles County	10901 INEZ ST WHITTIER CA 90605	90605	8029015007	0	0	0	5	Shortfall of Sites	0.468193282	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		352926	179353
Unincorporated Los Angeles County	10849 INEZ ST WHITTIER CA 90605	90605	8029015008	0	0	0	6	Shortfall of Sites	0.459875246	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		379125	186814
Unincorporated Los Angeles County	10845 INEZ ST WHITTIER CA 90605	90605	8029015009	0	0	0	4	Shortfall of Sites	0.298915263	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23926	18211
Unincorporated Los Angeles County	10841 INEZ ST WHITTIER CA 90605	90605	8029015010	0	0	0	4	Shortfall of Sites	0.306301607	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		32890	64352
Unincorporated Los Angeles County	10837 INEZ ST WHITTIER CA 90605	90605	8029015011	0	0	0	4	Shortfall of Sites	0.307199	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		244433	130242
Unincorporated Los Angeles County	10831 INEZ ST WHITTIER CA 90605	90605	8029015012	0	0	0	5	Shortfall of Sites	0.456300115	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		43702	93631
Unincorporated Los Angeles County	10829 INEZ ST WHITTIER CA 90605	90605	8029015013	0	0	0	5	Shortfall of Sites	0.460264372	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		30079	80766
Unincorporated Los Angeles County	10821 INEZ ST WHITTIER CA 90605	90605	8029015014	0	0	0	4	Shortfall of Sites	0.310027611	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		147336	96048
Unincorporated Los Angeles County	10817 INEZ ST WHITTIER CA 90605	90605	8029015015	0	0	0	4	Shortfall of Sites	0.306925684	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		178108	333983
Unincorporated Los Angeles County	10813 INEZ ST WHITTIER CA 90605	90605	8029015016	0	0	0	4	Shortfall of Sites	0.305466699	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		230877	31741
Unincorporated Los Angeles County	13436 SUNDANCE AVE WHITTIER CA 90605	90605	8029015017	0	0	0	3	Shortfall of Sites	0.195147695	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		172776	124302
Unincorporated Los Angeles County	13440 SUNDANCE AVE WHITTIER CA 90605	90605	8029015018	0	0	0	3	Shortfall of Sites	0.182633017	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		119088	146771
Unincorporated Los Angeles County	10927 INEZ ST WHITTIER CA 90605	90605	8029015021	0	0	0	5	Shortfall of Sites	0.460280752	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		430956	323216
Unincorporated Los Angeles County	10807 INEZ ST WHITTIER CA 90605	90605	8029015023	0	0	0	2	Shortfall of Sites	0.144564632	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		178025	45582
Unincorporated Los Angeles County	10941 INEZ ST WHITTIER CA 90605	90605	8029015025	0	0	0	6	Shortfall of Sites	0.506654462	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 3		566050	339875
Unincorporated Los Angeles County	10935 INEZ ST WHITTIER CA 90605	90605	8029015026	0	0	0	4	Shortfall of Sites	0.416021829	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		372741	395187
Unincorporated Los Angeles County	13448 SUNDANCE AVE WHITTIER CA 90605	90605	8029015027	0	0	0	2	Shortfall of Sites	0.115925282	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		78236	58330
Unincorporated Los Angeles County	10803 INEZ ST WHITTIER CA 90605	90605	8029015028	0	0	0	2	Shortfall of Sites	0.136956737	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		51759	51486
Unincorporated Los Angeles County	13433 LAKELAND RD WHITTIER CA 90605	90605	8029015029	0	0	0	2	Shortfall of Sites	0.130677538	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		310014	138234
Unincorporated Los Angeles County	13437 LAKELAND RD WHITTIER CA 90605	90605	8029015030	0	0	0	2	Shortfall of Sites	0.128303209	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		259147	126081
Unincorporated Los Angeles County	13443 LAKELAND RD WHITTIER CA 90605	90605	8029015031	0	0	0	2	Shortfall of Sites	0.128414559	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		25247	52282
Unincorporated Los Angeles County	13447 LAKELAND RD WHITTIER CA 90605	90605	8029015032	0	0	0	2	Shortfall of Sites	0.133708404	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		66491	120747
Unincorporated Los Angeles County	10951 INEZ ST WHITTIER CA 90605	90605	8029015033	0	0	0	4	Shortfall of Sites	0.30141028	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		182829	101624
Unincorporated Los Angeles County	13533 LAKELAND RD WHITTIER CA 90605	90605	8029013001	0	0	0	2	Shortfall of Sites	0.133684121	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		253706	89917
Unincorporated Los Angeles County	13537 LAKELAND RD WHITTIER CA 90605	90605	8029013002	0	0	0	2	Shortfall of Sites	0.127995951	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		332928	156060
Unincorporated Los Angeles County	13545 LAKELAND RD WHITTIER CA 90605	90605	8029013003	0	0	0	2	Shortfall of Sites	0.127721136	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		343040	93300
Unincorporated Los Angeles County	10941 LELAND AVE WHITTIER CA 90605	90605	8029013006	0	0	0	5	Shortfall of Sites	0.433022129	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		430956	215478
Unincorporated Los Angeles County	10933 LELAND AVE WHITTIER CA 90605	90605	8029013007	0	0	0	4	Shortfall of Sites	0.436479522	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		177865	143741
Unincorporated Los Angeles County	10931 LELAND AVE WHITTIER CA 90605	90605	8029013008	0	0	0	4	Shortfall of Sites	0.432619345	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		395326	236536
Unincorporated Los Angeles County	10923 LELAND AVE WHITTIER CA 90605	90605	8029013009	0	0	0	6	Shortfall of Sites	0.419634768	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		337793	84446
Unincorporated Los Angeles County	10915 LELAND AVE WHITTIER CA 90605	90605	8029013010	0	0	0	6	Shortfall of Sites	0.457359932	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		144408	136126
Unincorporated Los Angeles County	10909 LELAND AVE WHITTIER CA 90605	90605	8029013011	0	0	0	7	Shortfall of Sites	0.409994296	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 0		25247	364324
Unincorporated Los Angeles County	10903 LELAND AVE WHITTIER CA 90605	90605	8029013012	0	0	0	6	Shortfall of Sites	0.437317542	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		325000	220000
Unincorporated Los Angeles County	10851 LELAND AVE WHITTIER CA 90605	90605	8029013013	0	0	0	5	Shortfall of Sites	0.432617128	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		343422	112596
Unincorporated Los Angeles County	13534 SUNDANCE AVE WHITTIER CA 90605	90605	8029013017	0	0	0	3	Shortfall of Sites	0.194976818	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		48503	89272
Unincorporated Los Angeles County	13540 SUNDANCE AVE WHITTIER CA 90605	90605	8029013018	0	0	0	3	Shortfall of Sites	0.186033839	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		131767	48588
Unincorporated Los Angeles County	10807 LELAND AVE WHITTIER CA 90605	90605	8029013020	0	0	0	3	Shortfall of Sites	0.197084549	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		35798	40771
Unincorporated Los Angeles County	10951 LELAND AVE WHITTIER CA 90605	90605	8029013021	0	0	0	2	Shortfall of Sites	0.140991096	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		189768	47439
Unincorporated Los Angeles County	13549 LAKELAND RD WHITTIER CA 90605	90605	8029013022	0	0	0	2	Shortfall of Sites	0.127423481	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		217841	66869
Unincorporated Los Angeles County	10837 LELAND AVE WHITTIER CA 90605	90605	8029013023	0	0	0	4	Shortfall of Sites	0.41127781	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		75015	175130
Unincorporated Los Angeles County	10811 LELAND AVE WHITTIER CA 90605	90605	8029013025	0	0	0	3	Shortfall of Sites	0.191306515	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		216670	138920
Unincorporated Los Angeles County	10821 LELAND AVE WHITTIER CA 90605	90605	8029013026	0	0	0	4	Shortfall of Sites	0.330406852	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		195739	51183
Unincorporated Los Angeles County	10827 LELAND AVE WHITTIER 90605	90605	8029013028	0	0	0	3	Shortfall of Sites	0.221294337	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		51990	260225
Unincorporated Los Angeles County	10833 LELAND AVE WHITTIER CA 90605	90605	8029013029	0	0	0	2	Shortfall of Sites	0.220941687	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 2		357000	224400
Unincorporated Los Angeles County	10825 LELAND AVE WHITTIER CA 90605	90605	8029013030	0	0	0	6	Shortfall of Sites	0.419864963	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		111421	33367
Unincorporated Los Angeles County	10815 LELAND AVE WHITTIER CA 90605	90605	8029013031	0	0	0	3	Shortfall of Sites	0.177527961	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		334420	83604
Unincorporated Los Angeles County	10817 LELAND AVE WHITTIER CA 90605	90605	8029013032	0	0	0	3	Shortfall of Sites	0.174231092	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		66837	123899
Unincorporated Los Angeles County	10845 LELAND AVE WHITTIER CA 90605	90605	8029013033	0	0	0	2	Shortfall of Sites	0.137753734	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		105393	175664
Unincorporated Los Angeles County	10847 LELAND AVE WHITTIER CA 90605	90605	8029013034	0	0	0	2	Shortfall of Sites	0.148862082	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		126475	140530
Unincorporated Los Angeles County	10849 LELAND AVE WHITTIER CA 90605	90605	8029013035	0	0	0	3	Shortfall of Sites	0.173773261	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		285767	146309
Unincorporated Los Angeles County	10801 LELAND AVE WHITTIER CA 90605	90605	8029013036	0	0	0	2	Shortfall of Sites	0.166458781	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		339586	84896
Unincorporated Los Angeles County	13502 SUNDANCE AVE WHITTIER CA 90605	90605	8029014001	0	0	0	2	Shortfall of Sites	0.11776262	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		178487	54992
Unincorporated Los Angeles County	13508 SUNDANCE AVE WHITTIER CA 90605	90605	8029014002	0	0	0	2	Shortfall of Sites	0.123255152	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		316485	79119
Unincorporated Los Angeles County	13512 SUNDANCE AVE WHITTIER CA 90605	90605	8029014003	0	0	0	2	Shortfall of Sites	0.123397985	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		230579	94854

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	10810 INEZ ST WHITTIER CA 90605	90605	8029014006	0	0	0	11	Shortfall of Sites	0.859221967	H18	A-1	H18	R-2	0	18	11	Non-Vacant	Residential - 3		51181	77230
Unincorporated Los Angeles County	10828 INEZ ST WHITTIER CA 90605	90605	8029014007	0	0	0	6	Shortfall of Sites	0.408866386	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		202029	31069
Unincorporated Los Angeles County	10832 INEZ ST WHITTIER CA 90605	90605	8029014008	0	0	0	6	Shortfall of Sites	0.437718121	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		46678	99470
Unincorporated Los Angeles County	10844 INEZ ST WHITTIER CA 90605	90605	8029014010	0	0	0	4	Shortfall of Sites	0.416453647	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		24532	99352
Unincorporated Los Angeles County	10848 INEZ ST WHITTIER CA 90605	90605	8029014011	0	0	0	3	Shortfall of Sites	0.259360581	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		22811	40698
Unincorporated Los Angeles County	10900 INEZ ST WHITTIER CA 90605	90605	8029014012	0	0	0	4	Shortfall of Sites	0.291287915	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		175351	197545
Unincorporated Los Angeles County	10904 INEZ ST WHITTIER CA 90605	90605	8029014013	0	0	0	4	Shortfall of Sites	0.30725369	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		402000	103000
Unincorporated Los Angeles County	10908 INEZ ST WHITTIER CA 90605	90605	8029014014	0	0	0	4	Shortfall of Sites	0.263390527	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		274727	65932
Unincorporated Los Angeles County	10912 INEZ ST WHITTIER CA 90605	90605	8029014015	0	0	0	4	Shortfall of Sites	0.306156426	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		61160	255226
Unincorporated Los Angeles County	10916 INEZ ST WHITTIER CA 90605	90605	8029014016	0	0	0	4	Shortfall of Sites	0.285895836	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		312259	178432
Unincorporated Los Angeles County	10918 INEZ ST WHITTIER CA 90605	90605	8029014017	0	0	0	4	Shortfall of Sites	0.361527774	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		137776	227333
Unincorporated Los Angeles County	10946 INEZ ST WHITTIER CA 90605	90605	8029014020	0	0	0	2	Shortfall of Sites	0.166205008	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		23265	50820
Unincorporated Los Angeles County	13503 LAKELAND RD WHITTIER CA 90605	90605	8029014021	0	0	0	3	Shortfall of Sites	0.200803748	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		121352	142723
Unincorporated Los Angeles County	13515 LAKELAND RD WHITTIER CA 90605	90605	8029014022	0	0	0	3	Shortfall of Sites	0.19432665	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		24592	25910
Unincorporated Los Angeles County	13527 LAKELAND RD WHITTIER CA 90605	90605	8029014023	0	0	0	3	Shortfall of Sites	0.210014487	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		67351	166791
Unincorporated Los Angeles County	13528 SUNDANCE AVE WHITTIER CA 90605	90605	8029014025	0	0	0	2	Shortfall of Sites	0.123404916	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		22170	64750
Unincorporated Los Angeles County	13522 SUNDANCE AVE WHITTIER CA 90605	90605	8029014026	0	0	0	2	Shortfall of Sites	0.123409961	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		22174	259653
Unincorporated Los Angeles County	13516 SUNDANCE AVE WHITTIER CA 90605	90605	8029014027	0	0	0	2	Shortfall of Sites	0.123411791	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		22170	37991
Unincorporated Los Angeles County	10840 INEZ ST WHITTIER CA 90605	90605	8029014028	0	0	0	2	Shortfall of Sites	0.11900588	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		339586	84896
Unincorporated Los Angeles County	10838 INEZ ST WHITTIER CA 90605	90605	8029014029	0	0	0	2	Shortfall of Sites	0.164163233	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		362372	62470
Unincorporated Los Angeles County	10836 INEZ ST WHITTIER CA 90605	90605	8029014030	0	0	0	2	Shortfall of Sites	0.161549612	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		341575	85389
Unincorporated Los Angeles County	10940 INEZ ST WHITTIER CA 90605	90605	8029014035	0	0	0	5	Shortfall of Sites	0.393899919	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		305106	183877
Unincorporated Los Angeles County	10938 INEZ ST WHITTIER CA 90605	90605	8029014037	0	0	0	4	Shortfall of Sites	0.455650158	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		171576	205892
Unincorporated Los Angeles County	10924 INEZ ST WHITTIER CA 90605	90605	8029014038	0	0	0	4	Shortfall of Sites	0.492993237	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 4		171576	205892
Unincorporated Los Angeles County	10736 CARMENITA RD WHITTIER CA 90605	90605	8029004005	0	0	0	4	Shortfall of Sites	0.432303933	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		155402	303050
Unincorporated Los Angeles County	10744 CARMENITA RD WHITTIER CA 90605	90605	8029004006	0	0	0	6	Shortfall of Sites	0.433681752	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		52493	71981
Unincorporated Los Angeles County	10748 CARMENITA RD WHITTIER CA 90605	90605	8029004007	0	0	0	4	Shortfall of Sites	0.426458772	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		161703	314282
Unincorporated Los Angeles County	10754 CARMENITA RD WHITTIER CA 90605	90605	8029004008	0	0	0	4	Shortfall of Sites	0.440654935	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		149657	217846
Unincorporated Los Angeles County	10762 CARMENITA RD WHITTIER CA 90605	90605	8029004009	0	0	0	3	Shortfall of Sites	0.185791013	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		143286	35816
Unincorporated Los Angeles County	10768 CARMENITA RD WHITTIER CA 90605	90605	8029004010	0	0	0	3	Shortfall of Sites	0.170869049	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		201236	127971
Unincorporated Los Angeles County	13417 SUNDANCE AVE WHITTIER CA 90605	90605	8029004011	0	0	0	3	Shortfall of Sites	0.182042791	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		139861	194958
Unincorporated Los Angeles County	13425 SUNDANCE AVE WHITTIER CA 90605	90605	8029004012	0	0	0	3	Shortfall of Sites	0.193995276	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		126959	96072
Unincorporated Los Angeles County	13437 SUNDANCE AVE WHITTIER CA 90605	90605	8029004013	0	0	0	3	Shortfall of Sites	0.193318006	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		244110	110569
Unincorporated Los Angeles County	13441 SUNDANCE AVE WHITTIER CA 90605	90605	8029004014	0	0	0	3	Shortfall of Sites	0.180806112	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		284473	71113
Unincorporated Los Angeles County	10755 INEZ ST WHITTIER CA 90605	90605	8029004017	0	0	0	20	Shortfall of Sites	1.621849733	H18	A-1	H18	R-2	0	18	20	Non-Vacant	Residential - 5		140081	140081
Unincorporated Los Angeles County	10765 INEZ ST WHITTIER CA 90605	90605	8029004023	0	0	0	3	Shortfall of Sites	0.214951461	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		63480	60890
Unincorporated Los Angeles County	10743 INEZ ST WHITTIER CA 90605	90605	8029004028	0	0	0	5	Shortfall of Sites	0.348338754	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		24811	43050
Unincorporated Los Angeles County	13447 SUNDANCE AVE WHITTIER CA 90605	90605	8029004030	0	0	0	2	Shortfall of Sites	0.144755545	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		367200	71400
Unincorporated Los Angeles County	10771 INEZ ST WHITTIER CA 90605	90605	8029004031	0	0	0	2	Shortfall of Sites	0.126546862	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		121109	117745
Unincorporated Los Angeles County	10775 INEZ ST WHITTIER CA 90605	90605	8029004032	0	0	0	2	Shortfall of Sites	0.124456373	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		231109	91660
Unincorporated Los Angeles County	10731 INEZ ST WHITTIER CA 90605	90605	8029004039	0	0	0	8	Shortfall of Sites	0.66475376	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 3		47224	183364
Unincorporated Los Angeles County	10724 CARMENITA RD WHITTIER CA 90605	90605	8029004040	0	0	0	8	Shortfall of Sites	0.786550883	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 5		175007	264967
Unincorporated Los Angeles County	10761 LELAND AVE WHITTIER CA 90605	90605	8029005003	0	0	0	5	Shortfall of Sites	0.438376222	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		416160	275706
Unincorporated Los Angeles County	10747 LELAND AVE WHITTIER CA 90605	90605	8029005005	0	0	0	5	Shortfall of Sites	0.43519095	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		100279	152817
Unincorporated Los Angeles County	10741 LELAND AVE WHITTIER CA 90605	90605	8029005006	0	0	0	4	Shortfall of Sites	0.432582965	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		72061	207091
Unincorporated Los Angeles County	10735 LELAND AVE WHITTIER CA 90605	90605	8029005007	0	0	0	5	Shortfall of Sites	0.447709696	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 3		422241	253343
Unincorporated Los Angeles County	10729 LELAND AVE WHITTIER CA 90605	90605	8029005008	0	0	0	4	Shortfall of Sites	0.426414113	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		209236	211882
Unincorporated Los Angeles County	10732 INEZ ST WHITTIER CA 90605	90605	8029005016	0	0	0	8	Shortfall of Sites	0.873962618	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 6		45025	132945
Unincorporated Los Angeles County	10754 INEZ ST WHITTIER CA 90605	90605	8029005018	0	0	0	7	Shortfall of Sites	0.678174583	H18	A-1	H18	R-2	0	18	7	Non-Vacant	Residential - 5		68940	215378
Unincorporated Los Angeles County	10764 INEZ ST WHITTIER CA 90605	90605	8029005019	0	0	0	8	Shortfall of Sites	0.531782597	H18	A-1	H18	R-2	0	18	8	Non-Vacant	Residential - 1		392496	69260
Unincorporated Los Angeles County	13527 SUNDANCE AVE WHITTIER CA 90605	90605	8029005020	0	0	0	2	Shortfall of Sites	0.13030266	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		165364	38656
Unincorporated Los Angeles County	13521 SUNDANCE AVE WHITTIER CA 90605	90605	8029005021	0	0	0	2	Shortfall of Sites	0.133158628	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		351900	102000
Unincorporated Los Angeles County	13515 SUNDANCE AVE WHITTIER CA 90605	90605	8029005022	0	0	0	2	Shortfall of Sites	0.128956045	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		180155	45036
Unincorporated Los Angeles County	10757 LELAND AVE WHITTIER CA 90605	90605	8029005025	0	0	0	3	Shortfall of Sites	0.186872947	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		106799	28098
Unincorporated Los Angeles County	13509 SUNDANCE AVE WHITTIER CA 90605	90605	8029005029	0	0	0	2	Shortfall of Sites	0.138143986	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		328521	126185
Unincorporated Los Angeles County	13503 SUNDANCE AVE WHITTIER CA 90605	90605	8029005030	0	0	0	3	Shortfall of Sites	0.187024274	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		237577	85225
Unincorporated Los Angeles County	10767 LELAND AVE WHITTIER CA 90605	90605	8029005032	0	0	0	2	Shortfall of Sites	0.122641195	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		127500	173400
Unincorporated Los Angeles County	Leland Ave & Sundance Ave 90605	90605	8029005033	0	0	0	4	Shortfall of Sites	0.240796969	H18	A-1	H18	R-2	0	18	4	Vacant	Vacant		178500	0
Unincorporated Los Angeles County	10773 LELAND AVE WHITTIER CA 90605	90605	8029005034	0	0	0	2	Shortfall of Sites	0.117680375	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		363000	113000
Unincorporated Los Angeles County	13545 SUNDANCE AVE WHITTIER CA 90605	90605	8029005036	0	0	0	2	Shortfall of Sites	0.118526156	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		250551	62636
Unincorporated Los Angeles County	13531 SUNDANCE AVE WHITTIER CA 90605	90605	8029005037	0	0	0	2	Shortfall of Sites	0.120294238	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		350880	87720
Unincorporated Los Angeles County	10748 INEZ ST WHITTIER CA 90605	90605	8029005043	0	0	0	3	Shortfall of Sites	0.197505899	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		130682	69374
Unincorporated Los Angeles County	10746 INEZ ST WHITTIER CA 90605	90605	8029005044	0	0	0	2	Shortfall of Sites	0.145167458	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		26689	33110
Unincorporated Los Angeles County	10744 INEZ ST WHITTIER CA 90605	90605	8029005045	0	0	0	3	Shortfall of Sites	0.1694826	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		85854	71101
Unincorporated Los Angeles County	10753 LELAND AVE WHITTIER CA 90605	90605	8029005062	0	0	0	3	Shortfall of Sites	0.244156035	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		122496	113748
Unincorporated Los Angeles County	7930 GRETNA AVE WHITTIER CA 90606	90606	8173024008	0	0	0	2	Shortfall of Sites	0.259210021	H18	R-1	H18	R-2	0	18	2	Non-Vacant	Residential - 3		50939	201965
Unincorporated Los Angeles County	7936 GRETNA AVE WHITTIER CA 90606	90606	8173024009	0	0	0	2	Shortfall of Sites	0.154781698	H18	R-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		54241	92073
Unincorporated Los Angeles County	7942 GRETNA AVE WHITTIER CA 90606	90606	8173024010	0	0	0	2	Shortfall of Sites	0.156753343	H18	R-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		62200	92852
Unincorporated Los Angeles County	10532 DUNLAP CROSSING RD WHITTIER CA 90606	90606	8176002011	0	0	0	12	Shortfall of Sites	0.494338571	H30	R-A	H30	R-3	20	30	12	Non-Vacant	Residential - 1		215844	142915
Unincorporated Los Angeles County	10600 DUNLAP CROSSING RD WHITTIER CA 90606	90606	8176002012	0	0	0	12	Shortfall of Sites	0.469276418	H30	R-A	H30	R-3	20	30	12	Non-Vacant	Residential - 1		33159	17238
Unincorporated Los Angeles County	11902 CARMENITA RD WHITTIER CA 90605	90605	8028007008	0	0	0	4	Shortfall of Sites	0.286403233	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		161043	280509
Unincorporated Los Angeles County	11916 CARMENITA RD WHITTIER CA 90605	90605	8028007011	0	0	0	4	Shortfall of Sites	0.291214307	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		155016	187176
Unincorporated Los Angeles County	12010 CARMENITA RD WHITTIER CA 90605	90605	8028007016	0	0	0	4	Shortfall of Sites	0.28992011	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		67821	123482
Unincorporated Los Angeles County	12016 CARMENITA RD WHITTIER CA 90605	90605	8028007017	0	0	0	4	Shortfall of Sites	0.285463828	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		186059	137301
Unincorporated Los Angeles County	13429 SUNSHINE AVE WHITTIER CA 90605	90605	8028007019	0	0	0	2	Shortfall of Sites	0.115092527	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		257428	86157
Unincorporated Los Angeles County	13433 SUNSHINE AVE WHITTIER CA 90605	90605	8028007020	0	0	0	2	Shortfall of Sites	0.114933673	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		235555	108990
Unincorporated Los Angeles County	12025 INEZ ST WHITTIER CA 90605	90605	8028007024	0	0	0	4	Shortfall of Sites	0.32685256	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		258973	188035
Unincorporated Los Angeles County	12017 INEZ ST WHITTIER CA 90605	90605	8028007025	0	0	0	5	Shortfall of Sites	0.338206784	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		241183	45937
Unincorporated Los Angeles County	12011 INEZ ST WHITTIER CA 90605	90605	8028007026	0	0	0	5	Shortfall of Sites	0.344717449	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 1		180805	166893
Unincorporated Los Angeles County	12007 INEZ ST WHITTIER CA 90605	90605	8028007027	0	0	0	4	Shortfall of Sites	0.351905051	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		450392	219451
Unincorporated Los Angeles County	12001 INEZ ST WHITTIER CA 90605	90605	8028007028	0	0	0	4	Shortfall of Sites	0.354399367	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		496146	183753
Unincorporated Los Angeles County	11931 INEZ ST WHITTIER CA 90605	90605	8028007029	0	0	0	4	Shortfall of Sites	0.364219789	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		225124	271478
Unincorporated Los Angeles County	11908 CARMENITA RD WHITTIER CA 90605	90605	8028007035	0	0	0	3	Shortfall of Sites	0.27379132	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 2		311685	106777
Unincorporated Los Angeles County	11912 CARMENITA RD WHITTIER CA 90605	90605	8028007036	0	0	0	4	Shortfall of Sites	0.304516253	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		225195	152005
Unincorporated Los Angeles County	13409 SUNSHINE AVE WHITTIER CA 90605	90605	8028007039	0	0	0	2	Shortfall of Sites	0.124174303	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		19313	59521
Unincorporated Los Angeles County	12024 CARMENITA RD WHITTIER CA 90605	90605	8028007040	0	0	0	2	Shortfall of Sites	0.146592518	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		53542	99953
Unincorporated Los Angeles County	13423 SUNSHINE AVE WHITTIER CA 90605	90605	8028007041	0	0	0	2	Shortfall of Sites	0.131693731	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		145457	95256
Unincorporated Los Angeles County	13417 SUNSHINE AVE WHITTIER CA 90605	90605	8028007042	0	0	0	2	Shortfall of Sites	0.115563611	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		404267	61246
Unincorporated Los Angeles County	13417 HURCHEL CT WHITTIER CA 90605	90605	8028007101	0	0	0	2	Shortfall of Sites	0.136087056	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		88572	155402
Unincorporated Los Angeles County	13420 HURCHEL CT WHITTIER CA 90605	90605	8028007102	0	0	0	2	Shortfall of Sites	0.130846023	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		249853	129599
Unincorporated Los Angeles County	13416 HURCHEL CT WHITTIER CA 90605	90605	8028007103	0	0	0	2	Shortfall of Sites	0.130339216	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		357000	102000
Unincorporated Los Angeles County	13410 HURCHEL CT WHITTIER CA 90605	90605	8028007104	0	0	0	2	Shortfall of Sites	0.116223211	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		374865	131198
Unincorporated Los Angeles County	13402 HURCHEL CT WHITTIER CA 90605	90605	8028007105	0	0	0	2	Shortfall of Sites	0.124497065	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		37867	133592
Unincorporated Los Angeles County	10749 CARMENITA RD WHITTIER CA 90605	90605	8011009010	0	0	0	3	Shortfall of Sites	0.174920908	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		153072	43721
Unincorporated Los Angeles County	10743 CARMENITA RD WHITTIER CA 90605	90605	8011009011	0	0	0	4	Shortfall of Sites	0.295067604	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		90998	47199
Unincorporated Los Angeles County	10741 CARMENITA RD WHITTIER CA 90605	90605	8011009012	0	0	0	4	Shortfall of Sites	0.28938217	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		23265	18874
Unincorporated Los Angeles County	10737 CARMENITA RD WHITTIER CA 90605	90605	8011009013	0	0	0	4	Shortfall of Sites	0.239046474	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		40177	40991
Unincorporated Los Angeles County	13361 SUNDANCE AVE WHITTIER CA 90605	90605	8011009043	0	0	0	2	Shortfall of Sites	0.119025779	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		384862	96210
Unincorporated Los Angeles County	13357 SUNDANCE AVE WHITTIER CA 90605	90605	8011009044	0	0	0	2	Shortfall of Sites	0.119875108	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		401000	100000
Unincorporated Los Angeles County	13347 SUNDANCE AVE WHITTIER CA 90605	90605	8011009046	0	0	0	2	Shortfall of Sites	0.117985466	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		57812	129250
Unincorporated Los Angeles County	13341 SUNDANCE AVE WHITTIER CA 90605	90605	8011009047	0	0	0	2	Shortfall of Sites	0.114945306	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		291832	125752
Unincorporated Los Angeles County	13337 SUNDANCE AVE WHITTIER CA 90605	90605	8011009048	0	0	0	2	Shortfall of Sites	0.121869858	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		142654	115959
Unincorporated Los Angeles County	10753 CARMENITA RD WHITTIER CA 90605	90605	8011009058	0	0	0	2	Shortfall of Sites	0.147422797	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		139580	89803
Unincorporated Los Angeles County	10759 CARMENITA RD WHITTIER CA 90605	90605	8011009060	0	0	0	3	Shortfall of Sites	0.201837395	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		107983	118360
Unincorporated Los Angeles County	10757 CARMENITA RD WHITTIER CA 90605	90605	8011009061	0	0	0	3	Shortfall of Sites	0.180500651	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		141794	87263
Unincorporated Los Angeles County	10755 CARMENITA RD WHITTIER CA 90605	90605	8011009062	0	0	0	3	Shortfall of Sites	0.17731347	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		168815	116473
Unincorporated Los Angeles County	10902 LAUREL AVE WHITTIER CA 90605	90605	8011010001	0	0	0	4	Shortfall of Sites	0.316255775	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		196326	125879
Unincorporated Los Angeles County	10856 LAUREL AVE WHITTIER CA 90605	90605	8011010002	0	0	0	4	Shortfall of Sites	0.307044264	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		333719	213930
Unincorporated Los Angeles County	10852 LAUREL AVE WHITTIER CA 90605	90605	8011010003	0	0	0	3	Shortfall of Sites	0.305732366	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 3		275975	275975
Unincorporated Los Angeles County	10909 CARMENITA RD WHITTIER CA 90605	90605	8011010008	0	0	0	6	Shortfall of Sites	0.422186156	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 1		102258	523088
Unincorporated Los Angeles County	10849 CARMENITA RD WHITTIER CA 90605	90605	8011010011	0	0	0	3	Shortfall of Sites	0.337602518	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 4		381538	159
Unincorporated Los Angeles County	10843 CARMENITA RD WHITTIER CA 90605	90605	8011010015	0	0	0	4	Shortfall of Sites	0.173022515	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Institutional		19529	21726
Unincorporated Los Angeles County	10839 CARMENITA RD WHITTIER CA 90605	90605	8011010016	0	0	0	4	Shortfall of Sites	0.43574472	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		25745	53417
Unincorporated Los Angeles County	10833 CARMENITA RD WHITTIER CA 90605	90605	8011010017	0	0	0	6	Shortfall of Sites	0.450295777	H18	A-1	H18	R-2	0	18	6	Non-Vacant	Residential - 2		430600	461400
Unincorporated Los Angeles County	10811 CARMENITA RD WHITTIER CA 90605	90605	8011010021	0	0	0	11	Shortfall of Sites	0.86814445	H18	A-1	H18	R-2	0	18	11	Non-Vacant	Residential - 3		147095	105683

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	13338 SUNDANCE AVE WHITTIER CA 90605	90605	8011010022	0	0	0	4	Shortfall of Sites	0.252234716	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		22170	27447
Unincorporated Los Angeles County	10827 CARMENITA RD SOUTH WHITTIER CA 90605	90605	8011010025	0	0	0	5	Shortfall of Sites	0.430132874	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		193995	95221
Unincorporated Los Angeles County	10903 CARMENITA RD WHITTIER CA 90605	90605	8011010026	0	0	0	4	Shortfall of Sites	0.436994149	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		83118	309777
Unincorporated Los Angeles County	13350 SUNDANCE AVE WHITTIER CA 90605	90605	8011010029	0	0	0	2	Shortfall of Sites	0.127512909	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		180513	45123
Unincorporated Los Angeles County	10906 LAUREL AVE WHITTIER CA 90605	90605	8011011001	0	0	0	4	Shortfall of Sites	0.305662812	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		318362	112487
Unincorporated Los Angeles County	10908 LAUREL AVE WHITTIER CA 90605	90605	8011011002	0	0	0	4	Shortfall of Sites	0.305139544	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		425000	50000
Unincorporated Los Angeles County	10916 LAUREL AVE WHITTIER CA 90605	90605	8011011004	0	0	0	4	Shortfall of Sites	0.309473724	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		243435	340550
Unincorporated Los Angeles County	10920 LAUREL AVE WHITTIER CA 90605	90605	8011011005	0	0	0	4	Shortfall of Sites	0.317211521	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 1		230877	93503
Unincorporated Los Angeles County	10924 LAUREL AVE WHITTIER CA 90605	90605	8011011006	0	0	0	4	Shortfall of Sites	0.301958686	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 2		153270	363777
Unincorporated Los Angeles County	10947 CARMENITA RD WHITTIER CA 90605	90605	8011011016	0	0	0	2	Shortfall of Sites	0.145668451	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		29762	47293
Unincorporated Los Angeles County	10945 CARMENITA RD WHITTIER CA 90605	90605	8011011017	0	0	0	3	Shortfall of Sites	0.17246078	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		201773	50442
Unincorporated Los Angeles County	10941 CARMENITA RD WHITTIER CA 90605	90605	8011011018	0	0	0	4	Shortfall of Sites	0.436016057	H18	A-1	H18	R-2	0	18	4	Non-Vacant	Residential - 3		125836	118564
Unincorporated Los Angeles County	10921 CARMENITA RD WHITTIER CA 90605	90605	8011011024	0	0	0	5	Shortfall of Sites	0.422953399	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		83562	196376
Unincorporated Los Angeles County	10915 CARMENITA RD WHITTIER CA 90605	90605	8011011025	0	0	0	5	Shortfall of Sites	0.439323715	H18	A-1	H18	R-2	0	18	5	Non-Vacant	Residential - 2		246139	500533
Unincorporated Los Angeles County	10933 CARMENITA RD WHITTIER CA 90605	90605	8011011026	0	0	0	2	Shortfall of Sites	0.151569881	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		18652	33597
Unincorporated Los Angeles County	10935 CARMENITA RD WHITTIER CA 90605	90605	8011011027	0	0	0	3	Shortfall of Sites	0.168759316	H18	A-1	H18	R-2	0	18	3	Non-Vacant	Residential - 1		215916	53976
Unincorporated Los Angeles County	10937 CARMENITA RD WHITTIER CA 90605	90605	8011011028	0	0	0	2	Shortfall of Sites	0.116622111	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		56310	83581
Unincorporated Los Angeles County	10931 CARMENITA RD WHITTIER CA 90605	90605	8011011029	0	0	0	2	Shortfall of Sites	0.119295862	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		31651	51552
Unincorporated Los Angeles County	10929 CARMENITA RD WHITTIER CA 90605	90605	8011011030	0	0	0	2	Shortfall of Sites	0.159435526	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		164914	34617
Unincorporated Los Angeles County	10927 CARMENITA RD WHITTIER CA 90605	90605	8011011031	0	0	0	2	Shortfall of Sites	0.165328223	H18	A-1	H18	R-2	0	18	2	Non-Vacant	Residential - 1		128440	96399
Unincorporated Los Angeles County	1731 E 64TH ST LOS ANGELES CA 90001	90001	6009016016	0	0	4	0	Shortfall of Sites	0.137518	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		306000	40800
Unincorporated Los Angeles County	1725 E 64TH ST LOS ANGELES CA 90001	90001	6009016017	0	0	3	0	Shortfall of Sites	0.132205	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		65037	51640
Unincorporated Los Angeles County	1719 E 64TH ST LOS ANGELES CA 90001	90001	6009016018	0	0	3	0	Shortfall of Sites	0.137796	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		98590	111266
Unincorporated Los Angeles County	1713 E 64TH ST LOS ANGELES CA 90001	90001	6009016019	0	0	3	0	Shortfall of Sites	0.137838	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		103610	329702
Unincorporated Los Angeles County	1707 E 64TH ST LOS ANGELES CA 90001	90001	6009016020	0	0	3	0	Shortfall of Sites	0.13783	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		42376	39193
Unincorporated Los Angeles County	1703 E 64TH ST LOS ANGELES CA 90001	90001	6009016025	0	0	4	0	Shortfall of Sites	0.208937	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		18874	10078
Unincorporated Los Angeles County	1702 E 64TH ST LOS ANGELES CA 90001	90001	6009019001	0	0	3	0	Shortfall of Sites	0.125774	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		163009	114831
Unincorporated Los Angeles County	1710 E 64TH ST LOS ANGELES CA 90001	90001	6009019003	0	0	4	0	Shortfall of Sites	0.138175	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	20824
Unincorporated Los Angeles County	1714 E 64TH ST LOS ANGELES CA 90001	90001	6009019004	0	0	3	0	Shortfall of Sites	0.137341	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		137817	109105
Unincorporated Los Angeles County	1722 E 64TH ST LOS ANGELES CA 90001	90001	6009019006	0	0	3	0	Shortfall of Sites	0.134294	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		234600	214200
Unincorporated Los Angeles County	1736 E 64TH ST LOS ANGELES CA 90001	90001	6009019009	0	0	2	0	Shortfall of Sites	0.125917	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		213933	157635
Unincorporated Los Angeles County	1741 E 65TH ST LOS ANGELES CA 90001	90001	6009019022	0	0	3	0	Shortfall of Sites	0.143643	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		14033	9544
Unincorporated Los Angeles County	1715 E 65TH ST LOS ANGELES CA 90001	90001	6009019030	0	0	1	0	Shortfall of Sites	0.138331	H18	R-4	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		58709	111751
Unincorporated Los Angeles County	1713 E 65TH ST LOS ANGELES CA 90001	90001	6009019031	0	0	4	0	Shortfall of Sites	0.135572	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		121210	26402
Unincorporated Los Angeles County	1705 E 65TH ST LOS ANGELES CA 90001	90001	6009019032	0	0	3	0	Shortfall of Sites	0.141753	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		351900	153000
Unincorporated Los Angeles County	1701 E 65TH ST LOS ANGELES CA 90001	90001	6009019033	0	0	3	0	Shortfall of Sites	0.141084	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		162014	175208
Unincorporated Los Angeles County	1721 E 65TH ST LOS ANGELES CA 90001	90001	6009019038	0	0	4	0	Shortfall of Sites	0.139006	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		111549	74365
Unincorporated Los Angeles County	1700 E 65TH ST LOS ANGELES CA 90001	90001	6009020001	0	0	3	0	Shortfall of Sites	0.138076	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		152940	203924
Unincorporated Los Angeles County	1706 E 65TH ST LOS ANGELES CA 90001	90001	6009020002	0	0	4	0	Shortfall of Sites	0.135847	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		102335	62042
Unincorporated Los Angeles County	1728 E 65TH ST LOS ANGELES CA 90001	90001	6009020007	0	0	3	0	Shortfall of Sites	0.136395	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		91969	96112
Unincorporated Los Angeles County	1730 E 65TH ST LOS ANGELES CA 90001	90001	6009020008	0	0	4	0	Shortfall of Sites	0.136854	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		264000	172000
Unincorporated Los Angeles County	1738 E 65TH ST LOS ANGELES CA 90001	90001	6009020009	0	0	4	0	Shortfall of Sites	0.135939	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		90488	32281
Unincorporated Los Angeles County	1744 E 65TH ST LOS ANGELES CA 90001	90001	6009020010	0	0	1	0	Shortfall of Sites	0.145355	H18	R-4	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		197802	71428
Unincorporated Los Angeles County	1737 E 66TH ST LOS ANGELES CA 90001	90001	6009020020	0	0	4	0	Shortfall of Sites	0.13389	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		98927	24723
Unincorporated Los Angeles County	1731 E 66TH ST LOS ANGELES CA 90001	90001	6009020021	0	0	4	0	Shortfall of Sites	0.136362	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		157745	85109
Unincorporated Los Angeles County	1717 E 66TH ST LOS ANGELES CA 90001	90001	6009020024	0	0	4	0	Shortfall of Sites	0.144495	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		272480	133275
Unincorporated Los Angeles County	1711 E 66TH ST LOS ANGELES CA 90001	90001	6009020025	0	0	4	0	Shortfall of Sites	0.136567	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		63119	55465
Unincorporated Los Angeles County	1707 E 66TH ST LOS ANGELES CA 90001	90001	6009020026	0	0	3	0	Shortfall of Sites	0.138891	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		65529	93421
Unincorporated Los Angeles County	1701 E 66TH ST LOS ANGELES CA 90001	90001	6009020027	0	0	3	0	Shortfall of Sites	0.142494	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		44554	294037
Unincorporated Los Angeles County	1841 E 66TH ST LOS ANGELES CA 90001	90001	6009021026	0	0	4	0	Shortfall of Sites	0.166675	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		112695	136248
Unincorporated Los Angeles County	1835 E 66TH ST LOS ANGELES CA 90001	90001	6009021029	0	0	4	0	Shortfall of Sites	0.136362	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		47267	117510
Unincorporated Los Angeles County	1831 E 66TH ST LOS ANGELES CA 90001	90001	6009021030	0	0	4	0	Shortfall of Sites	0.136386	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	37256
Unincorporated Los Angeles County	E 66th St & Holmes Ave		6009021043	0	0	2	0	Shortfall of Sites	0.139891	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		324088	331987
Unincorporated Los Angeles County	1822 E 66TH ST LOS ANGELES CA 90001	90001	6009022008	0	0	3	0	Shortfall of Sites	0.121147	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		128359	53916
Unincorporated Los Angeles County	1824 E 66TH ST LOS ANGELES CA 90001	90001	6009022009	0	0	2	0	Shortfall of Sites	0.148694	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		15354	21290
Unincorporated Los Angeles County	1839 E 67TH ST LOS ANGELES CA 90001	90001	6009022025	0	0	1	0	Shortfall of Sites	0.134099	H18	R-4	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		68766	188662
Unincorporated Los Angeles County	1837 E 67TH ST LOS ANGELES CA 90001	90001	6009022026	0	0	4	0	Shortfall of Sites	0.135826	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	28185
Unincorporated Los Angeles County	1827 E 67TH ST LOS ANGELES CA 90001	90001	6009022029	0	0	3	0	Shortfall of Sites	0.136221	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		322524	104040
Unincorporated Los Angeles County	1821 E 67TH ST LOS ANGELES CA 90001	90001	6009022030	0	0	2	0	Shortfall of Sites	0.137358	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		113170	169765
Unincorporated Los Angeles County	1834 E 66TH ST LOS ANGELES CA 90001	90001	6009022034	0	0	2	0	Shortfall of Sites	0.134291	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		35688	221678
Unincorporated Los Angeles County	1831 E 67TH ST LOS ANGELES CA 90001	90001	6009022036	0	0	1	0	Shortfall of Sites	0.129712	H18	R-4	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		105724	72963
Unincorporated Los Angeles County	1702 E 66TH ST LOS ANGELES CA 90001	90001	6009023001	0	0	3	0	Shortfall of Sites	0.132669	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		12060	16678
Unincorporated Los Angeles County	1722 E 66TH ST LOS ANGELES CA 90001	90001	6009023008	0	0	3	0	Shortfall of Sites	0.13333	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		14033	7664
Unincorporated Los Angeles County	1738 E 66TH ST LOS ANGELES CA 90001	90001	6009023012	0	0	4	0	Shortfall of Sites	0.136017	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		272480	86457
Unincorporated Los Angeles County	1739 E 67TH ST LOS ANGELES CA 90001	90001	6009023025	0	0	3	0	Shortfall of Sites	0.128635	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		65332	16083
Unincorporated Los Angeles County	1731 E 67TH ST LOS ANGELES CA 90001	90001	6009023028	0	0	3	0	Shortfall of Sites	0.133661	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		110350	188253
Unincorporated Los Angeles County	1725 E 67TH ST LOS ANGELES CA 90001	90001	6009023029	0	0	4	0	Shortfall of Sites	0.13434	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		32460	37599
Unincorporated Los Angeles County	1717 E 67TH ST LOS ANGELES CA 90001	90001	6009023031	0	0	4	0	Shortfall of Sites	0.140693	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		23461	15267
Unincorporated Los Angeles County	1713 E 67TH ST LOS ANGELES CA 90001	90001	6009023032	0	0	3	0	Shortfall of Sites	0.135837	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		137117	99404
Unincorporated Los Angeles County	1707 E 67TH ST LOS ANGELES CA 90001	90001	6009023033	0	0	4	0	Shortfall of Sites	0.139297	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		66027	21401
Unincorporated Los Angeles County	1712 E 67TH ST LOS ANGELES CA 90001	90001	6009024004	0	0	4	0	Shortfall of Sites	0.140896	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		55701	57557
Unincorporated Los Angeles County	1716 E 67TH ST LOS ANGELES CA 90001	90001	6009024005	0	0	2	0	Shortfall of Sites	0.132294	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		253857	137332
Unincorporated Los Angeles County	1724 E 67TH ST LOS ANGELES CA 90001	90001	6009024006	0	0	4	0	Shortfall of Sites	0.135967	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		41935	57551
Unincorporated Los Angeles County	1754 E 67TH ST LOS ANGELES CA 90001	90001	6009024013	0	0	1	0	Shortfall of Sites	0.119988	H18	R-4	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		115576	115466
Unincorporated Los Angeles County	6709 HOLMES AVE LOS ANGELES CA 90001	90001	6009024014	0	0	4	0	Shortfall of Sites	0.1942	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		28909	24900
Unincorporated Los Angeles County	1707 E 68TH ST LOS ANGELES CA 90001	90001	6009024015	0	0	4	0	Shortfall of Sites	0.155895	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		185214	61700
Unincorporated Los Angeles County	1715 E 68TH ST LOS ANGELES CA 90001	90001	6009024016	0	0	3	0	Shortfall of Sites	0.160598	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		181760	103859
Unincorporated Los Angeles County	1721 E 68TH ST LOS ANGELES CA 90001	90001	6009024017	0	0	4	0	Shortfall of Sites	0.150519	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	12493
Unincorporated Los Angeles County	1727 E 68TH ST LOS ANGELES CA 90001	90001	6009024018	0	0	4	0	Shortfall of Sites	0.155029	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		93516	91496
Unincorporated Los Angeles County	1731 E 68TH ST LOS ANGELES CA 90001	90001	6009024019	0	0	4	0	Shortfall of Sites	0.160987	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	7664
Unincorporated Los Angeles County	1735 E 68TH ST LOS ANGELES CA 90001	90001	6009024020	0	0	4	0	Shortfall of Sites	0.156353	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		30828	13437
Unincorporated Los Angeles County	1739 E 68TH ST LOS ANGELES CA 90001	90001	6009024021	0	0	4	0	Shortfall of Sites	0.180382	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		17331	95771
Unincorporated Los Angeles County	6715 HOLMES AVE LOS ANGELES CA 90001	90001	6009024022	0	0	3	0	Shortfall of Sites	0.196445	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		131043	194491
Unincorporated Los Angeles County	1857 E 68TH ST LOS ANGELES CA 90001	90001	6009025003	0	0	4	0	Shortfall of Sites	0.146616	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	3923
Unincorporated Los Angeles County	1851 E 68TH ST LOS ANGELES CA 90001	90001	6009025004	0	0	4	0	Shortfall of Sites	0.139223	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	21363
Unincorporated Los Angeles County	1845 E 68TH ST LOS ANGELES CA 90001	90001	6009025005	0	0	3	0	Shortfall of Sites	0.154268	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		126174	186077
Unincorporated Los Angeles County	1841 E 68TH ST LOS ANGELES CA 90001	90001	6009025006	0	0	3	0	Shortfall of Sites	0.151421	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		14476	20198
Unincorporated Los Angeles County	1837 E 68TH ST LOS ANGELES CA 90001	90001	6009025007	0	0	2	0	Shortfall of Sites	0.149281	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		172059	191179
Unincorporated Los Angeles County	1833 E 68TH ST LOS ANGELES CA 90001	90001	6009025008	0	0	4	0	Shortfall of Sites	0.149457	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		123103	30762
Unincorporated Los Angeles County	1827 E 68TH ST LOS ANGELES CA 90001	90001	6009025009	0	0	2	0	Shortfall of Sites	0.150261	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		59417	203543
Unincorporated Los Angeles County	1821 E 68TH ST LOS ANGELES CA 90001	90001	6009025010	0	0	2	0	Shortfall of Sites	0.181061	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 4		118877	219397
Unincorporated Los Angeles County	6714 HOLMES AVE LOS ANGELES CA 90001	90001	6009025011	0	0	2	0	Shortfall of Sites	0.194858	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 4		165625	144546
Unincorporated Los Angeles County	6706 HOLMES AVE LOS ANGELES CA 90001	90001	6009025017	0	0	4	0	Shortfall of Sites	0.187963	H18	R-4	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		307100	100900
Unincorporated Los Angeles County	1822 E 67TH ST LOS ANGELES CA 90001	90001	6009025018	0	0	3	0	Shortfall of Sites	0.14249	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		14920	11184
Unincorporated Los Angeles County	1838 E 67TH ST LOS ANGELES CA 90001	90001	6009025023	0	0	3	0	Shortfall of Sites	0.127841	H18	R-4	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		18503	53764
Unincorporated Los Angeles County	1844 E 67TH ST LOS ANGELES CA 90001	90001	6009025024	0	0	2	0	Shortfall of Sites	0.126406	H18	R-4	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		250276	130038
Unincorporated Los Angeles County	1420 E 66TH ST LOS ANGELES CA 90001	90001	6010020013	0	0	3	0	Shortfall of Sites	0.129418	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		25153	13380
Unincorporated Los Angeles County	1416 E 66TH ST LOS ANGELES CA 90001	90001	6010020014	0	0	3	0	Shortfall of Sites	0.129921	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		14476	19313
Unincorporated Los Angeles County	1433 E 67TH ST LOS ANGELES CA 90001	90001	6010020018	0	0	4	0	Shortfall of Sites	0.138182	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		141232	30419
Unincorporated Los Angeles County	1419 E 67TH ST LOS ANGELES CA 90001	90001	6010020020	0	0	4	0	Shortfall of Sites	0.139199	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		338500	81500
Unincorporated Los Angeles County	1415 E 67TH ST LOS ANGELES CA 90001	90001	6010020021	0	0	3	0	Shortfall of Sites	0.139485	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		105582	82585
Unincorporated Los Angeles County	6620 PARMELEE AVE LOS ANGELES CA 90001	90001	6010020022	0	0	4	0	Shortfall of Sites	0.137622	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		57109	66027
Unincorporated Los Angeles County	6616 PARMELEE AVE LOS ANGELES CA 90001	90001	6010020023	0	0	4	0	Shortfall of Sites	0.161916	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		310300	54700
Unincorporated Los Angeles County	1442 E 67TH ST LOS ANGELES CA 90001	90001	6010022007	0	0	4	0	Shortfall of Sites	0.13339	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		55860	65497
Unincorporated Los Angeles County	1426 E 67TH ST LOS ANGELES CA 90001	90001	6010022011	0	0	2	0	Shortfall of Sites	0.126574	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		181000	324000
Unincorporated Los Angeles County	1420 E 67TH ST LOS ANGELES CA 90001	90001	6010022013	0	0	3	0	Shortfall of Sites	0.123815	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		36399	164580
Unincorporated Los Angeles County	1433 E 68TH ST LOS ANGELES CA 90001	90001	6010022020	0	0	3	0	Shortfall of Sites	0.124189	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		37867	53878
Unincorporated Los Angeles County	1425 E 68TH ST LOS ANGELES CA 90001	90001	6010022022	0	0	4	0	Shortfall of Sites	0.136497	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		79269	19700
Unincorporated Los Angeles County	6718 PARMELEE AVE LOS ANGELES CA 90001	90001	6010022027	0	0	1	0	Shortfall of Sites	0.135122	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		284029	152938
Unincorporated Los Angeles County	6706 PARMELEE AVE LOS ANGELES CA 90001	90001	6010022030	0	0	4	0	Shortfall of Sites	0.158235	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		323800	79200
Unincorporated Los Angeles County	1412 E 67TH ST LOS ANGELES CA 90001	90001	6010022031	0	0	3	0	Shortfall of Sites	0.15125	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		185454	79478
Unincorporated Los Angeles County	1430 E 67TH ST LOS ANGELES CA 90001	90001	6010022032	0	0	2	0	Shortfall of Sites	0.141612	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		172433	206172
Unincorporated Los Angeles County	1421 E 68TH ST LOS ANGELES CA 90001	90001	6010022033	0	0	5	0	Shortfall of Sites	0.169015	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 0		178835	85212
Unincorporated Los Angeles County	6800 HOOPER AVE LOS ANGELES CA 90001	90001	6010023001	0	0	1	0	Shortfall of Sites	0.132448	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		22714	31859
Unincorporated Los Angeles County	1308 E 68TH ST LOS ANGELES CA 90001	90001	6010023002	0	0	3	0	Shortfall of Sites	0.122903	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		104235	168565

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	1312 E 68TH ST LOS ANGELES CA 90001	90001	6010023003	0	0	2	0	Shortfall of Sites	0.120171	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		96439	214354
Unincorporated Los Angeles County	1314 E 68TH ST LOS ANGELES CA 90001	90001	6010023004	0	0	1	0	Shortfall of Sites	0.124272	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		112558	145666
Unincorporated Los Angeles County	1320 E 68TH ST LOS ANGELES CA 90001	90001	6010023005	0	0	2	0	Shortfall of Sites	0.121398	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		176623	132466
Unincorporated Los Angeles County	1322 E 68TH ST LOS ANGELES CA 90001	90001	6010023006	0	0	2	0	Shortfall of Sites	0.121742	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		198000	267000
Unincorporated Los Angeles County	1334 E 68TH ST LOS ANGELES CA 90001	90001	6010023008	0	0	4	0	Shortfall of Sites	0.137788	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		92695	52963
Unincorporated Los Angeles County	1329 E 69TH ST LOS ANGELES CA 90001	90001	6010023009	0	0	3	0	Shortfall of Sites	0.1339	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		103364	68907
Unincorporated Los Angeles County	1327 E 69TH ST LOS ANGELES CA 90001	90001	6010023010	0	0	4	0	Shortfall of Sites	0.142475	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		140733	92267
Unincorporated Los Angeles County	1315 E 69TH ST LOS ANGELES CA 90001	90001	6010023013	0	0	3	0	Shortfall of Sites	0.117657	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		172272	80392
Unincorporated Los Angeles County	1311 E 69TH ST LOS ANGELES CA 90001	90001	6010023014	0	0	3	0	Shortfall of Sites	0.116219	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		130549	83880
Unincorporated Los Angeles County	1301 E 69TH ST LOS ANGELES CA 90001	90001	6010023016	0	0	3	0	Shortfall of Sites	0.12652	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		280908	109242
Unincorporated Los Angeles County	1300 E 69TH ST LOS ANGELES CA 90001	90001	6010023017	0	0	2	0	Shortfall of Sites	0.124419	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		300256	342294
Unincorporated Los Angeles County	1310 E 69TH ST LOS ANGELES CA 90001	90001	6010023019	0	0	3	0	Shortfall of Sites	0.118482	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		117258	72238
Unincorporated Los Angeles County	1314 E 69TH ST LOS ANGELES CA 90001	90001	6010023020	0	0	3	0	Shortfall of Sites	0.117052	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		128309	55629
Unincorporated Los Angeles County	1326 E 69TH ST LOS ANGELES CA 90001	90001	6010023023	0	0	4	0	Shortfall of Sites	0.143606	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		25281	13596
Unincorporated Los Angeles County	1334 E 69TH ST LOS ANGELES CA 90001	90001	6010023024	0	0	3	0	Shortfall of Sites	0.134339	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		95429	82857
Unincorporated Los Angeles County	1335 E 70TH ST LOS ANGELES CA 90001	90001	6010023025	0	0	4	0	Shortfall of Sites	0.133942	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		133906	59278
Unincorporated Los Angeles County	1327 E 70TH ST LOS ANGELES CA 90001	90001	6010023026	0	0	3	0	Shortfall of Sites	0.140753	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		25442	17989
Unincorporated Los Angeles County	1309 E 70TH ST LOS ANGELES CA 90001	90001	6010023030	0	0	1	0	Shortfall of Sites	0.116383	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		83423	220212
Unincorporated Los Angeles County	1301 E 70TH ST LOS ANGELES CA 90001	90001	6010023032	0	0	2	0	Shortfall of Sites	0.121789	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		265200	173400
Unincorporated Los Angeles County	1306 E 70TH ST LOS ANGELES CA 90001	90001	6010024004	0	0	3	0	Shortfall of Sites	0.137396	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		108779	198268
Unincorporated Los Angeles County	1310 E 70TH ST LOS ANGELES CA 90001	90001	6010024005	0	0	2	0	Shortfall of Sites	0.130584	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		156060	239292
Unincorporated Los Angeles County	1314 E 70TH ST LOS ANGELES CA 90001	90001	6010024006	0	0	4	0	Shortfall of Sites	0.144171	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		298000	75000
Unincorporated Los Angeles County	1318 E 70TH ST LOS ANGELES CA 90001	90001	6010024007	0	0	3	0	Shortfall of Sites	0.131459	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		267423	66855
Unincorporated Los Angeles County	1322 E 70TH ST LOS ANGELES CA 90001	90001	6010024008	0	0	4	0	Shortfall of Sites	0.138092	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	13755
Unincorporated Los Angeles County	1326 E 70TH ST LOS ANGELES CA 90001	90001	6010024009	0	0	2	0	Shortfall of Sites	0.147413	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		68264	254348
Unincorporated Los Angeles County	1332 E 70TH ST LOS ANGELES CA 90001	90001	6010024010	0	0	3	0	Shortfall of Sites	0.155915	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		270653	150377
Unincorporated Los Angeles County	1336 1/2 E 70TH ST FLORENCE CA 90001	90001	6010024011	0	0	2	0	Shortfall of Sites	0.149137	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		40161	176274
Unincorporated Los Angeles County	1342 E 70TH ST LOS ANGELES CA 90001	90001	6010024012	0	0	1	0	Shortfall of Sites	0.154203	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		157240	292020
Unincorporated Los Angeles County	1348 E 70TH ST LOS ANGELES CA 90001	90001	6010024013	0	0	3	0	Shortfall of Sites	0.149971	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		264539	204598
Unincorporated Los Angeles County	1354 E 70TH ST LOS ANGELES CA 90001	90001	6010024016	0	0	2	0	Shortfall of Sites	0.131215	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		129827	214222
Unincorporated Los Angeles County	1360 E 70TH ST LOS ANGELES CA 90001	90001	6010024017	0	0	3	0	Shortfall of Sites	0.139679	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		42775	147982
Unincorporated Los Angeles County	1364 E 70TH ST LOS ANGELES CA 90001	90001	6010024018	0	0	3	0	Shortfall of Sites	0.132064	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		65876	32308
Unincorporated Los Angeles County	1402 E 70TH ST LOS ANGELES CA 90001	90001	6010024019	0	0	2	0	Shortfall of Sites	0.137145	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		208792	137362
Unincorporated Los Angeles County	1406 E 70TH ST LOS ANGELES CA 90001	90001	6010024020	0	0	3	0	Shortfall of Sites	0.137148	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		57709	99361
Unincorporated Los Angeles County	1415 E 71ST ST LOS ANGELES CA 90001	90001	6010024023	0	0	3	0	Shortfall of Sites	0.131914	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		129264	122294
Unincorporated Los Angeles County	1411 E 71ST ST LOS ANGELES CA 90001	90001	6010024024	0	0	3	0	Shortfall of Sites	0.132742	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		152446	40731
Unincorporated Los Angeles County	1407 E 71ST ST LOS ANGELES CA 90001	90001	6010024025	0	0	4	0	Shortfall of Sites	0.136098	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	75112
Unincorporated Los Angeles County	1401 E 71ST ST LOS ANGELES CA 90001	90001	6010024026	0	0	3	0	Shortfall of Sites	0.137051	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		145994	170815
Unincorporated Los Angeles County	1361 E 71ST ST LOS ANGELES CA 90001	90001	6010024028	0	0	4	0	Shortfall of Sites	0.137897	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		122391	119689
Unincorporated Los Angeles County	1357 E 71ST ST LOS ANGELES CA 90001	90001	6010024029	0	0	3	0	Shortfall of Sites	0.131288	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		105993	80694
Unincorporated Los Angeles County	1355 E 71ST ST LOS ANGELES CA 90001	90001	6010024030	0	0	2	0	Shortfall of Sites	0.138016	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		121240	93683
Unincorporated Los Angeles County	1347 E 71ST ST LOS ANGELES CA 90001	90001	6010024031	0	0	3	0	Shortfall of Sites	0.14981	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		103401	137857
Unincorporated Los Angeles County	1343 E 71ST ST LOS ANGELES CA 90001	90001	6010024032	0	0	3	0	Shortfall of Sites	0.15245	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		275400	157080
Unincorporated Los Angeles County	1337 E 71ST ST LOS ANGELES CA 90001	90001	6010024033	0	0	4	0	Shortfall of Sites	0.148226	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		182165	97810
Unincorporated Los Angeles County	1335 E 71ST ST LOS ANGELES CA 90001	90001	6010024034	0	0	2	0	Shortfall of Sites	0.15501	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		96212	217874
Unincorporated Los Angeles County	1327 E 71ST ST LOS ANGELES CA 90001	90001	6010024035	0	0	4	0	Shortfall of Sites	0.147506	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		16453	17992
Unincorporated Los Angeles County	1323 E 71ST ST LOS ANGELES CA 90001	90001	6010024036	0	0	4	0	Shortfall of Sites	0.13657	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		29379	32822
Unincorporated Los Angeles County	1319 E 71ST ST LOS ANGELES CA 90001	90001	6010024037	0	0	3	0	Shortfall of Sites	0.131507	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		26168	20074
Unincorporated Los Angeles County	1315 E 71ST ST LOS ANGELES CA 90001	90001	6010024038	0	0	4	0	Shortfall of Sites	0.143437	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		312300	114700
Unincorporated Los Angeles County	1311 E 71ST ST LOS ANGELES CA 90001	90001	6010024039	0	0	3	0	Shortfall of Sites	0.13	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		126790	83393
Unincorporated Los Angeles County	1307 E 71ST ST LOS ANGELES CA 90001	90001	6010024040	0	0	3	0	Shortfall of Sites	0.136805	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		114553	161302
Unincorporated Los Angeles County	1352 E 70TH ST LOS ANGELES CA 90001	90001	6010024043	0	0	2	0	Shortfall of Sites	0.139803	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		110952	115332
Unincorporated Los Angeles County	1300 E 71ST ST LOS ANGELES 90003	90003	6010025001	0	0	2	0	Shortfall of Sites	0.156779	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		177613	333250
Unincorporated Los Angeles County	1306 E 71ST ST LOS ANGELES CA 90001	90001	6010025002	0	0	1	0	Shortfall of Sites	0.131423	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		162286	259663
Unincorporated Los Angeles County	1310 E 71ST ST LOS ANGELES CA 90001	90001	6010025003	0	0	2	0	Shortfall of Sites	0.126619	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		239292	176868
Unincorporated Los Angeles County	1316 E 71ST ST LOS ANGELES CA 90001	90001	6010025004	0	0	3	0	Shortfall of Sites	0.128226	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		130642	29160
Unincorporated Los Angeles County	1320 E 71ST ST LOS ANGELES CA 90001	90001	6010025005	0	0	3	0	Shortfall of Sites	0.126736	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		260000	90000
Unincorporated Los Angeles County	1322 E 71ST ST LOS ANGELES CA 90001	90001	6010025006	0	0	2	0	Shortfall of Sites	0.131546	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		97665	119854
Unincorporated Los Angeles County	1328 E 71ST ST LOS ANGELES CA 90001	90001	6010025007	0	0	4	0	Shortfall of Sites	0.146108	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		70559	108846
Unincorporated Los Angeles County	1332 E 71ST ST LOS ANGELES CA 90001	90001	6010025008	0	0	3	0	Shortfall of Sites	0.143168	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		197700	287300
Unincorporated Los Angeles County	1336 E 71ST ST LOS ANGELES CA 90001	90001	6010025009	0	0	2	0	Shortfall of Sites	0.144766	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		330800	119200
Unincorporated Los Angeles County	1342 E 71ST ST LOS ANGELES CA 90001	90001	6010025010	0	0	4	0	Shortfall of Sites	0.145572	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		125770	100278
Unincorporated Los Angeles County	1346 E 71ST ST LOS ANGELES CA 90001	90001	6010025011	0	0	4	0	Shortfall of Sites	0.14422	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		84097	96331
Unincorporated Los Angeles County	1350 E 71ST ST LOS ANGELES CA 90001	90001	6010025012	0	0	2	0	Shortfall of Sites	0.129702	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		80105	207666
Unincorporated Los Angeles County	1356 E 71ST ST LOS ANGELES CA 90001	90001	6010025013	0	0	3	0	Shortfall of Sites	0.124928	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		198670	124545
Unincorporated Los Angeles County	1364 E 71ST ST LOS ANGELES CA 90001	90001	6010025015	0	0	3	0	Shortfall of Sites	0.131569	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		155791	82870
Unincorporated Los Angeles County	1400 E 71ST ST LOS ANGELES CA 90001	90001	6010025016	0	0	3	0	Shortfall of Sites	0.129132	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		58966	72265
Unincorporated Los Angeles County	1406 E 71ST ST LOS ANGELES CA 90001	90001	6010025017	0	0	3	0	Shortfall of Sites	0.131793	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		275400	153000
Unincorporated Los Angeles County	1412 E 71ST ST LOS ANGELES CA 90001	90001	6010025019	0	0	3	0	Shortfall of Sites	0.133334	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		35009	69899
Unincorporated Los Angeles County	1360 E 71ST ST LOS ANGELES CA 90001	90001	6010025039	0	0	3	0	Shortfall of Sites	0.129977	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		80526	76605
Unincorporated Los Angeles County	1442 E 68TH ST LOS ANGELES CA 90001	90001	6010026002	0	0	2	0	Shortfall of Sites	0.130821	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		131896	150340
Unincorporated Los Angeles County	1438 E 68TH ST LOS ANGELES CA 90001	90001	6010026003	0	0	3	0	Shortfall of Sites	0.130836	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		266342	66585
Unincorporated Los Angeles County	1432 E 68TH ST LOS ANGELES CA 90001	90001	6010026004	0	0	3	0	Shortfall of Sites	0.130852	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		63126	57557
Unincorporated Los Angeles County	1428 E 68TH ST LOS ANGELES CA 90001	90001	6010026005	0	0	3	0	Shortfall of Sites	0.130836	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		98273	126804
Unincorporated Los Angeles County	1424 E 68TH ST LOS ANGELES CA 90001	90001	6010026006	0	0	3	0	Shortfall of Sites	0.130857	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		22450	20679
Unincorporated Los Angeles County	1420 E 68TH ST LOS ANGELES CA 90001	90001	6010026007	0	0	2	0	Shortfall of Sites	0.130719	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		179608	190899
Unincorporated Los Angeles County	1418 E 68TH ST LOS ANGELES CA 90001	90001	6010026008	0	0	3	0	Shortfall of Sites	0.134579	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		13596	16083
Unincorporated Los Angeles County	1446 1/2 E 70TH ST LOS ANGELES CA 90001	90001	6010027008	0	0	3	0	Shortfall of Sites	0.140412	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		87410	73931
Unincorporated Los Angeles County	1443 E 71ST ST LOS ANGELES CA 90001	90001	6010027015	0	0	4	0	Shortfall of Sites	0.139832	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		61890	67762
Unincorporated Los Angeles County	1439 E 71ST ST LOS ANGELES CA 90001	90001	6010027016	0	0	4	0	Shortfall of Sites	0.137354	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		118505	81234
Unincorporated Los Angeles County	1422 E 71ST ST LOS ANGELES CA 90001	90001	6010027023	0	0	3	0	Shortfall of Sites	0.135581	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		32056	198565
Unincorporated Los Angeles County	1418 E 70TH ST LOS ANGELES CA 90001	90001	6010027045	0	0	4	0	Shortfall of Sites	0.141632	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		169340	94395
Unincorporated Los Angeles County	1422 E 70TH ST LOS ANGELES CA 90001	90001	6010027046	0	0	3	0	Shortfall of Sites	0.128659	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		125413	144478
Unincorporated Los Angeles County	1426 E 70TH ST LOS ANGELES CA 90001	90001	6010027047	0	0	3	0	Shortfall of Sites	0.138565	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		250000	208000
Unincorporated Los Angeles County	1430 E 70TH ST LOS ANGELES CA 90001	90001	6010027048	0	0	2	0	Shortfall of Sites	0.127945	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		215200	264800
Unincorporated Los Angeles County	1434 E 70TH ST LOS ANGELES CA 90001	90001	6010027049	0	0	3	0	Shortfall of Sites	0.13692	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		13920	78970
Unincorporated Los Angeles County	1421 E 71ST ST LOS ANGELES CA 90001	90001	6010027050	0	0	2	0	Shortfall of Sites	0.132155	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		14476	39091
Unincorporated Los Angeles County	1419 E 71ST ST LOS ANGELES CA 90001	90001	6010027051	0	0	4	0	Shortfall of Sites	0.137906	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		125537	60511
Unincorporated Los Angeles County	1418 E 71ST ST LOS ANGELES CA 90001	90001	6010027052	0	0	3	0	Shortfall of Sites	0.13353	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		186201	221659
Unincorporated Los Angeles County	1424 E 71ST ST LOS ANGELES CA 90001	90001	6010027053	0	0	3	0	Shortfall of Sites	0.137743	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		124018	102017
Unincorporated Los Angeles County	1438 E 71ST ST LOS ANGELES CA 90001	90001	6010027054	0	0	4	0	Shortfall of Sites	0.137741	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		62078	101005
Unincorporated Los Angeles County	1440 E 70TH ST LOS ANGELES CA 90001	90001	6010027055	0	0	2	0	Shortfall of Sites	0.132967	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		126872	104054
Unincorporated Los Angeles County	1447 E 71ST ST LOS ANGELES CA 90001	90001	6010027056	0	0	2	0	Shortfall of Sites	0.131845	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		217547	74284
Unincorporated Los Angeles County	1434 E 71ST ST LOS ANGELES CA 90001	90001	6010027057	0	0	3	0	Shortfall of Sites	0.130403	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		129340	44126
Unincorporated Los Angeles County	1442 E 71ST ST LOS ANGELES CA 90001	90001	6010027058	0	0	3	0	Shortfall of Sites	0.131211	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		139187	148643
Unincorporated Los Angeles County	1444 E 71ST ST LOS ANGELES CA 90001	90001	6010027059	0	0	3	0	Shortfall of Sites	0.134484	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		191290	109253
Unincorporated Los Angeles County	1435 E 71ST ST LOS ANGELES CA 90001	90001	6010027060	0	0	4	0	Shortfall of Sites	0.13692	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		68698	58654
Unincorporated Los Angeles County	1431 E 71ST ST LOS ANGELES CA 90001	90001	6010027061	0	0	3	0	Shortfall of Sites	0.130414	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		14476	29366
Unincorporated Los Angeles County	1427 E 71ST ST LOS ANGELES CA 90001	90001	6010027062	0	0	4	0	Shortfall of Sites	0.136908	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		25153	49406
Unincorporated Los Angeles County	1430 E 71ST ST LOS ANGELES CA 90001	90001	6010027063	0	0	3	0	Shortfall of Sites	0.136107	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		14476	21290
Unincorporated Los Angeles County	1442 E 70TH ST LOS ANGELES CA 90001	90001	6010027064	0	0	3	0	Shortfall of Sites	0.135588	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		404039	245885
Unincorporated Los Angeles County	7214 PARMELEE AVE LOS ANGELES CA 90001	90001	6021001014	0	0	2	0	Shortfall of Sites	0.118949	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		62128	68926
Unincorporated Los Angeles County	1408 E 75TH ST LOS ANGELES CA 90001	90001	6021004021	0	0	3	0	Shortfall of Sites	0.115617	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		208080	83232
Unincorporated Los Angeles County	1438 E 76TH ST LOS ANGELES CA 90001	90001	6021005006	0	0	4	0	Shortfall of Sites	0.220002	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		69175	67351
Unincorporated Los Angeles County	1408 E 76TH ST LOS ANGELES CA 90001	90001	6021005013	0	0	3	0	Shortfall of Sites	0.115979	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		127541	64705
Unincorporated Los Angeles County	1400 E 76TH ST LOS ANGELES CA 90001	90001	6021005014	0	0	4	0	Shortfall of Sites	0.137142	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		51951	191041
Unincorporated Los Angeles County	7626 PARMELEE AVE LOS ANGELES CA 90001	90001	6021005015	0	0	2	0	Shortfall of Sites	0.1256	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		112948	136319
Unincorporated Los Angeles County	1413 E 76TH PL LOS ANGELES CA 90001	90001	6021005018	0	0	4	0	Shortfall of Sites	0.150492	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	9645
Unincorporated Los Angeles County	1417 E 76TH PL FLORENCE CA 90001	90001	6021005019	0	0	4	0	Shortfall of Sites	0.150623	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		284653	141910
Unincorporated Los Angeles County	1421 E 76TH PL LOS ANGELES CA 90001	90001	6021005020	0	0	3	0	Shortfall of Sites	0.153529	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		50913	52179
Unincorporated Los Angeles County	1425 E 76TH PL LOS ANGELES CA 90001	90001	6021005021	0	0	3	0	Shortfall of Sites	0.150942	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		152739	55539
Unincorporated Los Angeles County	1429 E 76TH PL LOS ANGELES CA 90001	90001	6021005022	0	0	4	0	Shortfall of Sites	0.151198	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		166195	41542
Unincorporated Los Angeles County	1433 E 76TH PL LOS ANGELES CA 90001	90001	6021005023	0	0	4	0	Shortfall of Sites	0.152239	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		221579	60700
Unincorporated Los Angeles County	1437 E 76TH PL LOS ANGELES CA 90001	90001	6021005024	0	0	4	0	Shortfall of Sites	0.149515	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		135020	40240
Unincorporated Los Angeles County	1441 E 76TH PL LOS ANGELES CA 90001	90001	6021005025	0	0	2	0	Shortfall of Sites	0.151541	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		59971	105153

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	1449 E 76TH PL LOS ANGELES CA 90001	90001	6021005035	0	0	2	0	Shortfall of Sites	0.175112	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 4		36014	115384
Unincorporated Los Angeles County	1444 E 76TH PL LOS ANGELES CA 90001	90001	6021006005	0	0	4	0	Shortfall of Sites	0.180287	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		95528	115599
Unincorporated Los Angeles County	1442 E 76TH PL LOS ANGELES CA 90001	90001	6021006006	0	0	4	0	Shortfall of Sites	0.152275	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		146302	48651
Unincorporated Los Angeles County	1436 E 76TH PL LOS ANGELES CA 90001	90001	6021006007	0	0	2	0	Shortfall of Sites	0.149438	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		26370	24341
Unincorporated Los Angeles County	1434 E 76TH PL LOS ANGELES CA 90001	90001	6021006008	0	0	3	0	Shortfall of Sites	0.147443	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		291832	223280
Unincorporated Los Angeles County	1428 E 76TH PL LOS ANGELES CA 90001	90001	6021006009	0	0	3	0	Shortfall of Sites	0.150277	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		140530	122238
Unincorporated Los Angeles County	1426 E 76TH PL LOS ANGELES CA 90001	90001	6021006010	0	0	3	0	Shortfall of Sites	0.148519	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		108344	183030
Unincorporated Los Angeles County	1422 E 76TH PL LOS ANGELES CA 90001	90001	6021006011	0	0	3	0	Shortfall of Sites	0.151228	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		299889	124948
Unincorporated Los Angeles County	1418 E 76TH PL LOS ANGELES CA 90001	90001	6021006012	0	0	3	0	Shortfall of Sites	0.149321	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		109663	51943
Unincorporated Los Angeles County	1414 E 76TH PL LOS ANGELES CA 90001	90001	6021006013	0	0	3	0	Shortfall of Sites	0.148517	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		260100	197676
Unincorporated Los Angeles County	1408 E 76TH PL LOS ANGELES CA 90001	90001	6021006014	0	0	3	0	Shortfall of Sites	0.149327	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		179141	158647
Unincorporated Los Angeles County	1445 E 77TH ST LOS ANGELES CA 90001	90001	6021006020	0	0	4	0	Shortfall of Sites	0.15698	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		307000	115000
Unincorporated Los Angeles County	1439 E 77TH ST LOS ANGELES CA 90001	90001	6021006021	0	0	4	0	Shortfall of Sites	0.156058	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		51086	62639
Unincorporated Los Angeles County	1433 E 77TH ST LOS ANGELES CA 90001	90001	6021006022	0	0	2	0	Shortfall of Sites	0.156634	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		48990	219161
Unincorporated Los Angeles County	1429 E 77TH ST LOS ANGELES CA 90001	90001	6021006023	0	0	4	0	Shortfall of Sites	0.15814	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		60479	39015
Unincorporated Los Angeles County	1423 E 77TH ST LOS ANGELES CA 90001	90001	6021006024	0	0	4	0	Shortfall of Sites	0.153151	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		77053	45723
Unincorporated Los Angeles County	1413 E 77TH ST LOS ANGELES CA 90001	90001	6021006025	0	0	4	0	Shortfall of Sites	0.316081	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 5		130191	110799
Unincorporated Los Angeles County	1409 E 77TH ST LOS ANGELES CA 90001	90001	6021006026	0	0	2	0	Shortfall of Sites	0.159687	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		217684	229207
Unincorporated Los Angeles County	1400 E 77TH ST LOS ANGELES CA 90001	90001	6021007001	0	0	4	0	Shortfall of Sites	0.155816	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		321300	81600
Unincorporated Los Angeles County	1410 E 77TH ST LOS ANGELES CA 90001	90001	6021007002	0	0	3	0	Shortfall of Sites	0.15781	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		158910	179327
Unincorporated Los Angeles County	1418 E 77TH ST LOS ANGELES CA 90001	90001	6021007004	0	0	3	0	Shortfall of Sites	0.130655	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		85949	134044
Unincorporated Los Angeles County	1424 E 77TH ST LOS ANGELES CA 90001	90001	6021007005	0	0	3	0	Shortfall of Sites	0.152101	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		188461	91757
Unincorporated Los Angeles County	1428 E 77TH ST LOS ANGELES CA 90001	90001	6021007006	0	0	4	0	Shortfall of Sites	0.149908	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	3923
Unincorporated Los Angeles County	1434 E 77TH ST LOS ANGELES CA 90001	90001	6021007007	0	0	3	0	Shortfall of Sites	0.131687	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		102376	66085
Unincorporated Los Angeles County	1442 E 77TH ST LOS ANGELES CA 90001	90001	6021007009	0	0	7	0	Shortfall of Sites	0.267319	H18	R-3	H30	RLM-2	20	30	7	Non-Vacant	Residential - 1		85949	94187
Unincorporated Los Angeles County	1445 E 77TH PL LOS ANGELES CA 90001	90001	6021007015	0	0	3	0	Shortfall of Sites	0.148163	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		103859	146705
Unincorporated Los Angeles County	1439 E 77TH PL LOS ANGELES CA 90001	90001	6021007016	0	0	4	0	Shortfall of Sites	0.150624	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		279888	69972
Unincorporated Los Angeles County	1435 E 77TH PL LOS ANGELES CA 90001	90001	6021007017	0	0	4	0	Shortfall of Sites	0.15002	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		165824	119873
Unincorporated Los Angeles County	1429 E 77TH PL LOS ANGELES CA 90001	90001	6021007018	0	0	4	0	Shortfall of Sites	0.148544	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		147471	120460
Unincorporated Los Angeles County	1419 E 77TH PL LOS ANGELES CA 90001	90001	6021007020	0	0	4	0	Shortfall of Sites	0.150185	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	16416
Unincorporated Los Angeles County	1415 E 77TH PL LOS ANGELES CA 90001	90001	6021007021	0	0	4	0	Shortfall of Sites	0.151864	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		53363	64738
Unincorporated Los Angeles County	1409 E 77TH PL LOS ANGELES CA 90001	90001	6021007022	0	0	4	0	Shortfall of Sites	0.154128	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		116060	65176
Unincorporated Los Angeles County	1425 E 77TH PL LOS ANGELES CA 90001	90001	6021007025	0	0	3	0	Shortfall of Sites	0.150797	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		206729	137817
Unincorporated Los Angeles County	1404 E 77TH PL LOS ANGELES CA 90001	90001	6021008001	0	0	3	0	Shortfall of Sites	0.168692	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		16898	63892
Unincorporated Los Angeles County	1410 E 77TH PL LOS ANGELES CA 90001	90001	6021008002	0	0	2	0	Shortfall of Sites	0.154777	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		202846	211290
Unincorporated Los Angeles County	1414 E 77TH PL LOS ANGELES CA 90001	90001	6021008003	0	0	4	0	Shortfall of Sites	0.152293	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		75274	99451
Unincorporated Los Angeles County	1420 E 77TH PL LOS ANGELES CA 90001	90001	6021008004	0	0	3	0	Shortfall of Sites	0.150887	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		100798	159887
Unincorporated Los Angeles County	1424 E 77TH PL LOS ANGELES CA 90001	90001	6021008005	0	0	3	0	Shortfall of Sites	0.151271	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		203924	147204
Unincorporated Los Angeles County	1428 E 77TH PL LOS ANGELES CA 90001	90001	6021008006	0	0	1	0	Shortfall of Sites	0.149772	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		270504	269994
Unincorporated Los Angeles County	1434 E 77TH PL LOS ANGELES CA 90001	90001	6021008007	0	0	3	0	Shortfall of Sites	0.150538	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		78174	109372
Unincorporated Los Angeles County	1440 E 77TH PL LOS ANGELES CA 90001	90001	6021008008	0	0	3	0	Shortfall of Sites	0.151394	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		183759	126332
Unincorporated Los Angeles County	1446 E 77TH PL LOS ANGELES CA 90001	90001	6021008009	0	0	3	0	Shortfall of Sites	0.149884	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		96021	128939
Unincorporated Los Angeles County	1447 E 78TH ST LOS ANGELES CA 90001	90001	6021008015	0	0	3	0	Shortfall of Sites	0.14832	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		143597	201803
Unincorporated Los Angeles County	1433 E 78TH ST LOS ANGELES CA 90001	90001	6021008017	0	0	3	0	Shortfall of Sites	0.14839	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		70633	111014
Unincorporated Los Angeles County	1431 E 78TH ST LOS ANGELES CA 90001	90001	6021008018	0	0	4	0	Shortfall of Sites	0.148961	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		307011	105333
Unincorporated Los Angeles County	1423 E 78TH ST LOS ANGELES CA 90001	90001	6021008019	0	0	2	0	Shortfall of Sites	0.150475	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		379200	200800
Unincorporated Los Angeles County	1421 E 78TH ST LOS ANGELES CA 90001	90001	6021008020	0	0	4	0	Shortfall of Sites	0.149381	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		129458	61854
Unincorporated Los Angeles County	1417 E 78TH ST LOS ANGELES CA 90001	90001	6021008021	0	0	2	0	Shortfall of Sites	0.150747	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		109333	252324
Unincorporated Los Angeles County	1409 E 78TH ST LOS ANGELES CA 90001	90001	6021008022	0	0	3	0	Shortfall of Sites	0.152616	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		168592	138042
Unincorporated Los Angeles County	1401 E 78TH ST LOS ANGELES CA 90001	90001	6021008023	0	0	1	0	Shortfall of Sites	0.167195	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 5		252748	187363
Unincorporated Los Angeles County	1441 E 78TH ST LOS ANGELES CA 90001	90001	6021008034	0	0	4	0	Shortfall of Sites	0.150599	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		46017	107536
Unincorporated Los Angeles County	1518 E 78TH ST LOS ANGELES CA 90001	90001	6021009005	0	0	4	0	Shortfall of Sites	0.137293	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		175244	136951
Unincorporated Los Angeles County	1522 E 78TH ST LOS ANGELES CA 90001	90001	6021009006	0	0	4	0	Shortfall of Sites	0.137919	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		28837	18883
Unincorporated Los Angeles County	1526 E 78TH ST LOS ANGELES CA 90001	90001	6021009007	0	0	4	0	Shortfall of Sites	0.137167	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		84747	70631
Unincorporated Los Angeles County	1530 E 78TH ST FLORENCE CA 90001	90001	6021009008	0	0	4	0	Shortfall of Sites	0.136255	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		273900	181100
Unincorporated Los Angeles County	1534 E 78TH ST LOS ANGELES CA 90001	90001	6021009009	0	0	3	0	Shortfall of Sites	0.137796	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		134266	50617
Unincorporated Los Angeles County	1540 E 78TH ST LOS ANGELES CA 90001	90001	6021009010	0	0	4	0	Shortfall of Sites	0.136121	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		142975	55149
Unincorporated Los Angeles County	1544 E 78TH ST LOS ANGELES CA 90001	90001	6021009011	0	0	4	0	Shortfall of Sites	0.137805	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		124507	38319
Unincorporated Los Angeles County	1546 E 78TH ST LOS ANGELES CA 90001	90001	6021009012	0	0	4	0	Shortfall of Sites	0.143245	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		171979	102747
Unincorporated Los Angeles County	1552 E 78TH ST LOS ANGELES CA 90001	90001	6021009013	0	0	2	0	Shortfall of Sites	0.130884	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		286372	114993
Unincorporated Los Angeles County	7809 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021009014	0	0	3	0	Shortfall of Sites	0.127712	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		23213	15380
Unincorporated Los Angeles County	7813 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021009015	0	0	1	0	Shortfall of Sites	0.125786	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		306000	204000
Unincorporated Los Angeles County	1518 E 77TH PL LOS ANGELES CA 90001	90001	6021010004	0	0	3	0	Shortfall of Sites	0.131828	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		104128	61686
Unincorporated Los Angeles County	1522 E 77TH PL LOS ANGELES CA 90001	90001	6021010005	0	0	3	0	Shortfall of Sites	0.131543	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		142201	61019
Unincorporated Los Angeles County	1526 E 77TH PL LOS ANGELES CA 90001	90001	6021010006	0	0	1	0	Shortfall of Sites	0.130447	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		65689	175195
Unincorporated Los Angeles County	1530 E 77TH PL LOS ANGELES CA 90001	90001	6021010007	0	0	3	0	Shortfall of Sites	0.130909	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		56280	99049
Unincorporated Los Angeles County	1534 E 77TH PL LOS ANGELES CA 90001	90001	6021010008	0	0	2	0	Shortfall of Sites	0.130689	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		13596	23265
Unincorporated Los Angeles County	1538 E 77TH PL LOS ANGELES CA 90001	90001	6021010009	0	0	2	0	Shortfall of Sites	0.130543	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		62462	62462
Unincorporated Los Angeles County	1542 E 77TH PL LOS ANGELES CA 90001	90001	6021010010	0	0	3	0	Shortfall of Sites	0.129536	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		112132	98938
Unincorporated Los Angeles County	1548 E 77TH PL LOS ANGELES CA 90001	90001	6021010011	0	0	3	0	Shortfall of Sites	0.137264	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		135811	85839
Unincorporated Los Angeles County	7753 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021010012	0	0	3	0	Shortfall of Sites	0.150797	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		30225	74863
Unincorporated Los Angeles County	7757 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021010013	0	0	3	0	Shortfall of Sites	0.144696	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		14033	39542
Unincorporated Los Angeles County	7763 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021010014	0	0	4	0	Shortfall of Sites	0.140397	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		281520	70380
Unincorporated Los Angeles County	7767 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021010015	0	0	3	0	Shortfall of Sites	0.142797	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		197802	118680
Unincorporated Los Angeles County	1549 E 78TH ST LOS ANGELES CA 90001	90001	6021010018	0	0	4	0	Shortfall of Sites	0.136932	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		272688	135668
Unincorporated Los Angeles County	1545 E 78TH ST LOS ANGELES CA 90001	90001	6021010019	0	0	3	0	Shortfall of Sites	0.129907	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		13596	7664
Unincorporated Los Angeles County	1537 E 78TH ST LOS ANGELES CA 90001	90001	6021010020	0	0	3	0	Shortfall of Sites	0.129795	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		281520	70380
Unincorporated Los Angeles County	1533 E 78TH ST LOS ANGELES CA 90001	90001	6021010021	0	0	2	0	Shortfall of Sites	0.129634	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		191415	106965
Unincorporated Los Angeles County	1529 E 78TH ST LOS ANGELES CA 90001	90001	6021010022	0	0	3	0	Shortfall of Sites	0.129527	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		13596	9645
Unincorporated Los Angeles County	1525 E 78TH ST LOS ANGELES CA 90001	90001	6021010023	0	0	3	0	Shortfall of Sites	0.129526	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		16994	12688
Unincorporated Los Angeles County	1521 E 78TH ST LOS ANGELES CA 90001	90001	6021010024	0	0	2	0	Shortfall of Sites	0.130141	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		110899	147396
Unincorporated Los Angeles County	1519 E 78TH ST LOS ANGELES CA 90001	90001	6021010025	0	0	3	0	Shortfall of Sites	0.128525	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		107858	63258
Unincorporated Los Angeles County	1512 E 77TH ST LOS ANGELES CA 90001	90001	6021011007	0	0	2	0	Shortfall of Sites	0.132377	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		85815	162608
Unincorporated Los Angeles County	1520 E 77TH ST LOS ANGELES CA 90001	90001	6021011008	0	0	3	0	Shortfall of Sites	0.131703	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		99237	87459
Unincorporated Los Angeles County	1524 E 77TH ST LOS ANGELES CA 90001	90001	6021011009	0	0	2	0	Shortfall of Sites	0.132086	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		360309	224191
Unincorporated Los Angeles County	1528 E 77TH ST LOS ANGELES CA 90001	90001	6021011010	0	0	3	0	Shortfall of Sites	0.130923	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		96657	135974
Unincorporated Los Angeles County	1532 E 77TH ST LOS ANGELES CA 90001	90001	6021011011	0	0	3	0	Shortfall of Sites	0.130705	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		129776	62175
Unincorporated Los Angeles County	1538 E 77TH ST LOS ANGELES CA 90001	90001	6021011012	0	0	3	0	Shortfall of Sites	0.130437	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		121121	57123
Unincorporated Los Angeles County	1542 E 77TH ST LOS ANGELES CA 90001	90001	6021011013	0	0	3	0	Shortfall of Sites	0.130055	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		78511	68195
Unincorporated Los Angeles County	1546 E 77TH ST LOS ANGELES CA 90001	90001	6021011014	0	0	3	0	Shortfall of Sites	0.138523	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		132425	157774
Unincorporated Los Angeles County	7707 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021011015	0	0	3	0	Shortfall of Sites	0.154139	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		117108	85416
Unincorporated Los Angeles County	7711 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021011016	0	0	4	0	Shortfall of Sites	0.14234	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		130352	148414
Unincorporated Los Angeles County	7715 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021011017	0	0	4	0	Shortfall of Sites	0.138795	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	12060
Unincorporated Los Angeles County	7721 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021011018	0	0	3	0	Shortfall of Sites	0.143053	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		123730	196639
Unincorporated Los Angeles County	7729 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021011019	0	0	2	0	Shortfall of Sites	0.147214	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		219781	192308
Unincorporated Los Angeles County	1547 E 77TH PL LOS ANGELES CA 90001	90001	6021011020	0	0	4	0	Shortfall of Sites	0.136127	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		190666	47662
Unincorporated Los Angeles County	1543 E 77TH PL LOS ANGELES CA 90001	90001	6021011021	0	0	3	0	Shortfall of Sites	0.128886	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		207282	159839
Unincorporated Los Angeles County	1539 E 77TH PL LOS ANGELES CA 90001	90001	6021011022	0	0	3	0	Shortfall of Sites	0.127912	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		104235	44665
Unincorporated Los Angeles County	1535 E 77TH PL LOS ANGELES CA 90001	90001	6021011023	0	0	3	0	Shortfall of Sites	0.127544	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		208688	72398
Unincorporated Los Angeles County	1529 E 77TH PL LOS ANGELES CA 90001	90001	6021011024	0	0	3	0	Shortfall of Sites	0.127864	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		154248	91164
Unincorporated Los Angeles County	1523 E 77TH PL LOS ANGELES CA 90001	90001	6021011025	0	0	3	0	Shortfall of Sites	0.127639	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		57557	37123
Unincorporated Los Angeles County	1521 E 77TH PL LOS ANGELES CA 90001	90001	6021011026	0	0	3	0	Shortfall of Sites	0.126645	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		154615	45707
Unincorporated Los Angeles County	1517 E 77TH PL LOS ANGELES CA 90001	90001	6021011027	0	0	3	0	Shortfall of Sites	0.126395	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		148221	88421
Unincorporated Los Angeles County	1516 E 76TH PL LOS ANGELES CA 90001	90001	6021012004	0	0	3	0	Shortfall of Sites	0.129139	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		289110	72274
Unincorporated Los Angeles County	1520 E 76TH PL LOS ANGELES CA 90001	90001	6021012005	0	0	3	0	Shortfall of Sites	0.12887	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		48772	48772
Unincorporated Los Angeles County	1524 E 76TH PL LOS ANGELES CA 90001	90001	6021012006	0	0	3	0	Shortfall of Sites	0.130193	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		130992	80788
Unincorporated Los Angeles County	1528 E 76TH PL LOS ANGELES CA 90001	90001	6021012007	0	0	3	0	Shortfall of Sites	0.129326	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		13596	8101
Unincorporated Los Angeles County	1534 E 76TH PL LOS ANGELES CA 90001	90001	6021012008	0	0	2	0	Shortfall of Sites	0.129408	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		112921	108402
Unincorporated Los Angeles County	1538 E 76TH PL LOS ANGELES CA 90001	90001	6021012009	0	0	3	0	Shortfall of Sites	0.129513	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		135357	20032
Unincorporated Los Angeles County	1542 E 76TH PL LOS ANGELES CA 90001	90001	6021012010	0	0	2	0	Shortfall of Sites	0.13118	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		126263	155042
Unincorporated Los Angeles County	1546 E 76TH PL LOS ANGELES CA 90001	90001	6021012011	0	0	4	0	Shortfall of Sites	0.134252	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		26895	23167
Unincorporated Los Angeles County	7651 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021012012	0	0	4	0	Shortfall of Sites	0.153271	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		20264	49867
Unincorporated Los Angeles County	7659 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021012013	0	0	3	0	Shortfall of Sites	0.142567	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		137117	83786
Unincorporated Los Angeles County	7665 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021012014	0	0	2	0	Shortfall of Sites	0.143195	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		14033	71656
Unincorporated Los Angeles County	7667 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021012015	0	0	1	0	Shortfall of Sites	0.141054	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		271431	181319

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	1547 E 77TH ST LOS ANGELES CA 90001	90001	6021012018	0	0	3	0	Shortfall of Sites	0.132353	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		131773	80759
Unincorporated Los Angeles County	1543 E 77TH ST LOS ANGELES CA 90001	90001	6021012019	0	0	3	0	Shortfall of Sites	0.128427	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		255000	119340
Unincorporated Los Angeles County	1539 E 77TH ST LOS ANGELES CA 90001	90001	6021012020	0	0	3	0	Shortfall of Sites	0.126954	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		105122	71598
Unincorporated Los Angeles County	1533 E 77TH ST LOS ANGELES CA 90001	90001	6021012021	0	0	3	0	Shortfall of Sites	0.126793	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		109925	78681
Unincorporated Los Angeles County	1529 E 77TH ST LOS ANGELES CA 90001	90001	6021012022	0	0	3	0	Shortfall of Sites	0.126635	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		225506	62398
Unincorporated Los Angeles County	1525 E 77TH ST LOS ANGELES CA 90001	90001	6021012023	0	0	1	0	Shortfall of Sites	0.126964	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		123333	168778
Unincorporated Los Angeles County	1517 E 77TH ST LOS ANGELES CA 90001	90001	6021012024	0	0	2	0	Shortfall of Sites	0.126447	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		172272	186179
Unincorporated Los Angeles County	1515 E 77TH ST LOS ANGELES CA 90001	90001	6021012025	0	0	3	0	Shortfall of Sites	0.127361	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		24340	19873
Unincorporated Los Angeles County	7775 MAIE AVE LOS ANGELES CA 90001	90001	6021017009	0	0	4	0	Shortfall of Sites	0.152484	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		116207	69047
Unincorporated Los Angeles County	7771 MAIE AVE LOS ANGELES CA 90001	90001	6021017010	0	0	1	0	Shortfall of Sites	0.135605	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		12278	45690
Unincorporated Los Angeles County	7780 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017011	0	0	4	0	Shortfall of Sites	0.146818	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		223942	155527
Unincorporated Los Angeles County	7774 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017012	0	0	4	0	Shortfall of Sites	0.138363	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		239335	94045
Unincorporated Los Angeles County	7770 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017013	0	0	2	0	Shortfall of Sites	0.1432	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		14033	33912
Unincorporated Los Angeles County	7754 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017016	0	0	3	0	Shortfall of Sites	0.210611	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 4		18874	59092
Unincorporated Los Angeles County	7757 MAIE AVE LOS ANGELES CA 90001	90001	6021017018	0	0	2	0	Shortfall of Sites	0.198364	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 4		16898	66346
Unincorporated Los Angeles County	7753 MAIE AVE LOS ANGELES CA 90001	90001	6021017019	0	0	4	0	Shortfall of Sites	0.134334	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		143263	63672
Unincorporated Los Angeles County	7729 MAIE AVE LOS ANGELES CA 90001	90001	6021017020	0	0	3	0	Shortfall of Sites	0.143761	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		121859	83360
Unincorporated Los Angeles County	7725 MAIE AVE LOS ANGELES CA 90001	90001	6021017021	0	0	3	0	Shortfall of Sites	0.129344	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		158513	82812
Unincorporated Los Angeles County	7752 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017022	0	0	4	0	Shortfall of Sites	0.140629	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		201881	72133
Unincorporated Los Angeles County	7736 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017023	0	0	3	0	Shortfall of Sites	0.15198	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		204551	131045
Unincorporated Los Angeles County	7730 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017024	0	0	4	0	Shortfall of Sites	0.136838	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		120252	48640
Unincorporated Los Angeles County	7720 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017025	0	0	1	0	Shortfall of Sites	0.151718	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		18402	18815
Unincorporated Los Angeles County	7718 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017026	0	0	4	0	Shortfall of Sites	0.152071	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		309871	77467
Unincorporated Los Angeles County	7721 MAIE AVE LOS ANGELES CA 90001	90001	6021017027	0	0	4	0	Shortfall of Sites	0.159906	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		205100	137200
Unincorporated Los Angeles County	7719 MAIE AVE LOS ANGELES CA 90001	90001	6021017028	0	0	4	0	Shortfall of Sites	0.199295	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14920	10078
Unincorporated Los Angeles County	7708 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017029	0	0	2	0	Shortfall of Sites	0.155757	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		441017	220505
Unincorporated Los Angeles County	7709 MAIE AVE LOS ANGELES CA 90001	90001	6021017030	0	0	4	0	Shortfall of Sites	0.178229	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		300000	160000
Unincorporated Los Angeles County	7701 MAIE AVE LOS ANGELES CA 90001	90001	6021017031	0	0	2	0	Shortfall of Sites	0.179863	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 4		42578	96728
Unincorporated Los Angeles County	7700 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017033	0	0	4	0	Shortfall of Sites	0.163909	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		131251	85109
Unincorporated Los Angeles County	7678 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017034	0	0	2	0	Shortfall of Sites	0.158709	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		35806	83582
Unincorporated Los Angeles County	7674 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017037	0	0	3	0	Shortfall of Sites	0.121881	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		172856	110658
Unincorporated Los Angeles County	7670 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017038	0	0	3	0	Shortfall of Sites	0.121714	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		266044	88398
Unincorporated Los Angeles County	7666 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017039	0	0	3	0	Shortfall of Sites	0.117081	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		12493	26645
Unincorporated Los Angeles County	7662 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017040	0	0	3	0	Shortfall of Sites	0.120297	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		140214	35050
Unincorporated Los Angeles County	7658 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017041	0	0	3	0	Shortfall of Sites	0.11842	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		113518	67143
Unincorporated Los Angeles County	7654 MIRAMONTE BLVD LOS ANGELES CA 90001	90001	6021017042	0	0	3	0	Shortfall of Sites	0.121835	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		141866	95892
Unincorporated Los Angeles County	7621 MAIE AVE LOS ANGELES CA 90001	90001	6021017046	0	0	2	0	Shortfall of Sites	0.121494	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		87793	124242
Unincorporated Los Angeles County	7629 MAIE AVE LOS ANGELES CA 90001	90001	6021017048	0	0	3	0	Shortfall of Sites	0.115916	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		16958	26277
Unincorporated Los Angeles County	7635 MAIE AVE LOS ANGELES CA 90001	90001	6021017049	0	0	3	0	Shortfall of Sites	0.124988	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		258019	64504
Unincorporated Los Angeles County	7639 MAIE AVE LOS ANGELES CA 90001	90001	6021017051	0	0	3	0	Shortfall of Sites	0.123988	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		127451	137647
Unincorporated Los Angeles County	7625 MAIE AVE LOS ANGELES CA 90001	90001	6021017053	0	0	3	0	Shortfall of Sites	0.122135	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		18772	83482
Unincorporated Los Angeles County	7801 MAIE AVE LOS ANGELES CA 90001	90001	6021017054	0	0	4	0	Shortfall of Sites	0.13945	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		138524	217619
Unincorporated Los Angeles County	7767 MAIE AVE LOS ANGELES CA 90001	90001	6021017056	0	0	5	0	Shortfall of Sites	0.254084	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 2		167898	161881
Unincorporated Los Angeles County	7619 MAIE AVE LOS ANGELES CA 90001	90001	6021017057	0	0	3	0	Shortfall of Sites	0.119274	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		106745	53315
Unincorporated Los Angeles County	7645 MAIE AVE LOS ANGELES CA 90001	90001	6021017058	0	0	3	0	Shortfall of Sites	0.172537	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		70178	193210
Unincorporated Los Angeles County	1308 E 77TH PL LOS ANGELES CA 90001	90001	6024018016	0	0	3	0	Shortfall of Sites	0.160583	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		220780	281494
Unincorporated Los Angeles County	1312 E 77TH PL LOS ANGELES CA 90001	90001	6024018017	0	0	3	0	Shortfall of Sites	0.147506	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		104705	128313
Unincorporated Los Angeles County	1318 E 77TH PL LOS ANGELES CA 90001	90001	6024018018	0	0	3	0	Shortfall of Sites	0.151415	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		14476	16453
Unincorporated Los Angeles County	1322 E 77TH PL LOS ANGELES CA 90001	90001	6024018019	0	0	1	0	Shortfall of Sites	0.143883	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		102559	285631
Unincorporated Los Angeles County	1328 E 77TH PL LOS ANGELES CA 90001	90001	6024018020	0	0	3	0	Shortfall of Sites	0.154416	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		54608	114535
Unincorporated Los Angeles County	1330 E 77TH PL LOS ANGELES CA 90001	90001	6024018021	0	0	1	0	Shortfall of Sites	0.152911	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		323668	175099
Unincorporated Los Angeles County	1336 E 77TH PL LOS ANGELES CA 90001	90001	6024018022	0	0	3	0	Shortfall of Sites	0.149923	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		67821	57823
Unincorporated Los Angeles County	1342 E 77TH PL LOS ANGELES CA 90001	90001	6024018023	0	0	3	0	Shortfall of Sites	0.150807	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		35102	52668
Unincorporated Los Angeles County	1348 E 77TH PL LOS ANGELES CA 90001	90001	6024018024	0	0	4	0	Shortfall of Sites	0.151559	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		176703	114505
Unincorporated Los Angeles County	1352 E 77TH PL LOS ANGELES CA 90001	90001	6024018025	0	0	4	0	Shortfall of Sites	0.149296	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		102051	71849
Unincorporated Los Angeles County	1358 E 77TH PL LOS ANGELES CA 90001	90001	6024018026	0	0	4	0	Shortfall of Sites	0.175856	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		146103	115506
Unincorporated Los Angeles County	7773 PARMELEE AVE LOS ANGELES CA 90001	90001	6024018027	0	0	4	0	Shortfall of Sites	0.173601	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		16898	12493
Unincorporated Los Angeles County	1351 E 78TH ST LOS ANGELES CA 90001	90001	6024018028	0	0	3	0	Shortfall of Sites	0.148301	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		144473	66080
Unincorporated Los Angeles County	1349 E 78TH ST LOS ANGELES CA 90001	90001	6024018029	0	0	3	0	Shortfall of Sites	0.151297	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		141825	81041
Unincorporated Los Angeles County	1341 E 78TH ST LOS ANGELES CA 90001	90001	6024018030	0	0	2	0	Shortfall of Sites	0.150703	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		231164	287393
Unincorporated Los Angeles County	1337 E 78TH ST LOS ANGELES CA 90001	90001	6024018031	0	0	3	0	Shortfall of Sites	0.147705	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		174148	180744
Unincorporated Los Angeles County	1333 E 78TH ST LOS ANGELES CA 90001	90001	6024018032	0	0	2	0	Shortfall of Sites	0.152953	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		37799	91551
Unincorporated Los Angeles County	1329 E 78TH ST LOS ANGELES CA 90001	90001	6024018033	0	0	4	0	Shortfall of Sites	0.153851	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		45897	43987
Unincorporated Los Angeles County	1323 E 78TH ST LOS ANGELES CA 90001	90001	6024018034	0	0	2	0	Shortfall of Sites	0.144087	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		336289	328116
Unincorporated Los Angeles County	1319 E 78TH ST LOS ANGELES CA 90001	90001	6024018035	0	0	4	0	Shortfall of Sites	0.149337	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		295800	51000
Unincorporated Los Angeles County	1317 E 78TH ST LOS ANGELES CA 90001	90001	6024018036	0	0	2	0	Shortfall of Sites	0.147231	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		338004	193052
Unincorporated Los Angeles County	1309 E 78TH ST LOS ANGELES CA 90001	90001	6024018037	0	0	4	0	Shortfall of Sites	0.161143	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		222945	64666
Unincorporated Los Angeles County	7218 MACE PL LOS ANGELES CA 90001	90001	6024019004	0	0	2	0	Shortfall of Sites	0.115076	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		113750	88053
Unincorporated Los Angeles County	7226 MACE PL LOS ANGELES CA 90001	90001	6024019006	0	0	2	0	Shortfall of Sites	0.116281	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		123680	24726
Unincorporated Los Angeles County	7230 MACE PL LOS ANGELES CA 90001	90001	6024019007	0	0	3	0	Shortfall of Sites	0.116627	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		123864	83329
Unincorporated Los Angeles County	7300 MACE PL LOS ANGELES CA 90001	90001	6024019008	0	0	1	0	Shortfall of Sites	0.117354	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		263221	142534
Unincorporated Los Angeles County	7304 MACE PL LOS ANGELES CA 90001	90001	6024019009	0	0	2	0	Shortfall of Sites	0.116623	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		142984	143098
Unincorporated Los Angeles County	7310 MACE PL LOS ANGELES CA 90001	90001	6024019010	0	0	2	0	Shortfall of Sites	0.11759	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		243488	99119
Unincorporated Los Angeles County	7314 MACE PL LOS ANGELES CA 90001	90001	6024019011	0	0	2	0	Shortfall of Sites	0.116351	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		213930	297454
Unincorporated Los Angeles County	7318 MACE PL LOS ANGELES CA 90001	90001	6024019012	0	0	3	0	Shortfall of Sites	0.119281	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		150199	30444
Unincorporated Los Angeles County	7402 MACE PL LOS ANGELES CA 90001	90001	6024019013	0	0	2	0	Shortfall of Sites	0.117116	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		154336	156390
Unincorporated Los Angeles County	7408 MACE PL LOS ANGELES CA 90001	90001	6024019014	0	0	3	0	Shortfall of Sites	0.118182	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		124017	51182
Unincorporated Los Angeles County	7219 ELSIE ST LOS ANGELES CA 90001	90001	6024019021	0	0	1	0	Shortfall of Sites	0.121337	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		90875	116844
Unincorporated Los Angeles County	7225 ELSIE ST LOS ANGELES CA 90001	90001	6024019022	0	0	4	0	Shortfall of Sites	0.180524	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		38250	9546
Unincorporated Los Angeles County	7229 ELSIE ST LOS ANGELES CA 90001	90001	6024019023	0	0	4	0	Shortfall of Sites	0.143729	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		54624	48772
Unincorporated Los Angeles County	7301 ELSIE ST LOS ANGELES CA 90001	90001	6024019024	0	0	2	0	Shortfall of Sites	0.133558	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		168633	181546
Unincorporated Los Angeles County	7307 ELSIE ST LOS ANGELES CA 90001	90001	6024019025	0	0	2	0	Shortfall of Sites	0.134678	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		275400	330480
Unincorporated Los Angeles County	7311 ELSIE ST LOS ANGELES CA 90001	90001	6024019026	0	0	2	0	Shortfall of Sites	0.120139	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		24946	10534
Unincorporated Los Angeles County	7315 ELSIE ST LOS ANGELES CA 90001	90001	6024019027	0	0	2	0	Shortfall of Sites	0.119363	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		284522	91381
Unincorporated Los Angeles County	7319 ELSIE ST LOS ANGELES CA 90001	90001	6024019028	0	0	3	0	Shortfall of Sites	0.118411	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		252847	63207
Unincorporated Los Angeles County	7403 ELSIE ST LOS ANGELES CA 90001	90001	6024019029	0	0	3	0	Shortfall of Sites	0.120419	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		217832	51805
Unincorporated Los Angeles County	7405 ELSIE ST LOS ANGELES CA 90001	90001	6024019030	0	0	1	0	Shortfall of Sites	0.115956	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 3		218484	164383
Unincorporated Los Angeles County	7411 ELSIE ST LOS ANGELES CA 90001	90001	6024019031	0	0	3	0	Shortfall of Sites	0.120784	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		163517	139231
Unincorporated Los Angeles County	7222 ELSIE ST LOS ANGELES CA 90001	90001	6024019033	0	0	3	0	Shortfall of Sites	0.117794	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		127281	69425
Unincorporated Los Angeles County	7307 PARMELEE AVE LOS ANGELES CA 90001	90001	6024019040	0	0	3	0	Shortfall of Sites	0.11967	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		42602	75754
Unincorporated Los Angeles County	7313 PARMELEE AVE LOS ANGELES CA 90001	90001	6024019042	0	0	3	0	Shortfall of Sites	0.11798	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		11570	58791
Unincorporated Los Angeles County	7402 ELSIE ST LOS ANGELES CA 90001	90001	6024019044	0	0	2	0	Shortfall of Sites	0.115468	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		157138	151464
Unincorporated Los Angeles County	7230 HOOPER AVE LOS ANGELES CA 90001	90001	6024019062	0	0	4	0	Shortfall of Sites	0.156265	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		279646	141445
Unincorporated Los Angeles County	7219 PARMELEE AVE LOS ANGELES CA 90001	90001	6024019066	0	0	3	0	Shortfall of Sites	0.140859	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		136833	221785
Unincorporated Los Angeles County	7509 PARMELEE AVE LOS ANGELES CA 90001	90001	6024020040	0	0	4	0	Shortfall of Sites	0.141392	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	9202
Unincorporated Los Angeles County	1350 E 75TH ST LOS ANGELES CA 90001	90001	6024020041	0	0	4	0	Shortfall of Sites	0.134434	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		13596	11184
Unincorporated Los Angeles County	1351 E 76TH ST LOS ANGELES CA 90001	90001	6024020063	0	0	2	0	Shortfall of Sites	0.134545	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		183286	191822
Unincorporated Los Angeles County	1359 E 75TH ST LOS ANGELES CA 90001	90001	6024020066	0	0	4	0	Shortfall of Sites	0.137763	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		107421	50855
Unincorporated Los Angeles County	1353 E 75TH ST LOS ANGELES CA 90001	90001	6024020077	0	0	4	0	Shortfall of Sites	0.134531	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		130068	79718
Unincorporated Los Angeles County	1352 E 76TH ST LOS ANGELES CA 90001	90001	6024021026	0	0	4	0	Shortfall of Sites	0.134912	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	11345
Unincorporated Los Angeles County	1313 E 76TH PL LOS ANGELES CA 90001	90001	6024021040	0	0	3	0	Shortfall of Sites	0.146918	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		145666	145666
Unincorporated Los Angeles County	1319 E 76TH PL LOS ANGELES CA 90001	90001	6024021041	0	0	3	0	Shortfall of Sites	0.147144	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		126472	118941
Unincorporated Los Angeles County	1323 E 76TH PL LOS ANGELES CA 90001	90001	6024021042	0	0	3	0	Shortfall of Sites	0.14925	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		67351	114699
Unincorporated Los Angeles County	1327 E 76TH PL LOS ANGELES CA 90001	90001	6024021043	0	0	4	0	Shortfall of Sites	0.149467	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		128089	55842
Unincorporated Los Angeles County	1331 E 76TH PL LOS ANGELES CA 90001	90001	6024021044	0	0	2	0	Shortfall of Sites	0.146912	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		166300	184963
Unincorporated Los Angeles County	1335 E 76TH PL LOS ANGELES CA 90001	90001	6024021045	0	0	3	0	Shortfall of Sites	0.15274	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		124897	193727
Unincorporated Los Angeles County	1339 E 76TH PL LOS ANGELES CA 90001	90001	6024021046	0	0	3	0	Shortfall of Sites	0.145473	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		306000	300900
Unincorporated Los Angeles County	1343 E 76TH PL LOS ANGELES CA 90001	90001	6024021047	0	0	3	0	Shortfall of Sites	0.150386	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		193928	235946
Unincorporated Los Angeles County	1347 E 76TH PL LOS ANGELES CA 90001	90001	6024021048	0	0	4	0	Shortfall of Sites	0.149685	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		140826	24075
Unincorporated Los Angeles County	1351 E 76TH PL LOS ANGELES CA 90001	90001	6024021049	0	0	3	0	Shortfall of Sites	0.150851	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		120828	102550
Unincorporated Los Angeles County	1355 E 76TH PL LOS ANGELES CA 90001	90001	6024021050	0	0	3	0	Shortfall of Sites	0.147565	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		149179	271267
Unincorporated Los Angeles County	1356 E 76TH ST LOS ANGELES CA 90001	90001	6024021056	0	0	3	0	Shortfall of Sites	0.137705	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		28480	16678
Unincorporated Los Angeles County	7719 PARMELEE AVE LOS ANGELES CA 90001	90001	6024022036	0	0	3	0	Shortfall of Sites	0.176185	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		220780	141299
Unincorporated Los Angeles County	1351 E 77TH PL LOS ANGELES CA 90001	90001	6024022037	0	0	3	0	Shortfall of Sites	0.147842	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		217954	102996
Unincorporated Los Angeles County	1347 E 77TH PL LOS ANGELES CA 90001	90001	6024022038	0	0	4	0	Shortfall of Sites	0.149501	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		132868	74499

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	1343 E 77TH PL LOS ANGELES CA 90001	90001	6024022039	0	0	3	0	Shortfall of Sites	0.153244	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		265200	198900
Unincorporated Los Angeles County	1339 E 77TH PL LOS ANGELES CA 90001	90001	6024022040	0	0	4	0	Shortfall of Sites	0.147089	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14476	28215
Unincorporated Los Angeles County	1333 E 77TH PL LOS ANGELES CA 90001	90001	6024022041	0	0	1	0	Shortfall of Sites	0.150233	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		285600	188700
Unincorporated Los Angeles County	1329 E 77TH PL LOS ANGELES CA 90001	90001	6024022042	0	0	3	0	Shortfall of Sites	0.157148	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		69606	92872
Unincorporated Los Angeles County	1325 E 77TH PL LOS ANGELES CA 90001	90001	6024022043	0	0	4	0	Shortfall of Sites	0.143745	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		124157	60977
Unincorporated Los Angeles County	1321 E 77TH PL LOS ANGELES CA 90001	90001	6024022044	0	0	1	0	Shortfall of Sites	0.151282	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		350000	350000
Unincorporated Los Angeles County	1317 E 77TH PL LOS ANGELES CA 90001	90001	6024022045	0	0	3	0	Shortfall of Sites	0.146006	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		107810	214906
Unincorporated Los Angeles County	1309 E 77TH PL LOS ANGELES CA 90001	90001	6024022046	0	0	3	0	Shortfall of Sites	0.153114	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		178442	108261
Unincorporated Los Angeles County	7661 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007003	0	0	4	0	Shortfall of Sites	0.155268	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		285125	166886
Unincorporated Los Angeles County	7665 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007004	0	0	4	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		16453	12941
Unincorporated Los Angeles County	7669 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007005	0	0	2	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		117745	185036
Unincorporated Los Angeles County	7675 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007006	0	0	2	0	Shortfall of Sites	0.155545	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		350000	250000
Unincorporated Los Angeles County	7681 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007007	0	0	3	0	Shortfall of Sites	0.155545	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		207789	86576
Unincorporated Los Angeles County	7685 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007008	0	0	3	0	Shortfall of Sites	0.15557	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		208256	263384
Unincorporated Los Angeles County	7689 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007009	0	0	4	0	Shortfall of Sites	0.155545	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		26593	186832
Unincorporated Los Angeles County	7701 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007010	0	0	4	0	Shortfall of Sites	0.155258	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		16453	8761
Unincorporated Los Angeles County	7705 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007011	0	0	3	0	Shortfall of Sites	0.155252	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		298490	177270
Unincorporated Los Angeles County	7711 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007012	0	0	3	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		288660	200940
Unincorporated Los Angeles County	7715 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007013	0	0	3	0	Shortfall of Sites	0.155283	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		312120	170625
Unincorporated Los Angeles County	7721 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007014	0	0	3	0	Shortfall of Sites	0.155252	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		160320	154816
Unincorporated Los Angeles County	7727 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007015	0	0	4	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		127671	82581
Unincorporated Los Angeles County	7731 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007016	0	0	3	0	Shortfall of Sites	0.155545	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		76706	70427
Unincorporated Los Angeles County	7735 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007017	0	0	3	0	Shortfall of Sites	0.155545	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		341000	219000
Unincorporated Los Angeles County	7743 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007018	0	0	3	0	Shortfall of Sites	0.15557	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		189016	144760
Unincorporated Los Angeles County	7801 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007019	0	0	4	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		118049	64290
Unincorporated Los Angeles County	7805 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007020	0	0	3	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		16453	21801
Unincorporated Los Angeles County	7811 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007021	0	0	4	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		189977	50598
Unincorporated Los Angeles County	7817 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007022	0	0	3	0	Shortfall of Sites	0.155539	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		218572	111097
Unincorporated Los Angeles County	7821 WHITSETT AVE LOS ANGELES CA 90001	90001	6025007023	0	0	3	0	Shortfall of Sites	0.155576	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		443700	357000
Unincorporated Los Angeles County	1810 E 76TH PL LOS ANGELES CA 90001	90001	6025008001	0	0	4	0	Shortfall of Sites	0.174132	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		120484	34840
Unincorporated Los Angeles County	7660 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008002	0	0	4	0	Shortfall of Sites	0.153727	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	9202
Unincorporated Los Angeles County	7666 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008003	0	0	3	0	Shortfall of Sites	0.153708	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		51636	75921
Unincorporated Los Angeles County	7670 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008004	0	0	4	0	Shortfall of Sites	0.153903	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		105948	136465
Unincorporated Los Angeles County	7672 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008005	0	0	3	0	Shortfall of Sites	0.153903	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		15354	11184
Unincorporated Los Angeles County	7680 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008006	0	0	3	0	Shortfall of Sites	0.154208	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		15354	138603
Unincorporated Los Angeles County	7684 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008007	0	0	3	0	Shortfall of Sites	0.153814	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		392017	341787
Unincorporated Los Angeles County	7688 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008008	0	0	3	0	Shortfall of Sites	0.154186	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		77667	77667
Unincorporated Los Angeles County	7700 S WHITSETT AVE LOS ANGELES CA 90001	90001	6025008009	0	0	3	0	Shortfall of Sites	0.154475	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		250000	288000
Unincorporated Los Angeles County	7706 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008010	0	0	3	0	Shortfall of Sites	0.154481	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		130689	129283
Unincorporated Los Angeles County	7710 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008011	0	0	4	0	Shortfall of Sites	0.153811	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		218212	68907
Unincorporated Los Angeles County	7714 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008012	0	0	3	0	Shortfall of Sites	0.154118	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		113230	139830
Unincorporated Los Angeles County	7722 WHITSETT AVE LOS ANGELES CA 90001	90001	6025008013	0	0	4	0	Shortfall of Sites	0.154469	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		274215	68553
Unincorporated Los Angeles County	7721 WALNUT DR LOS ANGELES CA 90001	90001	6025008014	0	0	3	0	Shortfall of Sites	0.154207	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		33474	94928
Unincorporated Los Angeles County	7715 WALNUT DR LOS ANGELES CA 90001	90001	6025008015	0	0	4	0	Shortfall of Sites	0.153422	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		103687	59925
Unincorporated Los Angeles County	7711 WALNUT DR LOS ANGELES CA 90001	90001	6025008016	0	0	3	0	Shortfall of Sites	0.154175	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		129485	91892
Unincorporated Los Angeles County	7705 WALNUT DR LOS ANGELES CA 90001	90001	6025008017	0	0	4	0	Shortfall of Sites	0.153794	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		106627	102533
Unincorporated Los Angeles County	7701 WALNUT DR LOS ANGELES CA 90001	90001	6025008018	0	0	4	0	Shortfall of Sites	0.154179	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		316200	96900
Unincorporated Los Angeles County	7691 WALNUT DR LOS ANGELES CA 90001	90001	6025008019	0	0	4	0	Shortfall of Sites	0.154208	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		53554	52488
Unincorporated Los Angeles County	7685 WALNUT DR LOS ANGELES CA 90001	90001	6025008020	0	0	3	0	Shortfall of Sites	0.153426	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		55798	83702
Unincorporated Los Angeles County	7681 WALNUT DR LOS ANGELES CA 90001	90001	6025008021	0	0	3	0	Shortfall of Sites	0.154187	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		72814	101290
Unincorporated Los Angeles County	7675 WALNUT DR LOS ANGELES CA 90001	90001	6025008022	0	0	3	0	Shortfall of Sites	0.154179	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		13494	24901
Unincorporated Los Angeles County	7671 WALNUT DR LOS ANGELES CA 90001	90001	6025008023	0	0	3	0	Shortfall of Sites	0.1538	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		18938	45652
Unincorporated Los Angeles County	7665 WALNUT DR LOS ANGELES CA 90001	90001	6025008024	0	0	3	0	Shortfall of Sites	0.154016	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		109609	212696
Unincorporated Los Angeles County	7661 WALNUT DR LOS ANGELES CA 90001	90001	6025008025	0	0	3	0	Shortfall of Sites	0.154007	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		88136	168974
Unincorporated Los Angeles County	7653 WALNUT DR LOS ANGELES CA 90001	90001	6025008026	0	0	4	0	Shortfall of Sites	0.173372	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		65971	45661
Unincorporated Los Angeles County	7726 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009001	0	0	4	0	Shortfall of Sites	0.154475	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		28837	22084
Unincorporated Los Angeles County	7736 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009004	0	0	3	0	Shortfall of Sites	0.120303	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		104485	129958
Unincorporated Los Angeles County	7742 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009005	0	0	4	0	Shortfall of Sites	0.154405	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	41018
Unincorporated Los Angeles County	7802 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009006	0	0	3	0	Shortfall of Sites	0.154754	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		291312	208080
Unincorporated Los Angeles County	7806 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009007	0	0	3	0	Shortfall of Sites	0.154762	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		125564	188038
Unincorporated Los Angeles County	7810 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009008	0	0	4	0	Shortfall of Sites	0.231749	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		322561	240692
Unincorporated Los Angeles County	7818 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009009	0	0	3	0	Shortfall of Sites	0.116257	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		130068	85348
Unincorporated Los Angeles County	7822 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009010	0	0	3	0	Shortfall of Sites	0.115927	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		146576	61143
Unincorporated Los Angeles County	7823 WALNUT DR LOS ANGELES CA 90001	90001	6025009018	0	0	3	0	Shortfall of Sites	0.154205	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		15354	10297
Unincorporated Los Angeles County	7819 WALNUT DR LOS ANGELES CA 90001	90001	6025009019	0	0	3	0	Shortfall of Sites	0.154065	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		210556	118226
Unincorporated Los Angeles County	7811 WALNUT DR LOS ANGELES CA 90001	90001	6025009020	0	0	4	0	Shortfall of Sites	0.153417	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		112421	63235
Unincorporated Los Angeles County	7807 WALNUT DR LOS ANGELES CA 90001	90001	6025009021	0	0	4	0	Shortfall of Sites	0.154185	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	36370
Unincorporated Los Angeles County	7803 WALNUT DR LOS ANGELES CA 90001	90001	6025009022	0	0	4	0	Shortfall of Sites	0.153816	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		23581	122571
Unincorporated Los Angeles County	7743 WALNUT DR LOS ANGELES CA 90001	90001	6025009023	0	0	3	0	Shortfall of Sites	0.15382	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		137776	177728
Unincorporated Los Angeles County	7737 WALNUT DR LOS ANGELES CA 90001	90001	6025009024	0	0	4	0	Shortfall of Sites	0.154254	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		201244	91761
Unincorporated Los Angeles County	7731 WALNUT DR LOS ANGELES CA 90001	90001	6025009025	0	0	3	0	Shortfall of Sites	0.153804	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		86395	77143
Unincorporated Los Angeles County	7727 WALNUT DR LOS ANGELES CA 90001	90001	6025009026	0	0	3	0	Shortfall of Sites	0.154181	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		360041	241691
Unincorporated Los Angeles County	7732 WHITSETT AVE LOS ANGELES CA 90001	90001	6025009027	0	0	4	0	Shortfall of Sites	0.188582	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		59489	71741
Unincorporated Los Angeles County	7822 WALNUT DR LOS ANGELES CA 90001	90001	6025010005	0	0	3	0	Shortfall of Sites	0.152958	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		15354	16453
Unincorporated Los Angeles County	7818 WALNUT DR LOS ANGELES CA 90001	90001	6025010006	0	0	3	0	Shortfall of Sites	0.153328	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		184717	178233
Unincorporated Los Angeles County	7811 BELL AVE LOS ANGELES CA 90001	90001	6025010007	0	0	3	0	Shortfall of Sites	0.153635	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		15354	19968
Unincorporated Los Angeles County	7806 WALNUT DR LOS ANGELES CA 90001	90001	6025010008	0	0	4	0	Shortfall of Sites	0.152942	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	8761
Unincorporated Los Angeles County	7802 WALNUT DR LOS ANGELES CA 90001	90001	6025010009	0	0	3	0	Shortfall of Sites	0.153337	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		114812	121563
Unincorporated Los Angeles County	7742 WALNUT DR LOS ANGELES CA 90001	90001	6025010010	0	0	3	0	Shortfall of Sites	0.152942	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		161065	151451
Unincorporated Los Angeles County	7738 WALNUT DR LOS ANGELES CA 90001	90001	6025010011	0	0	3	0	Shortfall of Sites	0.152941	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		145443	129449
Unincorporated Los Angeles County	7732 WALNUT DR LOS ANGELES CA 90001	90001	6025010012	0	0	4	0	Shortfall of Sites	0.153636	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		135750	70973
Unincorporated Los Angeles County	7726 WALNUT DR LOS ANGELES CA 90001	90001	6025010013	0	0	3	0	Shortfall of Sites	0.15341	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		28393	50938
Unincorporated Los Angeles County	7714 WALNUT DR LOS ANGELES CA 90001	90001	6025010016	0	0	4	0	Shortfall of Sites	0.153769	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		65962	71184
Unincorporated Los Angeles County	7704 WALNUT DR LOS ANGELES CA 90001	90001	6025010019	0	0	3	0	Shortfall of Sites	0.153195	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		282000	273000
Unincorporated Los Angeles County	7700 WALNUT DR LOS ANGELES CA 90001	90001	6025010021	0	0	4	0	Shortfall of Sites	0.153559	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	8101
Unincorporated Los Angeles County	7679 BELL AVE LOS ANGELES CA 90001	90001	6025010026	0	0	3	0	Shortfall of Sites	0.153993	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		29010	42003
Unincorporated Los Angeles County	7672 WALNUT DR LOS ANGELES CA 90001	90001	6025010027	0	0	2	0	Shortfall of Sites	0.153918	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		241659	158188
Unincorporated Los Angeles County	7668 WALNUT DR LOS ANGELES CA 90001	90001	6025010028	0	0	2	0	Shortfall of Sites	0.153451	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		369200	205800
Unincorporated Los Angeles County	7662 WALNUT DR LOS ANGELES CA 90001	90001	6025010029	0	0	2	0	Shortfall of Sites	0.154165	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		72814	114463
Unincorporated Los Angeles County	7658 WALNUT DR LOS ANGELES CA 90001	90001	6025010030	0	0	4	0	Shortfall of Sites	0.153836	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		65190	87791
Unincorporated Los Angeles County	7650 WALNUT DR LOS ANGELES CA 90001	90001	6025010031	0	0	2	0	Shortfall of Sites	0.133391	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Commercial		108779	209800
Unincorporated Los Angeles County	1930 E 73RD ST LOS ANGELES CA 90001	90001	6025013018	0	0	6	0	Shortfall of Sites	0.213405	H18	R-2	H30	RLM-2	20	30	6	Non-Vacant	Residential - 0		165625	228868
Unincorporated Los Angeles County	7415 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025014010	0	0	2	0	Shortfall of Sites	0.128654	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		92007	78848
Unincorporated Los Angeles County	1955 E 75TH ST LOS ANGELES CA 90001	90001	6025014011	0	0	3	0	Shortfall of Sites	0.114788	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		291822	162078
Unincorporated Los Angeles County	1951 E 75TH ST LOS ANGELES CA 90001	90001	6025014012	0	0	2	0	Shortfall of Sites	0.117525	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		330486	185386
Unincorporated Los Angeles County	1947 E 75TH ST LOS ANGELES CA 90001	90001	6025014013	0	0	3	0	Shortfall of Sites	0.116275	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		101318	75179
Unincorporated Los Angeles County	1937 E 75TH ST LOS ANGELES CA 90001	90001	6025014015	0	0	2	0	Shortfall of Sites	0.116272	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		70680	106195
Unincorporated Los Angeles County	1929 E 75TH ST LOS ANGELES CA 90001	90001	6025014017	0	0	2	0	Shortfall of Sites	0.119602	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		15700	23028
Unincorporated Los Angeles County	1957 E 76TH ST LOS ANGELES CA 90001	90001	6025014034	0	0	3	0	Shortfall of Sites	0.118148	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		94170	45969
Unincorporated Los Angeles County	7607 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025015013	0	0	2	0	Shortfall of Sites	0.11639	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		97241	292682
Unincorporated Los Angeles County	1947 E 76TH PL LOS ANGELES CA 90001	90001	6025015017	0	0	3	0	Shortfall of Sites	0.114946	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		11619	6784
Unincorporated Los Angeles County	1945 E 76TH PL LOS ANGELES CA 90001	90001	6025015018	0	0	3	0	Shortfall of Sites	0.115014	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		95556	23880
Unincorporated Los Angeles County	1931 E 76TH PL LOS ANGELES CA 90001	90001	6025015020	0	0	3	0	Shortfall of Sites	0.116766	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		58681	49137
Unincorporated Los Angeles County	1927 E 76TH PL LOS ANGELES CA 90001	90001	6025015021	0	0	3	0	Shortfall of Sites	0.114936	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		13705	11592
Unincorporated Los Angeles County	1959 E 76TH PL LOS ANGELES CA 90001	90001	6025015028	0	0	2	0	Shortfall of Sites	0.125789	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 2		219781	184615
Unincorporated Los Angeles County	7302 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025016016	0	0	4	0	Shortfall of Sites	0.218433	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		17716	77835
Unincorporated Los Angeles County	2024 E 73RD ST LOS ANGELES CA 90001	90001	6025016019	0	0	6	0	Shortfall of Sites	0.278627	H18	R-3	H30	RLM-2	20	30	6	Non-Vacant	Residential - 2		147905	354507
Unincorporated Los Angeles County	2028 E 73RD ST LOS ANGELES CA 90001	90001	6025016020	0	0	4	0	Shortfall of Sites	0.184605	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	40431
Unincorporated Los Angeles County	2034 E 73RD ST LOS ANGELES CA 90001	90001	6025016021	0	0	4	0	Shortfall of Sites	0.184477	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		61314	82289
Unincorporated Los Angeles County	2038 E 73RD ST LOS ANGELES CA 90001	90001	6025016022	0	0	3	0	Shortfall of Sites	0.132824	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		110955	75705
Unincorporated Los Angeles County	2042 E 73RD ST LOS ANGELES CA 90001	90001	6025016023	0	0	3	0	Shortfall of Sites	0.138226	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		10078	34144
Unincorporated Los Angeles County	2007 E 74TH ST LOS ANGELES CA 90001	90001	6025016026	0	0	3	0	Shortfall of Sites	0.178423	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		171760	42929
Unincorporated Los Angeles County	2011 E 74TH ST LOS ANGELES CA 90001	90001	6025016027	0	0	4	0	Shortfall of Sites	0.184507	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		304171	186426
Unincorporated Los Angeles County	2017 E 74TH ST LOS ANGELES CA 90001	90001	6025016028	0	0	4	0	Shortfall of Sites	0.183733	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		15354	12060
Unincorporated Los Angeles County	2023 E 74TH ST LOS ANGELES CA 90001	90001	6025016029	0	0	5	0	Shortfall of Sites	0.274201	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 3		86628	221112

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	2029 E 74TH ST LOS ANGELES CA 90001	90001	6025016030	0	0	5	0	Shortfall of Sites	0.272388	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 3		53453	114660
Unincorporated Los Angeles County	2037 E 74TH ST LOS ANGELES CA 90001	90001	6025016031	0	0	3	0	Shortfall of Sites	0.185549	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		264788	172860
Unincorporated Los Angeles County	2041 E 74TH ST LOS ANGELES CA 90001	90001	6025016032	0	0	4	0	Shortfall of Sites	0.18258	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		111679	69984
Unincorporated Los Angeles County	2045 E 74TH ST LOS ANGELES CA 90001	90001	6025016033	0	0	4	0	Shortfall of Sites	0.188324	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		104235	86368
Unincorporated Los Angeles County	2006 E 73RD ST LOS ANGELES CA 90001	90001	6025016035	0	0	3	0	Shortfall of Sites	0.168077	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		22940	219482
Unincorporated Los Angeles County	2012 E 73RD ST LOS ANGELES CA 90001	90001	6025016037	0	0	2	0	Shortfall of Sites	0.250785	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 6		550000	1010000
Unincorporated Los Angeles County	2002 E 74TH ST LOS ANGELES CA 90001	90001	6025017002	0	0	3	0	Shortfall of Sites	0.125083	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		266220	91800
Unincorporated Los Angeles County	2006 E 74TH ST LOS ANGELES CA 90001	90001	6025017003	0	0	4	0	Shortfall of Sites	0.180852	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		167454	121445
Unincorporated Los Angeles County	2016 E 74TH ST LOS ANGELES CA 90001	90001	6025017005	0	0	4	0	Shortfall of Sites	0.182161	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		100638	66209
Unincorporated Los Angeles County	2022 E 74TH ST LOS ANGELES CA 90001	90001	6025017006	0	0	3	0	Shortfall of Sites	0.184042	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		663000	561000
Unincorporated Los Angeles County	2026 E 74TH ST LOS ANGELES CA 90001	90001	6025017007	0	0	4	0	Shortfall of Sites	0.181257	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		80392	45937
Unincorporated Los Angeles County	2032 E 74TH ST LOS ANGELES CA 90001	90001	6025017008	0	0	4	0	Shortfall of Sites	0.182333	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		112007	66562
Unincorporated Los Angeles County	2036 E 74TH ST LOS ANGELES CA 90001	90001	6025017009	0	0	3	0	Shortfall of Sites	0.185985	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		18772	26593
Unincorporated Los Angeles County	2042 E 74TH ST LOS ANGELES CA 90001	90001	6025017010	0	0	4	0	Shortfall of Sites	0.180488	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		18346	18564
Unincorporated Los Angeles County	2048 E 74TH ST LOS ANGELES CA 90001	90001	6025017011	0	0	4	0	Shortfall of Sites	0.184171	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		24137	11343
Unincorporated Los Angeles County	2050 E 74TH ST LOS ANGELES CA 90001	90001	6025017012	0	0	4	0	Shortfall of Sites	0.183235	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		291000	87000
Unincorporated Los Angeles County	7510 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025017015	0	0	3	0	Shortfall of Sites	0.177897	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		54624	207026
Unincorporated Los Angeles County	2007 E 76TH ST LOS ANGELES CA 90001	90001	6025017016	0	0	4	0	Shortfall of Sites	0.178929	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		359000	171000
Unincorporated Los Angeles County	2013 E 76TH ST LOS ANGELES CA 90001	90001	6025017017	0	0	4	0	Shortfall of Sites	0.367378	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 8		242489	157062
Unincorporated Los Angeles County	2025 E 76TH ST LOS ANGELES CA 90001	90001	6025017018	0	0	4	0	Shortfall of Sites	0.181196	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		113459	28358
Unincorporated Los Angeles County	2027 E 76TH ST LOS ANGELES CA 90001	90001	6025017019	0	0	3	0	Shortfall of Sites	0.181467	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		113779	169580
Unincorporated Los Angeles County	2031 E 76TH ST LOS ANGELES CA 90001	90001	6025017020	0	0	4	0	Shortfall of Sites	0.183612	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		28343	23997
Unincorporated Los Angeles County	2039 E 76TH ST LOS ANGELES CA 90001	90001	6025017021	0	0	3	0	Shortfall of Sites	0.184617	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		144803	112428
Unincorporated Los Angeles County	2043 E 76TH ST LOS ANGELES CA 90001	90001	6025017022	0	0	4	0	Shortfall of Sites	0.180223	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		276746	62424
Unincorporated Los Angeles County	E 76th St & Lou Dillon Ave		6025017028	0	0	1	0	Shortfall of Sites	0.17652	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 5		262357	435239
Unincorporated Los Angeles County	E 76th St & Lou Dillon Ave		6025017029	0	0	1	0	Shortfall of Sites	0.175729	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 5		259149	435239
Unincorporated Los Angeles County	2012 E 76TH ST LOS ANGELES CA 90001	90001	6025018005	0	0	3	0	Shortfall of Sites	0.119083	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 1		97219	96212
Unincorporated Los Angeles County	2016 E 76TH ST LOS ANGELES CA 90001	90001	6025018006	0	0	2	0	Shortfall of Sites	0.147194	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		35806	53724
Unincorporated Los Angeles County	2034 E 76TH ST LOS ANGELES CA 90001	90001	6025018010	0	0	1	0	Shortfall of Sites	0.147195	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		117745	319620
Unincorporated Los Angeles County	2038 E 76TH ST LOS ANGELES CA 90001	90001	6025018011	0	0	2	0	Shortfall of Sites	0.147204	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		14033	27224
Unincorporated Los Angeles County	2042 E 76TH ST LOS ANGELES CA 90001	90001	6025018012	0	0	4	0	Shortfall of Sites	0.146435	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		146464	67516
Unincorporated Los Angeles County	2046 E 76TH ST LOS ANGELES CA 90001	90001	6025018013	0	0	4	0	Shortfall of Sites	0.146476	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	6342
Unincorporated Los Angeles County	2052 E 76TH ST LOS ANGELES CA 90001	90001	6025018014	0	0	4	0	Shortfall of Sites	0.139508	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		119916	90638
Unincorporated Los Angeles County	7608 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025018017	0	0	2	0	Shortfall of Sites	0.149152	H18	R-2	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		388800	186200
Unincorporated Los Angeles County	2009 E 76TH PL LOS ANGELES CA 90001	90001	6025018018	0	0	4	0	Shortfall of Sites	0.149003	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		18988	19828
Unincorporated Los Angeles County	2011 E 76TH PL LOS ANGELES CA 90001	90001	6025018019	0	0	2	0	Shortfall of Sites	0.146455	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		123333	149304
Unincorporated Los Angeles County	2019 E 76TH PL LOS ANGELES CA 90001	90001	6025018020	0	0	3	0	Shortfall of Sites	0.149748	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		144735	137117
Unincorporated Los Angeles County	2023 E 76TH PL LOS ANGELES CA 90001	90001	6025018021	0	0	1	0	Shortfall of Sites	0.147042	H18	R-3	H30	RLM-2	20	30	1	Non-Vacant	Residential - 4		87382	167507
Unincorporated Los Angeles County	2025 E 76TH PL LOS ANGELES CA 90001	90001	6025018022	0	0	2	0	Shortfall of Sites	0.148618	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 3		89134	81698
Unincorporated Los Angeles County	2031 E 76TH PL LOS ANGELES CA 90001	90001	6025018023	0	0	4	0	Shortfall of Sites	0.147413	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		14033	15951
Unincorporated Los Angeles County	2057 E 76TH PL LOS ANGELES CA 90001	90001	6025018030	0	0	3	0	Shortfall of Sites	0.15443	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		203924	274024
Unincorporated Los Angeles County	1910 E 76TH PL LOS ANGELES CA 90001	90001	6025019003	0	0	4	0	Shortfall of Sites	0.200215	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		380000	235000
Unincorporated Los Angeles County	1912 E 76TH PL LOS ANGELES CA 90001	90001	6025019004	0	0	4	0	Shortfall of Sites	0.197144	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		33829	80410
Unincorporated Los Angeles County	1916 E 76TH PL LOS ANGELES CA 90001	90001	6025019005	0	0	4	0	Shortfall of Sites	0.205093	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		323801	123821
Unincorporated Los Angeles County	1922 E 76TH PL LOS ANGELES CA 90001	90001	6025019006	0	0	4	0	Shortfall of Sites	0.202944	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		15701	98455
Unincorporated Los Angeles County	1928 E 76TH PL LOS ANGELES CA 90001	90001	6025019007	0	0	4	0	Shortfall of Sites	0.179655	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		39400	22026
Unincorporated Los Angeles County	1932 E 76TH PL LOS ANGELES CA 90001	90001	6025019008	0	0	4	0	Shortfall of Sites	0.182579	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		129975	158513
Unincorporated Los Angeles County	1936 E 76TH PL LOS ANGELES CA 90001	90001	6025019009	0	0	4	0	Shortfall of Sites	0.1996	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		79600	50769
Unincorporated Los Angeles County	1940 E 76TH PL LOS ANGELES CA 90001	90001	6025019010	0	0	4	0	Shortfall of Sites	0.202365	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		88638	155255
Unincorporated Los Angeles County	1946 E 76TH PL LOS ANGELES CA 90001	90001	6025019011	0	0	4	0	Shortfall of Sites	0.195231	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		121534	61012
Unincorporated Los Angeles County	7671 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025019013	0	0	3	0	Shortfall of Sites	0.163763	H18	R-2	H30	RLM-2	20	30	3	Non-Vacant	Residential - 2		152357	76171
Unincorporated Los Angeles County	7677 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025019014	0	0	4	0	Shortfall of Sites	0.155232	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		297000	74000
Unincorporated Los Angeles County	1937 E 77TH ST LOS ANGELES CA 90001	90001	6025019018	0	0	5	0	Shortfall of Sites	0.214738	H18	R-2	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		34767	18200
Unincorporated Los Angeles County	1933 E 77TH ST LOS ANGELES CA 90001	90001	6025019019	0	0	4	0	Shortfall of Sites	0.196842	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		130862	107211
Unincorporated Los Angeles County	1927 E 77TH ST LOS ANGELES CA 90001	90001	6025019020	0	0	4	0	Shortfall of Sites	0.189334	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		137117	38075
Unincorporated Los Angeles County	1923 E 77TH ST LOS ANGELES CA 90001	90001	6025019021	0	0	4	0	Shortfall of Sites	0.21596	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		77688	48291
Unincorporated Los Angeles County	1919 E 77TH ST LOS ANGELES CA 90001	90001	6025019022	0	0	4	0	Shortfall of Sites	0.216055	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		144522	197366
Unincorporated Los Angeles County	1911 E 77TH ST LOS ANGELES CA 90001	90001	6025019023	0	0	4	0	Shortfall of Sites	0.211988	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		240893	330156
Unincorporated Los Angeles County	1907 E 77TH ST LOS ANGELES CA 90001	90001	6025019024	0	0	5	0	Shortfall of Sites	0.216106	H18	R-2	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		180155	61587
Unincorporated Los Angeles County	7676 BELL AVE LOS ANGELES CA 90001	90001	6025019025	0	0	5	0	Shortfall of Sites	0.214866	H18	R-2	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		54770	53845
Unincorporated Los Angeles County	1906 E 77TH ST LOS ANGELES CA 90001	90001	6025020004	0	0	4	0	Shortfall of Sites	0.211041	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		25442	34563
Unincorporated Los Angeles County	1914 E 77TH ST LOS ANGELES CA 90001	90001	6025020005	0	0	4	0	Shortfall of Sites	0.213221	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		342294	306525
Unincorporated Los Angeles County	1916 E 77TH ST LOS ANGELES CA 90001	90001	6025020006	0	0	4	0	Shortfall of Sites	0.215359	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		96025	189868
Unincorporated Los Angeles County	1922 E 77TH ST LOS ANGELES CA 90001	90001	6025020007	0	0	4	0	Shortfall of Sites	0.214312	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		269346	277965
Unincorporated Los Angeles County	1926 E 77TH ST LOS ANGELES CA 90001	90001	6025020008	0	0	4	0	Shortfall of Sites	0.190729	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		134674	54023
Unincorporated Los Angeles County	1932 E 77TH ST LOS ANGELES CA 90001	90001	6025020009	0	0	4	0	Shortfall of Sites	0.193776	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		22342	60451
Unincorporated Los Angeles County	1936 E 77TH ST LOS ANGELES CA 90001	90001	6025020010	0	0	4	0	Shortfall of Sites	0.211727	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		102193	153292
Unincorporated Los Angeles County	1942 E 77TH ST LOS ANGELES CA 90001	90001	6025020011	0	0	5	0	Shortfall of Sites	0.216943	H18	R-2	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		115931	55814
Unincorporated Los Angeles County	1948 E 77TH ST LOS ANGELES CA 90001	90001	6025020012	0	0	4	0	Shortfall of Sites	0.207325	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		116793	145994
Unincorporated Los Angeles County	1954 E 77TH ST LOS ANGELES CA 90001	90001	6025020013	0	0	4	0	Shortfall of Sites	0.2125	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		16898	185123
Unincorporated Los Angeles County	1945 E 78TH ST LOS ANGELES CA 90001	90001	6025020018	0	0	4	0	Shortfall of Sites	0.214922	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		16453	18434
Unincorporated Los Angeles County	1939 E 78TH ST LOS ANGELES CA 90001	90001	6025020019	0	0	5	0	Shortfall of Sites	0.210479	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		151121	37771
Unincorporated Los Angeles County	1935 E 78TH ST LOS ANGELES CA 90001	90001	6025020020	0	0	4	0	Shortfall of Sites	0.188279	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		86707	69418
Unincorporated Los Angeles County	1931 E 78TH ST LOS ANGELES CA 90001	90001	6025020021	0	0	4	0	Shortfall of Sites	0.189308	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		140329	75673
Unincorporated Los Angeles County	1925 E 78TH ST LOS ANGELES CA 90001	90001	6025020022	0	0	4	0	Shortfall of Sites	0.211417	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		318362	174037
Unincorporated Los Angeles County	1923 E 78TH ST LOS ANGELES CA 90001	90001	6025020023	0	0	4	0	Shortfall of Sites	0.208099	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		322059	97110
Unincorporated Los Angeles County	1915 E 78TH ST LOS ANGELES CA 90001	90001	6025020024	0	0	4	0	Shortfall of Sites	0.210107	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		20684	49681
Unincorporated Los Angeles County	1905 E 78TH ST LOS ANGELES CA 90001	90001	6025020029	0	0	3	0	Shortfall of Sites	0.217289	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 4		212241	265302
Unincorporated Los Angeles County	1904 E 78TH ST LOS ANGELES CA 90001	90001	6025021001	0	0	4	0	Shortfall of Sites	0.216018	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		212564	143828
Unincorporated Los Angeles County	1910 E 78TH ST LOS ANGELES CA 90001	90001	6025021002	0	0	4	0	Shortfall of Sites	0.209831	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		16453	27002
Unincorporated Los Angeles County	1914 E 78TH ST LOS ANGELES CA 90001	90001	6025021003	0	0	4	0	Shortfall of Sites	0.212073	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		117217	122307
Unincorporated Los Angeles County	1918 E 78TH ST LOS ANGELES CA 90001	90001	6025021004	0	0	4	0	Shortfall of Sites	0.209836	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		155172	86351
Unincorporated Los Angeles County	1922 E 78TH ST LOS ANGELES CA 90001	90001	6025021005	0	0	4	0	Shortfall of Sites	0.216039	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		166099	157217
Unincorporated Los Angeles County	1926 E 78TH ST LOS ANGELES CA 90001	90001	6025021006	0	0	4	0	Shortfall of Sites	0.191813	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		170035	76725
Unincorporated Los Angeles County	1932 E 78TH ST LOS ANGELES CA 90001	90001	6025021007	0	0	4	0	Shortfall of Sites	0.186626	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		121567	74924
Unincorporated Los Angeles County	1936 E 78TH ST LOS ANGELES CA 90001	90001	6025021008	0	0	4	0	Shortfall of Sites	0.215115	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		147219	100987
Unincorporated Los Angeles County	1940 E 78TH ST LOS ANGELES CA 90001	90001	6025021009	0	0	4	0	Shortfall of Sites	0.212592	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		16453	55591
Unincorporated Los Angeles County	7722 CROCKETT BLVD LOS ANGELES CA 90001	90001	6025023001	0	0	4	0	Shortfall of Sites	0.255047	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 4		328761	124361
Unincorporated Los Angeles County	2009 E 78TH ST LOS ANGELES CA 90001	90001	6025023002	0	0	5	0	Shortfall of Sites	0.211978	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		16453	6342
Unincorporated Los Angeles County	2013 E 78TH ST LOS ANGELES CA 90001	90001	6025023003	0	0	4	0	Shortfall of Sites	0.208822	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		229806	114956
Unincorporated Los Angeles County	2017 E 78TH ST LOS ANGELES CA 90001	90001	6025023004	0	0	4	0	Shortfall of Sites	0.210059	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		326000	284000
Unincorporated Los Angeles County	2023 E 78TH ST LOS ANGELES CA 90001	90001	6025023005	0	0	2	0	Shortfall of Sites	0.212272	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 5		300000	570000
Unincorporated Los Angeles County	2027 E 78TH ST LOS ANGELES CA 90001	90001	6025023006	0	0	3	0	Shortfall of Sites	0.211209	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 4		68588	176755
Unincorporated Los Angeles County	2035 E 78TH ST LOS ANGELES CA 90001	90001	6025023007	0	0	5	0	Shortfall of Sites	0.209112	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		67036	65924
Unincorporated Los Angeles County	2039 E 78TH ST LOS ANGELES CA 90001	90001	6025023008	0	0	4	0	Shortfall of Sites	0.211209	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		312386	187429
Unincorporated Los Angeles County	2041 E 78TH ST LOS ANGELES CA 90001	90001	6025023009	0	0	4	0	Shortfall of Sites	0.211371	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		16453	30526
Unincorporated Los Angeles County	2045 E 78TH ST LOS ANGELES CA 90001	90001	6025023010	0	0	4	0	Shortfall of Sites	0.210433	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		139044	92695
Unincorporated Los Angeles County	2056 E 77TH ST LOS ANGELES CA 90001	90001	6025023013	0	0	5	0	Shortfall of Sites	0.256631	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 2		144662	151552
Unincorporated Los Angeles County	2050 E 77TH ST LOS ANGELES CA 90001	90001	6025023014	0	0	4	0	Shortfall of Sites	0.215464	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		144662	117108
Unincorporated Los Angeles County	2046 E 77TH ST LOS ANGELES CA 90001	90001	6025023015	0	0	5	0	Shortfall of Sites	0.213352	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		16453	18235
Unincorporated Los Angeles County	2040 E 77TH ST LOS ANGELES CA 90001	90001	6025023016	0	0	4	0	Shortfall of Sites	0.207149	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		16453	28104
Unincorporated Los Angeles County	2036 E 77TH ST LOS ANGELES CA 90001	90001	6025023017	0	0	3	0	Shortfall of Sites	0.212534	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 4		181760	246679
Unincorporated Los Angeles County	2030 E 77TH ST LOS ANGELES CA 90001	90001	6025023018	0	0	3	0	Shortfall of Sites	0.207296	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 4		16453	38440
Unincorporated Los Angeles County	2026 E 77TH ST LOS ANGELES CA 90001	90001	6025023019	0	0	4	0	Shortfall of Sites	0.212726	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		129501	91405
Unincorporated Los Angeles County	2022 E 77TH ST LOS ANGELES CA 90001	90001	6025023020	0	0	4	0	Shortfall of Sites	0.21284	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		323216	215478
Unincorporated Los Angeles County	2016 E 77TH ST LOS ANGELES CA 90001	90001	6025023021	0	0	2	0	Shortfall of Sites	0.210722	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 5		401817	492469
Unincorporated Los Angeles County	2012 E 77TH ST LOS ANGELES CA 90001	90001	6025023022	0	0	5	0	Shortfall of Sites	0.210258	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		112851	65982
Unincorporated Los Angeles County	2003 E 77TH ST LOS ANGELES CA 90001	90001	6025024002	0	0	4	0	Shortfall of Sites	0.175732	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		300084	194616
Unincorporated Los Angeles County	2011 E 77TH ST LOS ANGELES CA 90001	90001	6025024004	0	0	4	0	Shortfall of Sites	0.21423	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		149157	142683
Unincorporated Los Angeles County	2019 E 77TH ST LOS ANGELES CA 90001	90001	6025024005	0	0	2	0	Shortfall of Sites	0.21439	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 5		317920	211943
Unincorporated Los Angeles County	2021 E 77TH ST LOS ANGELES CA 90001	90001	6025024006	0	0	4	0	Shortfall of Sites	0.214396	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		310000	242000
Unincorporated Los Angeles County	2025 E 77TH ST LOS ANGELES CA 90001	90001	6025024007	0	0	4	0	Shortfall of Sites	0.213295	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		328603	177768
Unincorporated Los Angeles County	2031 E 77TH ST LOS ANGELES CA 90001	90001	6025024008	0	0	5	0	Shortfall of Sites	0.214359	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		16453	22385
Unincorporated Los Angeles County	2037 E 77TH ST LOS ANGELES CA 90001	90001	6025024009	0	0	4	0	Shortfall of Sites	0.214392	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		163803	110786
Unincorporated Los Angeles County	2041 E 77TH ST LOS ANGELES CA 90001	90001	6025024010	0	0	5	0	Shortfall of Sites	0.21453	H18	R-3	H30	RLM-2	20	30	5	Non-Vacant	Residential - 1		16453	15436

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	2045 E 77TH ST LOS ANGELES CA 90001	90001	6025024011	0	0	4	0	Shortfall of Sites	0.214652	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 3		44357	206321
Unincorporated Los Angeles County	2051 E 77TH ST LOS ANGELES CA 90001	90001	6025024012	0	0	2	0	Shortfall of Sites	0.214497	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 5		71533	213157
Unincorporated Los Angeles County	2056 E 76TH PL LOS ANGELES CA 90001	90001	6025024014	0	0	6	0	Shortfall of Sites	0.241383	H18	R-3	H30	RLM-2	20	30	6	Non-Vacant	Residential - 1		46470	53662
Unincorporated Los Angeles County	2050 E 76TH PL LOS ANGELES CA 90001	90001	6025024015	0	0	4	0	Shortfall of Sites	0.195721	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		86371	168438
Unincorporated Los Angeles County	2046 E 76TH PL LOS ANGELES CA 90001	90001	6025024016	0	0	4	0	Shortfall of Sites	0.195867	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		22787	26802
Unincorporated Los Angeles County	2040 E 76TH PL LOS ANGELES CA 90001	90001	6025024017	0	0	3	0	Shortfall of Sites	0.196315	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		350000	304000
Unincorporated Los Angeles County	2036 E 76TH PL LOS ANGELES CA 90001	90001	6025024018	0	0	4	0	Shortfall of Sites	0.196728	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		178225	186817
Unincorporated Los Angeles County	2030 E 76TH PL LOS ANGELES CA 90001	90001	6025024019	0	0	4	0	Shortfall of Sites	0.197035	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 1		21727	25321
Unincorporated Los Angeles County	2026 E 76TH PL LOS ANGELES CA 90001	90001	6025024020	0	0	3	0	Shortfall of Sites	0.19717	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 3		60156	140396
Unincorporated Los Angeles County	2020 E 76TH PL LOS ANGELES CA 90001	90001	6025024021	0	0	4	0	Shortfall of Sites	0.196314	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		46607	146547
Unincorporated Los Angeles County	2016 E 76TH PL LOS ANGELES CA 90001	90001	6025024022	0	0	4	0	Shortfall of Sites	0.196746	H18	R-3	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		133748	119179
Unincorporated Los Angeles County	2012 E 76TH PL LOS ANGELES CA 90001	90001	6025024023	0	0	2	0	Shortfall of Sites	0.198163	H18	R-3	H30	RLM-2	20	30	2	Non-Vacant	Residential - 4		380485	231884
Unincorporated Los Angeles County	2006 E 76TH PL LOS ANGELES CA 90001	90001	6025024024	0	0	4	0	Shortfall of Sites	0.198512	H18	R-2	H30	RLM-2	20	30	4	Non-Vacant	Residential - 2		197358	193609
Unincorporated Los Angeles County	2057 E 77TH ST LOS ANGELES CA 90001	90001	6025024028	0	0	3	0	Shortfall of Sites	0.254141	H18	R-3	H30	RLM-2	20	30	3	Non-Vacant	Residential - 5		216670	363242
Unincorporated Los Angeles County	8615 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017005	0	0	1	0	Shortfall of Sites	0.11939	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		171309	151916
Unincorporated Los Angeles County	8619 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017006	0	0	2	0	Shortfall of Sites	0.119425	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		196407	67551
Unincorporated Los Angeles County	8623 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017007	0	0	1	0	Shortfall of Sites	0.117373	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		132425	79450
Unincorporated Los Angeles County	8627 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017008	0	0	2	0	Shortfall of Sites	0.11769	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		274041	100502
Unincorporated Los Angeles County	8701 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017009	0	0	2	0	Shortfall of Sites	0.118539	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		81415	82803
Unincorporated Los Angeles County	8705 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017010	0	0	1	0	Shortfall of Sites	0.11738	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		176623	93828
Unincorporated Los Angeles County	8711 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017011	0	0	1	0	Shortfall of Sites	0.116797	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		228752	97246
Unincorporated Los Angeles County	8715 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017012	0	0	2	0	Shortfall of Sites	0.11998	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		260100	119646
Unincorporated Los Angeles County	8719 PLEVKA AVE LOS ANGELES CA 90002	90002	6043017013	0	0	2	0	Shortfall of Sites	0.118834	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		67351	37310
Unincorporated Los Angeles County	8615 MARY AVE LOS ANGELES CA 90002	90002	6043018002	0	0	2	0	Shortfall of Sites	0.119367	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		291312	93636
Unincorporated Los Angeles County	8619 MARY AVE LOS ANGELES CA 90002	90002	6043018003	0	0	2	0	Shortfall of Sites	0.117062	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		266758	112987
Unincorporated Los Angeles County	8623 MARY AVE LOS ANGELES CA 90002	90002	6043018004	0	0	2	0	Shortfall of Sites	0.11709	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		104155	54275
Unincorporated Los Angeles County	8627 MARY AVE LOS ANGELES CA 90002	90002	6043018005	0	0	2	0	Shortfall of Sites	0.116214	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	28449
Unincorporated Los Angeles County	8701 MARY AVE LOS ANGELES CA 90002	90002	6043018006	0	0	2	0	Shortfall of Sites	0.116206	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		105393	42153
Unincorporated Los Angeles County	8707 MARY AVE LOS ANGELES CA 90002	90002	6043018007	0	0	2	0	Shortfall of Sites	0.117375	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		101851	54495
Unincorporated Los Angeles County	8711 MARY AVE LOS ANGELES CA 90002	90002	6043018008	0	0	2	0	Shortfall of Sites	0.115073	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	12941
Unincorporated Los Angeles County	8715 MARY AVE LOS ANGELES CA 90002	90002	6043018009	0	0	2	0	Shortfall of Sites	0.118804	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		51260	62462
Unincorporated Los Angeles County	8719 MARY AVE LOS ANGELES CA 90002	90002	6043018010	0	0	2	0	Shortfall of Sites	0.117363	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		229857	99116
Unincorporated Los Angeles County	8716 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018013	0	0	1	0	Shortfall of Sites	0.116764	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		140530	105393
Unincorporated Los Angeles County	8712 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018014	0	0	1	0	Shortfall of Sites	0.118478	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		287393	162440
Unincorporated Los Angeles County	8706 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018016	0	0	2	0	Shortfall of Sites	0.116483	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		273360	68340
Unincorporated Los Angeles County	8700 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018017	0	0	2	0	Shortfall of Sites	0.115359	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		60565	75231
Unincorporated Los Angeles County	8626 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018018	0	0	2	0	Shortfall of Sites	0.116211	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		107241	120388
Unincorporated Los Angeles County	8622 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018019	0	0	1	0	Shortfall of Sites	0.116508	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		250666	188959
Unincorporated Los Angeles County	8618 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018020	0	0	1	0	Shortfall of Sites	0.116736	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		45702	80670
Unincorporated Los Angeles County	8614 PLEVKA AVE LOS ANGELES CA 90002	90002	6043018021	0	0	1	0	Shortfall of Sites	0.118773	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		180838	92659
Unincorporated Los Angeles County	8615 JOHN AVE LOS ANGELES CA 90002	90002	6043019004	0	0	2	0	Shortfall of Sites	0.124376	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		215414	79138
Unincorporated Los Angeles County	8619 JOHN AVE LOS ANGELES CA 90002	90002	6043019005	0	0	2	0	Shortfall of Sites	0.118541	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		129000	87784
Unincorporated Los Angeles County	8621 JOHN AVE LOS ANGELES CA 90002	90002	6043019006	0	0	2	0	Shortfall of Sites	0.117962	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		124039	37389
Unincorporated Los Angeles County	8627 JOHN AVE LOS ANGELES CA 90002	90002	6043019007	0	0	2	0	Shortfall of Sites	0.118274	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		204282	79059
Unincorporated Los Angeles County	8701 JOHN AVE LOS ANGELES CA 90002	90002	6043019008	0	0	2	0	Shortfall of Sites	0.117978	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		100360	85769
Unincorporated Los Angeles County	8707 JOHN AVE LOS ANGELES CA 90002	90002	6043019009	0	0	2	0	Shortfall of Sites	0.118257	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	12060
Unincorporated Los Angeles County	8711 JOHN AVE LOS ANGELES CA 90002	90002	6043019010	0	0	2	0	Shortfall of Sites	0.115666	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		113946	145023
Unincorporated Los Angeles County	8715 JOHN AVE LOS ANGELES CA 90002	90002	6043019011	0	0	2	0	Shortfall of Sites	0.12028	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		126947	66342
Unincorporated Los Angeles County	8719 JOHN AVE LOS ANGELES CA 90002	90002	6043019012	0	0	2	0	Shortfall of Sites	0.118247	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		88136	63240
Unincorporated Los Angeles County	8718 MARY AVE LOS ANGELES CA 90002	90002	6043019015	0	0	1	0	Shortfall of Sites	0.115896	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		242856	154543
Unincorporated Los Angeles County	8712 MARY AVE LOS ANGELES CA 90002	90002	6043019016	0	0	1	0	Shortfall of Sites	0.117296	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		12060	17331
Unincorporated Los Angeles County	8706 MARY AVE LOS ANGELES CA 90002	90002	6043019018	0	0	1	0	Shortfall of Sites	0.11531	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		170785	142743
Unincorporated Los Angeles County	8700 MARY AVE LOS ANGELES CA 90002	90002	6043019019	0	0	2	0	Shortfall of Sites	0.115337	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		106452	142326
Unincorporated Los Angeles County	8626 MARY AVE LOS ANGELES CA 90002	90002	6043019020	0	0	2	0	Shortfall of Sites	0.115325	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		129868	135474
Unincorporated Los Angeles County	8618 MARY AVE LOS ANGELES CA 90002	90002	6043019022	0	0	2	0	Shortfall of Sites	0.115351	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		115073	30583
Unincorporated Los Angeles County	8616 MARY AVE LOS ANGELES CA 90002	90002	6043019023	0	0	2	0	Shortfall of Sites	0.120691	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	21290
Unincorporated Los Angeles County	8615 PRINCE AVE LOS ANGELES CA 90002	90002	6043020004	0	0	2	0	Shortfall of Sites	0.129676	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		220731	55182
Unincorporated Los Angeles County	8619 PRINCE AVE LOS ANGELES CA 90002	90002	6043020005	0	0	2	0	Shortfall of Sites	0.121183	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		92348	69260
Unincorporated Los Angeles County	8623 PRINCE AVE LOS ANGELES CA 90002	90002	6043020006	0	0	2	0	Shortfall of Sites	0.123278	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	33896
Unincorporated Los Angeles County	8625 PRINCE AVE LOS ANGELES CA 90002	90002	6043020007	0	0	2	0	Shortfall of Sites	0.121491	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		42910	39015
Unincorporated Los Angeles County	8701 PRINCE AVE LOS ANGELES CA 90002	90002	6043020008	0	0	2	0	Shortfall of Sites	0.1203	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		277682	117669
Unincorporated Los Angeles County	8707 PRINCE AVE LOS ANGELES CA 90002	90002	6043020009	0	0	2	0	Shortfall of Sites	0.120607	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		106031	62802
Unincorporated Los Angeles County	8713 PRINCE AVE LOS ANGELES CA 90002	90002	6043020010	0	0	2	0	Shortfall of Sites	0.12089	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		95753	91931
Unincorporated Los Angeles County	8719 PRINCE AVE LOS ANGELES CA 90002	90002	6043020012	0	0	2	0	Shortfall of Sites	0.122395	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		217063	47086
Unincorporated Los Angeles County	8614 JOHN AVE LOS ANGELES CA 90002	90002	6043020023	0	0	2	0	Shortfall of Sites	0.119728	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		113508	29502
Unincorporated Los Angeles County	8714 PRINCE AVE LOS ANGELES CA 90002	90002	6043021011	0	0	1	0	Shortfall of Sites	0.116986	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		47320	54608
Unincorporated Los Angeles County	8710 PRINCE AVE LOS ANGELES CA 90002	90002	6043021012	0	0	1	0	Shortfall of Sites	0.117054	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		145416	114389
Unincorporated Los Angeles County	8708 PRINCE AVE LOS ANGELES CA 90002	90002	6043021013	0	0	1	0	Shortfall of Sites	0.117073	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		135339	168557
Unincorporated Los Angeles County	8700 PRINCE AVE LOS ANGELES CA 90002	90002	6043021014	0	0	2	0	Shortfall of Sites	0.117108	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	13816
Unincorporated Los Angeles County	8626 PRINCE AVE LOS ANGELES CA 90002	90002	6043021015	0	0	2	0	Shortfall of Sites	0.117161	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	6342
Unincorporated Los Angeles County	8622 PRINCE AVE LOS ANGELES CA 90002	90002	6043021016	0	0	2	0	Shortfall of Sites	0.117191	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	5688
Unincorporated Los Angeles County	8620 PRINCE AVE LOS ANGELES CA 90002	90002	6043021017	0	0	2	0	Shortfall of Sites	0.116383	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		165164	61207
Unincorporated Los Angeles County	8614 PRINCE AVE LOS ANGELES CA 90002	90002	6043021018	0	0	2	0	Shortfall of Sites	0.11703	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	23580
Unincorporated Los Angeles County	8826 PRINCE AVE LOS ANGELES CA 90002	90002	6043022017	0	0	2	0	Shortfall of Sites	0.114994	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		57557	51988
Unincorporated Los Angeles County	8810 PRINCE AVE LOS ANGELES CA 90002	90002	6043022021	0	0	2	0	Shortfall of Sites	0.114966	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		272584	138373
Unincorporated Los Angeles County	8768 PRINCE AVE LOS ANGELES CA 90002	90002	6043022025	0	0	2	0	Shortfall of Sites	0.114999	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		272584	116004
Unincorporated Los Angeles County	8753 PRINCE AVE LOS ANGELES CA 90002	90002	6043023001	0	0	2	0	Shortfall of Sites	0.123219	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		213938	189319
Unincorporated Los Angeles County	8757 PRINCE AVE LOS ANGELES CA 90002	90002	6043023002	0	0	2	0	Shortfall of Sites	0.116195	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		127451	37591
Unincorporated Los Angeles County	8761 PRINCE AVE LOS ANGELES CA 90002	90002	6043023003	0	0	2	0	Shortfall of Sites	0.117098	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		64232	21888
Unincorporated Los Angeles County	8765 PRINCE AVE LOS ANGELES CA 90002	90002	6043023004	0	0	2	0	Shortfall of Sites	0.116498	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	11184
Unincorporated Los Angeles County	8771 PRINCE AVE LOS ANGELES CA 90002	90002	6043023005	0	0	1	0	Shortfall of Sites	0.116499	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		111865	118823
Unincorporated Los Angeles County	8773 PRINCE AVE LOS ANGELES CA 90002	90002	6043023006	0	0	1	0	Shortfall of Sites	0.116223	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		226208	116394
Unincorporated Los Angeles County	8801 PRINCE AVE LOS ANGELES CA 90002	90002	6043023007	0	0	2	0	Shortfall of Sites	0.117102	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		138169	47280
Unincorporated Los Angeles County	8807 PRINCE AVE LOS ANGELES CA 90002	90002	6043023008	0	0	2	0	Shortfall of Sites	0.117971	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		27766	17858
Unincorporated Los Angeles County	8811 PRINCE AVE LOS ANGELES CA 90002	90002	6043023009	0	0	2	0	Shortfall of Sites	0.116803	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		186589	46642
Unincorporated Los Angeles County	8815 PRINCE AVE LOS ANGELES CA 90002	90002	6043023010	0	0	2	0	Shortfall of Sites	0.115325	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		48060	58897
Unincorporated Los Angeles County	8819 PRINCE AVE LOS ANGELES CA 90002	90002	6043023011	0	0	2	0	Shortfall of Sites	0.120026	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		300000	95000
Unincorporated Los Angeles County	8821 PRINCE AVE LOS ANGELES CA 90002	90002	6043023012	0	0	2	0	Shortfall of Sites	0.115611	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		146528	62580
Unincorporated Los Angeles County	8827 PRINCE AVE LOS ANGELES CA 90002	90002	6043023013	0	0	2	0	Shortfall of Sites	0.117099	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		75855	69940
Unincorporated Los Angeles County	8818 JOHN AVE LOS ANGELES CA 90002	90002	6043023018	0	0	2	0	Shortfall of Sites	0.115867	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		39015	21344
Unincorporated Los Angeles County	8754 JOHN AVE LOS ANGELES CA 90002	90002	6043023028	0	0	2	0	Shortfall of Sites	0.120392	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12493	19968
Unincorporated Los Angeles County	8753 JOHN AVE LOS ANGELES CA 90002	90002	6043024001	0	0	2	0	Shortfall of Sites	0.125501	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		47320	58251
Unincorporated Los Angeles County	8757 JOHN AVE LOS ANGELES CA 90002	90002	6043024002	0	0	2	0	Shortfall of Sites	0.116566	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		130068	76606
Unincorporated Los Angeles County	8761 JOHN AVE LOS ANGELES CA 90002	90002	6043024003	0	0	2	0	Shortfall of Sites	0.114788	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		134303	69786
Unincorporated Los Angeles County	8765 JOHN AVE LOS ANGELES CA 90002	90002	6043024004	0	0	1	0	Shortfall of Sites	0.117401	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		70503	95832
Unincorporated Los Angeles County	8769 JOHN AVE LOS ANGELES CA 90002	90002	6043024005	0	0	2	0	Shortfall of Sites	0.115082	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		89144	20167
Unincorporated Los Angeles County	8773 JOHN AVE LOS ANGELES CA 90002	90002	6043024006	0	0	2	0	Shortfall of Sites	0.118283	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		33335	28702
Unincorporated Los Angeles County	8807 JOHN AVE LOS ANGELES CA 90002	90002	6043024008	0	0	2	0	Shortfall of Sites	0.118558	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	6342
Unincorporated Los Angeles County	8811 JOHN AVE LOS ANGELES CA 90002	90002	6043024009	0	0	2	0	Shortfall of Sites	0.115669	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		47855	126625
Unincorporated Los Angeles County	8817 JOHN AVE LOS ANGELES CA 90002	90002	6043024011	0	0	2	0	Shortfall of Sites	0.119453	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		71021	85531
Unincorporated Los Angeles County	8827 JOHN AVE LOS ANGELES CA 90002	90002	6043024013	0	0	2	0	Shortfall of Sites	0.117977	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	12060
Unincorporated Los Angeles County	1404 E 87TH PL LOS ANGELES CA 90002	90002	6043024028	0	0	2	0	Shortfall of Sites	0.118463	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		19648	20374
Unincorporated Los Angeles County	8753 MARY AVE LOS ANGELES CA 90002	90002	6043025001	0	0	2	0	Shortfall of Sites	0.128809	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12493	20198
Unincorporated Los Angeles County	8757 MARY AVE LOS ANGELES CA 90002	90002	6043025002	0	0	2	0	Shortfall of Sites	0.11653	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		240312	60078
Unincorporated Los Angeles County	8761 MARY AVE LOS ANGELES CA 90002	90002	6043025003	0	0	1	0	Shortfall of Sites	0.115969	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		300552	215936
Unincorporated Los Angeles County	8767 MARY AVE LOS ANGELES CA 90002	90002	6043025004	0	0	2	0	Shortfall of Sites	0.120026	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		144830	91623
Unincorporated Los Angeles County	8773 MARY AVE LOS ANGELES CA 90002	90002	6043025006	0	0	2	0	Shortfall of Sites	0.119469	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		289680	72420
Unincorporated Los Angeles County	8801 MARY AVE LOS ANGELES CA 90002	90002	6043025007	0	0	2	0	Shortfall of Sites	0.117099	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		192712	109133
Unincorporated Los Angeles County	8807 MARY AVE LOS ANGELES CA 90002	90002	6043025008	0	0	2	0	Shortfall of Sites	0.117104	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		99952	82735
Unincorporated Los Angeles County	8811 MARY AVE LOS ANGELES CA 90002	90002	6043025009	0	0	2	0	Shortfall of Sites	0.118272	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		270000	152000
Unincorporated Los Angeles County	8815 MARY AVE LOS ANGELES CA 90002	90002	6043025010	0	0	1	0	Shortfall of Sites	0.115951	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		213560	121093
Unincorporated Los Angeles County	8819 MARY AVE LOS ANGELES CA 90002	90002	6043025011	0	0	2	0	Shortfall of Sites	0.119166	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		192078	47966
Unincorporated Los Angeles County	8823 MARY AVE LOS ANGELES CA 90002	90002	6043025012	0	0	2	0	Shortfall of Sites	0.1168	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		183529	45876
Unincorporated Los Angeles County	8827 MARY AVE LOS ANGELES CA 90002	90002	6043025013	0	0	2	0	Shortfall of Sites	0.120344	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		265926	102375
Unincorporated Los Angeles County	8752 PLEVKA AVE LOS ANGELES CA 90002	90002	6043025028	0	0	2	0	Shortfall of Sites	0.119862	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		191179	89211

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidation ID	Land Value (Assessor)	Improvement Value (Assessor)
Unincorporated Los Angeles County	8753 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026001	0	0	2	0	Shortfall of Sites	0.13051	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		287000	73000
Unincorporated Los Angeles County	8757 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026002	0	0	2	0	Shortfall of Sites	0.121459	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		34075	25707
Unincorporated Los Angeles County	8761 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026003	0	0	2	0	Shortfall of Sites	0.116372	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		205349	90930
Unincorporated Los Angeles County	8765 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026004	0	0	2	0	Shortfall of Sites	0.124175	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		272000	68000
Unincorporated Los Angeles County	8767 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026005	0	0	2	0	Shortfall of Sites	0.118458	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		288864	78336
Unincorporated Los Angeles County	8801 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026007	0	0	2	0	Shortfall of Sites	0.13169	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		240720	60180
Unincorporated Los Angeles County	8809 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026008	0	0	2	0	Shortfall of Sites	0.120262	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		104235	65515
Unincorporated Los Angeles County	8811 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026009	0	0	2	0	Shortfall of Sites	0.120863	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		197591	114847
Unincorporated Los Angeles County	8815 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026010	0	0	1	0	Shortfall of Sites	0.117869	H9	R-1	H18	RLM-1	0	18	1	Non-Vacant	Residential - 2		255000	214200
Unincorporated Los Angeles County	8819 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026011	0	0	2	0	Shortfall of Sites	0.121764	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		313000	84000
Unincorporated Los Angeles County	8823 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026012	0	0	2	0	Shortfall of Sites	0.119692	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		12060	39061
Unincorporated Los Angeles County	8829 PLEVKA AVE LOS ANGELES CA 90002	90002	6043026013	0	0	2	0	Shortfall of Sites	0.122384	H9	R-1	H18	RLM-1	0	18	2	Non-Vacant	Residential - 1		204812	63672
Unincorporated Los Angeles County	1408 E 71ST ST LOS ANGELES CA 90001	90001	6010025018	0	0	4	0	Shortfall of Sites	0.126945	H18	R-3	H30	RLM-2	20	30	4	Vacant	Vacant		1946	0
Unincorporated Los Angeles County	Bell Ave & E 78th St		6025020030	0	0	6	0	Shortfall of Sites	0.20794	H18	R-3	H30	RLM-2	20	30	6	Vacant	Vacant		0	0
Unincorporated Los Angeles County	E 87th Pl & S Prince Ave		6043022028	0	0	3	0	Shortfall of Sites	0.114933	H9	R-1	H18	RLM-1	0	18	3	Vacant	Vacant		6939	0

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
A-1	Light Agricultural (agricultural and related activities, equestrian and limited animal uses, single family residences)
A-1-1	Same uses as A-1. Minimum 1 gross acre required per single-family residence.
A-1-2	Same uses as A-1. Minimum 2 gross acres required per single-family residence.
A-1-5	Same uses as A-1. Minimum 5 gross acres required per single-family residence.
A-1-P-DP	Same uses as A-1; Parking. Development Program.
A-2-1	Same uses as A-2. Minimum 1 gross acre required per single-family residence.
A-2-2	Same uses as A-2. Minimum 2 gross acres required per single-family residence.
A-2-2.5	Same uses as A-2. Minimum 2.5 gross acres required per single-family residence.
C-1	Restricted Commercial (local-serving commercial/retail, restaurants, services, offices, multifamily residential, mixed use development)
C-1-DP	Same uses as C-1. CUP required to establish non-residential uses, and residential uses that do not meet locational criteria.
C-2	Neighborhood Commercial (local-serving commercial/retail, restaurants, services, offices, multifamily residential, mixed use development)
C-2-BE	Same uses as C-2. Billboards prohibited.
C-2-DP	Same uses as C-2. CUP required to establish non-residential uses, and residential uses that do not meet locational criteria.
C-2-BE-DP	Same uses as C-2. Billboards prohibited. CUP required to establish non-residential uses, and residential uses that do not meet locational criteria.
C-2-DP-BE	Same uses as C-2. Billboards prohibited. CUP required to establish non-residential uses, and residential uses that do not meet locational criteria.
C-2-P	Same uses as C-2; Parking
C-3	General Commercial (commercial uses including shopping centers, tourist and recreation related commercial services, restaurants, services, offices, multifamily residential, mixed use developments)
C-3-BE	Same uses as C-3. Billboards prohibited.
C-3-DP	Same uses as C-3. CUP required to establish non-residential uses, and residential uses that do not meet locational criteria.
IT	Institutional (public and quasi-public uses and resources)
MXD	Mixed Use Development (commercial/retail, restaurants, services, offices, multifamily residential, mixed use development)
MXD-RU	Rural Mixed Use Development (mix of commercial uses, within a limited range, and low-density residential uses)
O-S	Open Space (recreational, natural, and environmental resources)
P-R	Parking Restricted (parking only)
R-A	Residential Agricultural (agricultural and related activities, equestrian and limited animal uses, single family residences)
R-1	Single-Family Residence
R-2	Two-Family Residence (single-family residences, two-family residences)
R-3	Limited Density Multiple Residence (single-family residences, two-family residences, multifamily residences)
R-3-P	Same uses as R-3; Parking
R-4	Medium Density Multiple Residence (single-family residences, two-family residences, multifamily residences)

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
SP- TOD	East Los Angeles 3rd Street Form-Based Code - Transect Zone - 3rd Street TOD Transit Oriented District (multifamily, mixed uses)
SP- FS	East Los Angeles 3rd Street Form-Based Code - Transect Zone - 1st Street (multifamily)
SP - RES 1	Willowbrook TOD Specific Plan - Willowbrook Residential 1 (single-family residences)
SP - Res. 3	Connect Southwest LA TOD Specific Plan - CSLA Residential 3 (single-family residences, multi-family residences, residential planned units)
SP - Neghborhood Commercial	Connect Southwest LA TOD Specific Plan - CSLA Neighborhood Commercial (mixed use developments)
SP - MU - 2	Willowbrook TOD Specific Plan - Mixed Use 2 Zone (multi-family housing, mixed use developments, offices, retail stores)

COUNTY OF LOS ANGELES

HOUSING ELEMENT (2021-2029) APPENDICES

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APPENDIX A: SITES INVENTORY

REFER TO HCD TABLES A AND C

APPENDIX B: SITES FOR REZONING

REFER TO HCD TABLE B

APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS

PROGRESS TOWARD MEETING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The County's RHNA was reduced from 30,145 to 27,440, due to RHNA transfers for annexations. As of December 31, 2020, 7,116 units were constructed, representing about 26% of the County's RHNA for the planning period (**Table C-1**). The County achieved about 10% of the very low and low income RHNA, and less than 1% of the moderate income RHNA.

Table C-1: Progress Toward RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	7,404	4,281	4,930	10,825	27,440
Units Constructed	734	457	19	5,906	7,116
Remaining	6,670	3,824	4,911	4,919	20,324
% Completed	10%	11%	<1%	55%	26%

Source: 2020 Housing Element Annual Progress Report.

PROGRESS TOWARD IMPLEMENTING PROGRAMS AND OBJECTIVES

When updating the Housing Element, state law requires that the local jurisdiction review its previous Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in the attainment of the community's housing goals and objectives.
- The progress in implementing the Housing Element.

A program-by-program review of the County's accomplishments under the previous Housing Element is presented in **Table** . Based on current state law, housing programs must contain measurable goals, specific timelines, and active participation of the County.

EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

The County adopted the Interim and Supportive Housing Ordinance in 2021, which addresses the provision of different types of special needs housing. Most of these special needs housing types are permitted by right in residential and most mixed-use zones. The adoption of the Interim and Supportive Housing Ordinance substantially expanded the opportunities for special needs housing and streamlined the approval process.

Regarding the construction of housing for persons with special needs, through the First 5 LA Notice of Funding Availability (NOFA) process, the Los Angeles County Development Authority (LACDA) funded five projects that incorporate supportive services: Beverly Hills Terrace, Cedar Ridge Apartments, Marv's Place Apartments, Vermont Manzanita, and Whittier Place. LACDA's NOFA process also provided incentives for universal design features to promote accessibility, and required projects to include federal Low Income Housing Tax Credit financing.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
Housing Availability		
1. Adequate Sites for Regional Housing Needs	• Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate 30,145 units (ongoing). • Maintain an inventory of sites and make it available to interested developers (ongoing).	The County has made a Potential Housing Sites application open to the public.[1] The application includes the adequate sites inventory from the 2014-2021 Housing Element. The following community-based plans are currently being updated and/or created: • East San Gabriel Valley Area Plan • Metro Area Plan • Santa Monica Mountains North Area Plan Department of Regional Planning (DRP) has been working with the County CEO to coordinate the transfer of RHNA in annexations. During the planning period, the County transferred a total of 2,705 units as follows: 2,659 units to the City of Santa Clarita, 40 units to the City of Glendora, and 6 units to the City of Palmdale. **Continued Appropriateness** The 2021-2029 Housing Element includes an updated program to reflect the 6th cycle RHNA and the County's strategy for meeting the RHNA of 90,052 units. The updated Housing Element includes programs to monitor for no net loss (SB 166) and ADU trends.
2. General Plan Update	• Maintain an inventory of sites and make it available to interested developers (by 2014).	The Los Angeles County Board of Supervisors (Board) adopted the updated General Plan on October 6, 2015. The Adequate Sites Inventory is available to the public on the County's Potential Housing Sites application.[1] **Continued Appropriateness**

[1] The County's Potential Housing Sites application is available at: http://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=75fba821076b4df48f0e00fe701b6841. Accessed July 2020.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		The comprehensive update of the General Plan was completed in 2015. No comprehensive update of the General Plan is anticipated during 2021-2029 Housing Element planning period.
3. Zoning Ordinance Update Program	• Mitigate possible constraints on low- to moderate -income and special needs housing development caused by County rules and regulations. • Amend the Zoning Ordinance through the Technical Update (by 2015). • Amend the Zoning Ordinance through the Zoning Ordinance Update Program (ZOUP) and other programs (by 2016).	The Zoning Ordinance Update Program, now the Technical Update to Title 22, was adopted January 2019. The ordinance amended Title 22 to reorganize, clarify and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or redundant code provisions, and streamline administrative and case processing procedures. In 2019, the Board adopted the Density Bonus Ordinance Update (see Program 4, Density Bonus Ordinance). **Continued Appropriateness** DRP is committed to updating the Zoning Code annually through "Tune-Ups" to incorporate new state laws and for cleanup purposes.
4. Density Bonus Ordinance	• Continue to promote the County Density Bonus Program to developers through the dissemination of brochures, presentations, and web postings on the DRP website and by offering technical assistance to the public (ongoing).	On October 15, 2019, the Board adopted the Density Bonus Ordinance Update, which implements the State Density Bonus Law. The ordinance promotes affordable and senior housing and restructures related provisions for ease of use. The County developed materials to coordinate the implementation of density bonuses with overlapping policies such as SB 35, AB 2162, and AB 2222. Staff continues to promote the Density Bonus Ordinance through a webpage, bilingual fact sheets and flow charts, and offers technical assistance and consultation to the public. **Continued Appropriateness** This program has been completed. The County's Density Bonus Ordinance will be updated as needed to reflect updates to the State Density Bonus Law. A new program - Housing for Deeply Low Income Households - may require future updates to the Density Bonus Ordinance.
5. Infill Sites Utilization Program	• Promote the County Infill Sites Utilization Program and offer technical assistance to the public, as funds become available, in conjunction with the Density Bonus Ordinance (by 2014, ongoing).	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. As of 2019, the program provided for the acquisition and rehabilitation of 19 homes reserved as affordable rentals for households earning less than 50% of the Area Median Income (AMI). **Continued Appropriateness** This program has concluded and is not included in the 2021-2029 Housing Element.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
6. Transit-Oriented Districts Program	• Complete Willowbrook Transit Oriented District (TOD) Specific Plan (by 2016). • Establish all TOD Specific Plans (by 2021). ○ Eleven TODs will be located along the Metro Blue Line, Green Line, Gold Line, Gold Line Extension, and near the Metro Silver Line.	<u>East LA 3rd Street Specific Plan</u> The East LA 3rd Street Specific Plan was adopted on November 12, 2014. The Specific Plan guides development surrounding the Metro Gold Line Stations and improves adjacent neighborhoods. This Specific Plan was amended in February 2020. The amendment provided minor technical changes to promote ease of use. <u>Willowbrook TOD Specific Plan</u> The Willowbrook TOD Specific Plan was adopted by the Board on September 18, 2018. The Willowbrook TOD Specific Plan aims to facilitate residential and employment-generating development in the Rosa Parks/Imperial Metro Station area. The Specific Plan includes the recommendations of the Martin Luther King, Jr. Medical Campus Master Plan and other planning efforts in Willowbrook. <u>West Carson TOD Specific Plan</u> The West Carson TOD Specific Plan was adopted by the Board on October 1, 2019. The West Carson TOD Specific Plan aims to facilitate residential and employment-generating development in the Carson Metro Bus Station area. This Specific Plan is facilitated in conjunction with the Harbor-UCLA Hospital Master Plan. <u>Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont</u> This Connect Southwest LA TOD Specific Plan was adopted on May 12, 2020. Connect Southwest LA guides development in the area between the Metro Green Line Vermont/Athens Station and Los Angeles Southwest College. <u>Florence-Firestone TOD Specific Plan</u> The Florence-Firestone TOD Specific Plan guides future land use development and transportation access for the disadvantaged community in Florence-Firestone. The strategies and goals will be consistent with the County's General Plan, the Florence-Firestone Community Plan, Metro West Santa Ana Branch TOD Strategic Implementation Plan, the SCAG RTP/SCS, and California Transportation Plan 2040. **Continued Appropriateness** The County will continue to use the TOD as a tool to facilitate housing development. These TOD Specific Plans will be updated as part of the Metro Area Plan, which is included as an implementation program in the 2021-2029 Housing Element.
7. Second Unit Ordinance	Promote the Second Unit Ordinance through the Department of Regional Planning website and brochures at public counters to increase affordable rental options in the County (by 2014).	The Accessory Dwelling Unit Ordinance, adopted in 2019, was updated to be consistent with State laws enacted in January 2020. The ordinance update was adopted in October 2020. The County continues to implement the State law and promote

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		ADUs through a number of initiatives, such as the Homeless Initiative ADU Pilot Program. **Continued Appropriateness** As required by State law (AB 671), the 2021-2029 Housing Element includes a program to incentivize ADUs.
8. Small Lot Subdivisions Ordinance	Establish a Small Lot Subdivisions Ordinance to promote affordable homeownership through the allowance of smaller, fee-simple lots in areas zoned for two-family and multi-family housing where infill development is encouraged (by 2016).	On June 9, 2020, the Board adopted the Compact Lot Subdivision Ordinance. The Compact Lot Subdivision Ordinance establishes provisions for fee-simple, single-family residential lots that are less than 5,000 square feet in the multi-family residential zones. **Continued Appropriateness** The County will continue to implement the Compact Lot Subdivision Ordinance. However routine implementation of this ordinance is not included in the 2021-2029 Housing Element as a specific housing program.
9. Air Quality and Housing	Improve health conditions to the greatest extent while providing an adequate housing supply. The following measures will be implemented during the planning period: • Collaborate with appropriate private and public agencies to address air quality and housing development issues (ongoing), • Consider the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway (by 2016), • Revise County policies to reflect identified best practices (ongoing).	The Los Angeles County Development Authority (LACDA) does not fund residential development, including housing, play areas, community rooms, and community gardens, within 500 feet of a freeway. All projects that receive funding through LACDA's annual notice of funding are required to comply with these provisions. **Continued Appropriateness** This is included in the 2021-2029 Housing Element as a policy statement.
Housing Affordability		
10. First 5 LA Supportive Housing for Homeless Families Fund	• Provide services to families with young children who are homeless or at risk of homelessness. • Serve 60 children with new housing development. • Serve 400-500 children over a two-year period through rental assistance (ongoing).	In 2012, LACDA awarded five projects through the First 5 LA Notice of Funding Availability (NOFA). NOFA funded projects are: Beverly Hills Terrace, Cedar Ridge Apartments, Marv's Place Apartments, Vermont Manzanita, and Whittier Place. Beverly Hills Terrace, the final project in the First 5 LA Project, was completed in January 2018. Supportive services continue to be provided for the First 5 LA Project households. **Continued Appropriateness** This program no longer exists as a funding source. Services are still provided at all projects that resulted from this funding source. This program is not included in the 2021-2029 Housing Element.
11. Countywide Affordable	Assist in the development of 350 extremely low and very low income rental housing units in the unincorporated areas through gap	LACDA has provided funding for a total of 1,196 units through the NOFA. In 2019, No Place Like Home was issued and

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
Rental Housing Development	financing, a revolving loan fund, and technical assistance during the planning period (ongoing).	funded 58 housing developments and 4,251 units. As of 2019, LACDA received NOFA applications for a total of 2,722 units. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
12. Priority of Water and Sewer for Affordable Housing	Upon adoption and certification, provide copies of the Housing Element, including information on sites used to meet the RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas (by 2014).	DRP distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas in 2014. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
13. Homebuyer Assistance	Assist 1,050 low- and moderate-income first-time homebuyers in the unincorporated area and 43 affordable units through AHOP during the planning period (ongoing). • Home Ownership Program (HOP) – 200 households • Mortgage Credit Certificate Program (MCC) – 250 households • Southern California Home Financing Authority (SCHFA) – 600 households • Affordable Homeownership Opportunities Program (AHOP) – 43 affordable units	The County provided assistance through the following programs during the planning period: • HOP – 284 assistance loans were funded with a value of $13,807,239. • MCC – 674 MCCs were issues with a value of $212,335,943. • SCHFA – 164 loans were allocated. • AHOP – 35 affordable units were sold. The County also issued 65 loans through the SCHFA funded First Home Program in 2017. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
14. Section 8 Rental Assistance	Provide rental assistance to 4,000 extremely low- and very low-income households and homeless individuals and families in the unincorporated areas during the planning period (ongoing). • Housing Choice Voucher – 3,800 households • Homeless Set Aside Program – 70 homeless individuals or families • Housing Opportunities for Persons with AIDS – 30 homeless persons with HIV/AIDS	As of 2019, LACDA's Housing Voucher Program allocated 26,882 vouchers, including: • 922 Project-Based vouchers; • 2,692 Veterans Affairs Supportive Housing (VASH) vouchers; and • 34 Housing Opportunities for People with AIDS (HOPWA) vouchers. During the planning period, LACDA assisted 2,482 homeless families through HCV, 1,841 homeless veterans through VASH, and 34 families through HOPWA. Nearly all vouchers require monthly monitoring and payments. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element. This program will include expanded outreach efforts to educate the public regarding California's Source of Income protection (SB 329), requiring landlords to accept public assistance (including HCVs) as a legitimate income source for rent payments.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
15. Family Self-Sufficiency Program	• Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. • Annually apply to foundations, corporations, and public and private organizations for funds to provide additional supportive services during the planning period (ongoing).	As of 2019, a total of 438 families were enrolled in the Family Self-Sufficiency (FSS) program. 124 of the 438 families participating in the FSS program have escrow accounts. From 2017 to 2019 the program graduated 111 participants, 6 of which purchased homes and 16 transitioned out of the rental market. The FSS program offered seminars such as HUD approved Homebuyer Educational workshops and Financial Empowerment seminars throughout the planning period. The FSS program now partners with the Workforce Development, Aging, and Community Service. Five FSS participants gained employment with Build Your Dreams (BYD) through on the spot employment recruitment. In conjunction with the Community Development Foundation, three youth received a scholarship from the CDF thanks to the information the FSS Coordinator's provided their families. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
16. Housing Relocation for CalWORKs Participants Program	During the planning period, continue to provide one-time-only assistance to CalWORKs participants to ensure their success in obtaining/maintaining employment (ongoing).	During this planning period, CalWORKs housing relocation data was not available. Further updates are not available. **Continued Appropriateness** This is not a housing program and is not included in the 2021-2029 Housing Element.
17. Shelter Plus Care – Supportive Housing Program	Annually apply for funding to develop and expand the Continuum of Care strategy for homeless persons using Shelter Plus Care (S + C) – Supportive Housing Program (SHP) during the planning period (ongoing).	LACDA's Continuum of Care program received nearly $100 million in renewal funding for existing Continuum of Care projects during the planning period. Over $17 million was allocated towards expansion projects. At the end of the 2018 fiscal year (FY), LACDA applied for an additional $30,081,409 in renewal funding for the 2019 FY. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
18. Green Grant Program	Provide grants to low-income homeowners in unincorporated East Los Angeles for energy efficiency upgrades. Implementation funds will be annually allocated based on CDBG funding availability (ongoing).	The Green Grant Program was discontinued in 2014. **Continued Appropriateness** This program is not included in the 2021-2029 Housing Element.
19. Winter Shelter Program for Homeless (WSP)	Annually operate the 19 WSP sites (1,491 beds) throughout Los Angeles County (ongoing).	Of the 1,518 total beds, the County funded 846 WSP beds through the Emergency Solutions Grant Administration (ESG) and General Funds. In 2017, the County extended the program from 90 days to 120 days, extending from December to March. Bed capacity was expanded during extreme weather conditions. The Los Angeles Homeless Services Authority (LAHSA) received funding from County Measure H, City General Funds, Continuum of Care (CoC), Community Development Block Grant (CDBG), ESG, the County Department of Public Social Services (DPSS), and the

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		Independent Living Program. The increased funding allowed for a total of 4,518 total beds, and for all publicly funded shelters to move to 24-hour operation. **Continued Appropriateness** This program has been updated and is incorporated into a new comprehensive homelessness program the 2021-2029 Housing Element.
Neighborhood and Housing Preservation		
20. Ownership Housing Rehabilitation Assistance	Assist 3,365 low-income households in the unincorporated areas during the planning period (ongoing). • Single-Family Rehabilitation Loan Program – 125 households • Single-Family Home Improvement Program – 1,500 households • Residential Sound Insulation Program– 1,500 households • Handyworker Program – 240 households	The following number of loans/grants were completed during the planning period: • Single-Family Rehabilitation Loan Program – 115 households • Single-Family Home Improvement Program – 612 households • Residential Sound Insulation Program – 2,816 households • Handyworker Program – 24 households **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
21. Public Housing Modernization Program	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period (ongoing).	Modernization of existing public housing is an ongoing activity of the Housing Authority. Over 9,765 units were undergoing modernization during the planning period. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
22. Preservation of At-Risk Housing	For the 2014-2024 period, 582 housing units for low-income households are at risk of converting to market rate. The following measures aim to preserve the at-risk units (ongoing): • Annually update the status of at-risk housing projects, • Discuss preservation options with at-risk project owners, • Contact non-profit housing organizations about preserving the at-risk projects (by 2014), • Pursue funding from State and federal programs, • Allocate Section 8 Housing Choice Vouchers for households displaced due to the Section 8 project-based rental assistance expiration,	The Preservation Unit (LACDA) and the County Department of Consumer and Business Affairs are implementing the Rent Stabilization and Mobilehome Rent Stabilization Ordinances, which were adopted in 2019. In addition, the County established the Emergency Preservation and Tenant Assistance Fund (EPTAF), assisting 82 low-income families to remain at their rental properties. Another 144 units with expiring affordability were preserved as affordable with CalHFA refinancing. LACDA plans to establish a Preservation Database to keep track of County programs that have expiring commitments to improve the preservation of affordable housing and work with the private builders to keep the housing at bond rates. LACDA has also completed a Displacement Study to prioritize the allocation of resources to areas where displacement is likely to occur. **Continued Appropriateness** These housing preservation and tenant protection programs are included in the 2021-2029 Housing Element.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
	• Provide notification of expiring units and engage tenants in the effort to preserve at-risk units.	
23. Foreclosed Property Tracking System	The following measures seek to maintain an active GIS mapping database of properties entering the foreclosure process (ongoing): • Develop a foreclosure database for mapping, tracking, and monitoring properties in foreclosure (by 2014), • Coordinate with County departments to detect foreclosures throughout the planning period, • Use the information to inform community-based planning efforts and place-based programs and strategies.	In 2014, Public Works established a mapping program for properties in the unincorporated areas that have a Notice of Default or Notice of Trustee Sale filed.[2] No updates have been made since 2014. **Continued Appropriateness** This program is not included in the 2021-2029 Housing Element. However, in the event that there is an increase in foreclosures, the County may reinstate the tracking system.
Equal Housing Opportunity		
24. Fair Housing Program	• Annually allocate funding to support fair housing and tenant/landlord services during the planning period. • Provide training to County staff on fair housing laws and responsibilities (ongoing).	Fair housing and tenant services are ongoing. During the planning period, the County assisted 10,573 clients directly. An average of over 245,000 client contacts were made annually. The County distributed an average of over 15,000 pieces of education material per year. In 2019, 183 clients were counseled, 68 cases were opened, and 13 cases were referred. The County's five-year Consolidated Plan includes provisions for additional fair housing. LACDA will use $500,000 in non-federal County funds to execute an agreement with the Housing Rights Center at the start of the 2020 fiscal year. This agreement will provide expanded fair housing services, including education, outreach, investigation, training of testers, testing and legal consultation. The services will include outreach to residents and landlords to educate them on source of income protections. **Continued Appropriateness** This program has been expanded to include relevant actions outlined in the Regional Analysis of Impediments to Fair Housing Choice.
25. Best Practices for Accessible Housing	• Ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS). • Expand design requirements for or new construction for affordable and special needs multi-family housing projects funded by NOFA requiring:	In 2014, LACDA established measures to ensure funded projects complied with applicable regulations regarding accessible units, including ADA 201, CDC Chapter 11B, and Section 504 UFAs-compliant units for federally funded projects. NOFA provided incentives for universal design features to promote accessibility and required projects to include federal Low Income Housing Tax Credit financing. This effectively doubled the minimum percentage of accessible units because the state TCAC requires 10% of units to be

[2] PW's Land Records Viewer is available at: https://pw.lacounty.gov/sur/landrecords/index.cfm?docType=TM. Accessed July 2020.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
	○ 5% of dwelling units to be accessible for persons with mobility disabilities; and ○ 2% of units to be accessible to persons with hearing or visual disabilities. • Allow and support the inclusion of preferences for persons with disabilities having notice and opportunity to lease accessible/adaptable and visual/hearing impaired units funded with public funds (by end of 2014). • Complete ongoing research, review, and update best practices and requirements for leasing and management of accessible/adaptable units, in accordance with state and federal fair housing laws (by end of 2014). • Update NOFAs to require and encourage universal design principles, and, where appropriate, award extra points for projects that exceed minimum standards for accessibility (by end of 2014). • Improve housing inventory and registration of accessible units on the Los Angeles County Housing Resource Center website (ongoing).	accessible for persons with mobility impairments, and 4% of the units to e accessible to people with sensory impairments. The TCAC requirements continue to be used and meet current ADA standards for projects received funding from the 2018 NOFA process. All projects are subject to design review for compliance and are required to obtain a CASP certification. Accessible units must be registered on the Los Angeles County Housing Resource Center (LAC-HRC) website prior to the application process. LACDA also participates in a Cooperation Agreement with the City of Los Angeles Housing and Community Investment Department (HCIDLA) to maintain a website for accessible unit registration. **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.
26. Homeowner Fraud Prevention	• Continue to provide fraud prevention counseling services to low- and moderate-income homeowners during the planning period.	There are no recent updates to the Homeowner Fraud Prevention program. The Department of Consumer and Business Affairs continues to provide ongoing fraud prevention counseling services to low- and moderate-income homeowners. **Continued Appropriateness** This is not included in the 2021-2029 Housing Element.
27. Reasonable Accommodations Ordinance	• Review reasonable accommodation practices and application forms to eliminate any barriers for individuals seeking accommodations and increase public awareness of the Reasonable Accommodations Ordinance (by 2014). • Clarify the definition of "individual with a disability" and remove outdated application requirements in the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code (by 2015). • Consider amendments to the notification and appeals provisions of the Ordinance to	The Board adopted the Technical Update to the Zoning Code in January 2019. The Technical Update includes a simplified definition of "individual with a disability." **Continued Appropriateness** This program has been updated and is included in the 2021-2029 Housing Element.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
	ensure the protection of the privacy rights of persons with disabilities through the Zoning Ordinance Update Program (by 2016).	
28. CEQA Streamlining	• Design planning documents within urbanized areas near employment and transit to allow development with a streamlined environmental review, to the extent possible (ongoing). • Develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA (by 2014).	In 2016, DRP revised and used the CEQA Streamlining Guidelines to determine whether projects are eligible for CEQA exemptions or streamlining. In 2018, DRP developed resources to understand the CEQA exemptions and streamlining provisions for affordable housing and infill projects. DRP also developed GIS layers of environmental data to assist the staff review of CEQA exemptions related to flood hazards, farmlands, wetlands, fire hazards zones, sensitive habitat areas, etc. **Continued Appropriateness** This routine staff function is not included in the 2021-2029 Housing Element as a separate program.
29. Coordination and Implementation	• Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing (by 2018).	The County established a working group dedicated to supporting projects for the Affordable Housing and Sustainable Communities Program. This group focuses on streamlining interdepartmental coordination around affordable housing and consists of staff from LACDA, DRP, Chief Sustainability Office, Department of Public Health, Chief Executive Office, Department of Parks and Recreation, and Public Works. <u>Housing Data Tracking Table</u> The County developed a housing data tracking tool utilizing EPIC-LA to capture the number of market rate and affordable residential units that are entitled and constructed every year. The County will now more easily track the number of projects that utilize the County's Density Bonus Ordinance (DBO) and the additional units created by the DBO, as well as the number of new homeless/emergency shelter beds and family shelters that are approved every year. <u>One-Stop Meetings</u> DRP coordinates monthly "one-stop" meetings to provide feedback on projects before applicants submit a complete application. County agencies, such as Public Works, Fire Department, Department of Public Health, LACDA, and DRP provide written comments on draft plans and application materials to prevent delays and further streamline the review process. A representative from every agency attends the meetings, discusses comments with the applicant, provides a timeline for review, and provides information on fees. <u>EPIC-LA e-Reviews</u> DRP initiates the e-Reviews process with multiple County agencies after a complete application is received. County staff review the same digital file and provide comments and necessary clearances electronically. Applicants see the progress and submit revisions electronically. <u>Affordable Housing Case Planners</u> DRP designated a team of planners to serve as a single point of contact for all applicants providing affordable units. The

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		planners review all affordable housing projects and counsel any applicant on the County's DBO. The team implemented AB 2162, SB 35 and AB 1763 to increase affordable and permanent supportive housing production countywide. <u>Housing Policy Section</u> A team of planners specializing in housing policy completed the By-Right Housing Ordinance, Interim and Supportive Housing Ordinance, Affordable Housing Preservation Ordinance, Inclusionary Housing Ordinance, Accessory Dwelling Unit Ordinance Update, Density Bonus Ordinance Update, and Compact Lot Subdivision Ordinance. The Housing Policy Section supports the Department's compliance with State laws by issuing informational memos, advising case planners, and creating implementation materials for staff and the public, such as applications, flow charts, and worksheets. **Continued Appropriateness** These routine staff functions and are not included in the 2021-2029 Housing Element as a separate program.
30. Housing Element Annual Progress Report	• Prepare an annual report for submittal to HCD by April 1 during the planning period.	Housing Element annual progress reports were prepared annually throughout the planning period. **Continued Appropriateness** This routine staff function is not included in the 2021-2029 Housing Element as a separate program.
31. Monitoring Housing Issues	Ongoing efforts during the planning period will include, but are not limited to: • Attending housing and legislative review conferences. • Attending training workshops. • Consulting with housing professionals through the Development Advisory Group, etc. • Working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Affordable Housing Cost and Income Limits, the Density Bonus Law, and the Housing Element Law. • Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG). • Interfacing with other County agencies and the public.	Various County departments and agencies continue to coordinate and provide input on proposed housing legislation and implementation, as well as to pursue opportunities for affordable housing. Ongoing efforts include, but are not limited to: attending housing and legislative review conferences; attending training workshops; consulting with housing professionals; working with the State to enhance and refine state mandated housing policies; participating in regional planning efforts coordinated by SCAG; and interfacing with other County agencies and the public. County staff also worked with the CEO to coordinate legislative responses. **Continued Appropriateness** This routine staff function is not included in the 2021-2029 Housing Element as a separate program.

APPENDIX D: PUBLIC PARTICIPATION

The County implemented an engagement strategy tailored to the constraints set by the COVID-19 pandemic. This section summarizes outreach activities conducted as of August 26, 2021. Additional outreach will be conducted through Board of Supervisors adoption of the Housing Element, and will be summarized in the certified Housing Element.

The engagement featured 40 online workshops, stakeholder and community meetings that reached 752 attendees. County staff provided background on housing needs in the unincorporated areas, and how the Housing Element addresses those needs. Staff also explained the County's rezoning methodology and presented the interactive Story Map of proposed rezoning in communities.

County staff engaged all socio-economic segments of the community through flyers, emails, social media, a dedicated Housing Element website, an interactive Story Map, and a survey. The County received input from individuals and stakeholder groups with a wide range of experience and backgrounds. Stakeholder groups included community members, community serving organizations, developers, and housing advocates. Eight email blasts were sent to a mailing list that has grown to over 1,200 people, and the online survey produced a total of 349 responses.

The outreach program was designed to also engage Spanish speakers. County staff translated the Housing Element informational flier, survey, and rezoning program interactive Story Map, presented bilingual slides at outreach meetings, provided a dedicated phone line for Spanish-language inquiries, and made interpretation available at workshops and meetings.

In addition, County staff held eight public discussions on the Housing Element Update with representatives from the Board of Supervisors from September 2019 to February 2021, and provided seven updates to the Regional Planning Commission from July 2019 to April 2021.

MEETINGS AND COMMENTS RECEIVED

Housing Element Update meetings included nine countywide workshops hosted by DRP, 22 community group meetings, and nine issue-focused stakeholder meetings.

The first workshop (July 30, 2020) introduced the Housing Element. The second and fourth workshops (September 22, 2020) were geared toward housing advocates, and the third workshop (January 23, 2021) provided additional information about the proposed rezoning program and also served as a scoping meeting for the Housing Element Update Environmental Impact Report.

Subsequent workshops were devoted to the "Big Ideas" of the Housing Element. These workshops provided background on the housing affordability crisis in the State and County. For these presentations, an artist created images to illustrate examples of how the crisis impacts the everyday lives of County residents (and how the Housing Element provides solutions).

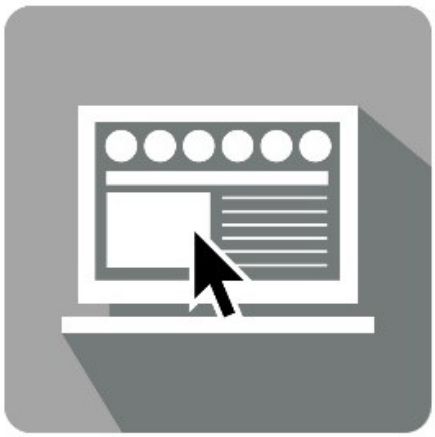
At community group meetings, County staff made presentations on the basic requirements of the Housing Element, presented the components of the County's Housing Element as well as the rezoning Story Map, and introduced the CEQA process.

Key feedback gathered during the series of workshops is provided in **Table** , which includes comments from meetings and surveys, and how they are addressed by policies and programs.

A full list of stakeholder groups engaged in the Housing Element Update is provided in **Table D-2** (Entities and Groups Engaged in the Preparation of the Housing Element). The list includes community groups, housing advocates, and building industry representatives.

Community feedback highlighted the high cost of housing. Issues that stemmed from this include increased homelessness, overcrowding, and high rents. Other comments focused on providing specialized housing for people experiencing homelessness. People living in rural areas expressed concerns over protecting environmentally sensitive land and avoiding urbanization. Residents of built-up suburban areas suggested rezoning underutilized commercial areas. Some community members sought housing that would support a vibrant commercial street, while another key concern was increased traffic, overdevelopment, and potential exposure to pollution caused by more density. Stakeholders asked if parking structures would be considered for conversion into housing, and if building standards could be strategically adjusted to make it easier to build multifamily housing. Other comments called for alignment with the Climate Action Plan greenhouse gas emission reduction goals. Participants suggested a streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development. Other recommendations included a labor standards and/or a community wealth policy in the Housing Element Update that would require family supporting wages, and skills training and job access to community members for future housing construction projects.

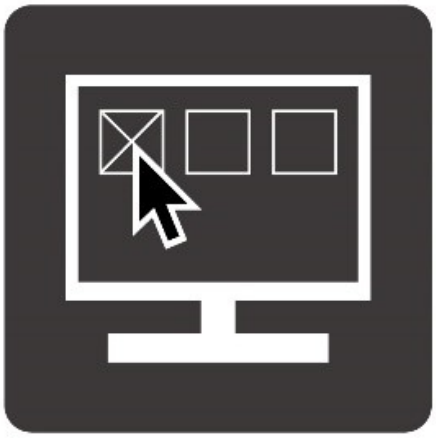
County staff also collected surveys and/or provided informational materials at 33 Parks After Dark events; at the annual community meeting convened by the LACDA (held virtually in 2020); and the 2020 Homeless Initiative Conference.



WEB SITE AND STORY MAP

The County's Housing Element Update web site (https://planning.lacounty.gov/housing) served as the clearinghouse for information. Visitors to the web site could find contact information for DRP's Housing Policy section, obtain general information about the Housing Element and project timeline, as well as review draft materials. DRP posted a preliminary draft of the Housing Element Update on June 7, 2021, and a public hearing draft on July 30, 2021, and provided the public with the opportunity to submit their comments on the Draft Housing Element via email. DRP posted revised public hearing drafts on its web site on August 19 and August 26, 2021.

The Housing Element web site includes an interactive Story Map to present the rezoning program. The Story Map combines text, maps, and illustrations, and can be read in English or Spanish. The Story Map provides background about the purpose and regulatory context of the Housing Element, as well as the County's rezoning methodology. The Story Map illustrates the County's environmental constraints and rezoning prioritization criteria.



SURVEY

County staff also gathered community input via an anonymous online housing survey. The survey was available in English and Spanish and could be completed on a computer or mobile device. The survey questions were related to existing and future housing needs and how the County should meet those needs.

Respondents were provided opportunities for unrestricted feedback. The survey results reflected a variety of participant perspectives, including those of homeowners, tenants, and advocates, including for people with disabilities, dispersed over a large geographic area. Most respondents indicated that they live, work, or own property in the unincorporated areas. The survey reached people across Los Angeles County, from areas characterized by dense multifamily housing near transit and freeways, to rural and semi-rural areas.

While the vast majority of respondents live in single-family homes, others live in apartments, townhomes, and condominiums. A few respondents selected accessory dwelling unit, senior housing, mobilehome park, RV, supportive housing, indicated that they were experiencing homelessness, or selected "other" living situations.

In response to the question "What types of housing would you like to see more of in your community?" the top three responses were single-family homes, followed by supportive housing and senior citizen housing. Mobilehome parks received the fewest number of responses.

When asked "What should the County do to address the housing crisis in the unincorporated areas?" the most frequently selected response was to help residents with housing costs, followed by protecting

owners and renters from fraud, displacement, and discrimination, and helping people locate available housing.

The survey contained policy goals to which respondents could indicate their level of support or opposition. The most-supported policy goal was that housing should be livable and well-designed, and contribute to the quality of neighborhoods. The policy goal that received the highest level of "do not support" responses was "The unincorporated areas should have a variety of housing types, such as single family houses, apartments, townhouses, fourplexes, etc."

The freeform survey responses reflected a wide range of experiences and perspectives. Some respondents did not support higher-density housing in their community due to concerns over community character, natural hazards, traffic, infrastructure, impact on services and/or crime. Others expressed a desire to build more housing on their own properties, such as ADUs and tiny homes, or more flexibility in building alternative housing types, such as shared housing. Other respondents wanted more affordable housing built, including supportive housing and housing for people with disabilities. Some respondents advocated for equal housing opportunities and enforcement of tenant protections, as well as financial assistance to help with housing costs.

The following section identifies the goals, policies, and programs in the Housing Element, or existing ordinances, that address the public comments received.

SUMMARY OF COMMENTS RECEIVED

The general themes of public comments received are summarized. This summary does not attempt to reconcile the differences in opinions.

Table D-1: Summary of Comments and Housing Element Response

Comments	Ongoing Efforts and Housing Element Programs
Opportunities for New Housing • Re-zoning of underutilized commercial/industrial areas and single-family areas for housing. • Rezoning of commercial uses into housing would lose vibrant commercial streets. • Conversion of parking into housing. • Housing on properties owned by religious organizations. • Transit-oriented development. • New housing opportunities should be distributed equitably and not overconcentrated in one community.	The By-Right Housing Ordinance encourages infill development in urbanized areas by allowing multifamily housing by-right in commercial zones where appropriate (such as outside of Hillside Management Areas). The Adequate Sites for RHNA program outlines the County's plan to rezone to accommodate the projected housing demand. The rezoning methodology was developed in accordance with State law, which requires local jurisdictions to address historic racial segregation and provide additional housing opportunities in higher-resource areas. The County's methodology balances equity with other considerations, such as the amount of County land in naturally constrained and environmentally sensitive areas (such as Fire Hazard Severity Zones and Significant Ecological Areas). Other relevant programs: Florence-Firestone Transit Oriented District Specific Plan East San Gabriel Valley Area Plan Metro Area Plan Adaptive Reuse Ordinance

Table D-1: Summary of Comments and Housing Element Response

Comments	Ongoing Efforts and Housing Element Programs
Cost of Housing • High cost of housing; issues stemming from this concern include increased homelessness, overcrowding, and high rents. • Homeownership not affordable. • Housing for extremely low income households. • Missing middle housing. • Enforcement of affordable housing opportunities. • Mixed income housing. • Inclusionary housing for affordable housing. • Increase funding for affordable housing and specifically provide pre-acquisition funds. • Prioritize community land trusts. • Affordable housing should be made permanently affordable.	The County's Inclusionary Housing Ordinance requires that 5 - 20% of new units are affordable to extremely low, very low, or lower income tenants or middle-income home buyers. The number of affordable units that are required depends on the size of the project, whether it is rental or for-sale units, and the level of affordability provided. The County is updating its inclusionary feasibility study in an effort to include more communities. The Compact Lot Subdivision Ordinance establishes provisions for compact lot subdivisions in multifamily residential zones. This allows for subdivisions to create "compact lots" that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet. The Density Bonus Ordinance also encourages developers to provide affordable housing by providing additional density and other zoning incentives. The County has updated its Density Bonus Ordinance to provide incentives for deeper affordability, including extremely low income units, and a longer affordability period. Through the State Housing Legislation Advocacy program, the County will continue to advocate for State legislation to support the creation and preservation of affordable housing locally. DRP worked with the CEO, County Counsel, and the Board of Supervisors to successfully introduce AB 634, which proposes to expand the length of covenants to preserve housing at risk of expiration. The Pilot Community Land Trust program will pilot the acquisition of housing by community land trusts and nonprofit organizations to create long-term affordable housing. Other relevant programs: Marina del Rey Affordable Housing Policy Inclusionary Housing Feasibility and Implementation Missing Middle Program Housing for Acutely Low Income Households Program Countywide Affordable Rental Housing Development Section 8 Rental Assistance Preservation of At-Risk Housing Emergency Preservation and Tenant Assistance Fund Rent Stabilization and Mobilehome Rent Stabilization Ordinances Stay Housed L.A. County Affordable Housing Program Budget Homebuyer Assistance

Table D-1: Summary of Comments and Housing Element Response

Comments	Ongoing Efforts and Housing Element Programs
Housing Condition • Provide assistance to homeowners who wish to expand or renovate their homes.	The Ownership Housing Rehabilitation Assistance program allocates resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes, and to remove health and safety hazards.
Housing Types • All types of housing, including affordable housing, are needed. • RVs can be an affordable housing option. • Streamlining ADUs. • Tiny homes. • Small units to accommodate singles and couples. • Housing with three or more bedrooms to accommodate families. • Shared housing and co-living models for seniors and the individuals experiencing homelessness.	The Interim and Supportive Housing Ordinance encourages the development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing), and to support temporary vehicle living. The ordinance includes provisions to streamline shelter and accessory shelter review by allowing them by-right in certain zones where appropriate, and expand parking options for recreational vehicles, among other provisions. A number of Housing Element programs foster a diverse housing stock throughout the unincorporated areas. Relevant programs include: Accessory Dwelling Unit Construction Missing Middle Housing Housing Types Definitions Program Alternative Housing Types and Building Methods Program
Special Needs Housing • A need for specialized housing for people experiencing homelessness. • Affordable housing should be prioritized for people experiencing homelessness. • Housing choices for seniors who would like to stay in the community but may want to downsize. • Housing with universal design for persons with disabilities. • Supportive housing is needed. • Design housing to incorporate assisted living arrangements for developmentally disabled adults.	The Interim and Supportive Housing Ordinance encourages the development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing), and to support temporary vehicle living. The Ordinance includes provisions to streamline shelter and accessory shelter review by allowing them by-right in certain zones where appropriate, and expand parking options for recreational vehicles, among other provisions. Other relevant programs: Best Practices for Accessible Housing Rapid Re-Housing and Shallow Subsidy Programs Safe Parking Services for People Experiencing Homelessness and Homelessness Prevention Supportive Housing Programs Temporary Housing Programs
Housing and Density • Concern with traffic caused by increased density. • Upzoning will worsen parking issues and create incompatibility with surrounding neighborhoods.	The Adequate Sites for RHNA program will be implemented through future planning efforts, not directly through the Housing Element. One potential strategy to implement the rezoning program is through local area plans, which will also include capital improvement plans. For development in the R-5 (High Density Multiple Residence) or Mixed Use Zone, the County's Zoning Code allows the County to require the applicant to conduct technical studies on a project's traffic and sewer impacts, provide certification that water facilities

Table D-1: Summary of Comments and Housing Element Response

Comments	Ongoing Efforts and Housing Element Programs
• Inadequate infrastructure, services, and parks in urbanized areas. • Overcrowding. • If future projects on rezoned parcels are to be built at the maximum allowable density, building height and massing will not be compatible with existing neighborhoods.	are adequate, and require the applicant to construct or fund necessary infrastructure improvements. Other relevant programs: Residential Parking Program Analysis and Code Update Park Access for New Residential Development These programs will address creative parking solutions, providing amenities, and enhancing neighborhood conditions.
Displacement • Upzoning would have an impact on properties that are currently tenant-occupied. • Balance between tenant protection and new production.	The Affordable Housing Preservation Ordinance requires that units that are or were on the site that were occupied by extremely low, very low, or lower income tenants, be replaced with units that are affordable at the same income level or below. The Adequate Sites for RHNA program is focused on commercial corridors, where most of the existing uses are non-residential. In addition to the County's rent stabilization and tenant protections, there are other tools available to protect existing residents and ensure that affordable housing is included in new development. Other relevant programs: Inclusionary Housing Feasibility and Implementation Preservation of At-Risk Housing Preservation Database Anti-Displacement Mapping Tool and Displacement Risk Study Emergency Preservation and Tenant Assistance Fund Rent Stabilization and Mobile Home Rent Stabilization Ordinances Stay Housed L.A. County
Fair Housing • Protect tenants against discrimination	The Housing Element includes an analysis of the County's existing conditions regarding integration and segregation and an examination of new housing opportunities through the lenses of equity and affirmatively furthering fair housing. Program 39: Affirmatively Furthering Fair Housing outlines the County's multiple efforts to promote equal access to housing.
Governmental Constraints • Building standards could be strategically adjusted to make it easier to build multifamily housing. • Onus is on the architect and developer to navigate approvals from multiple agencies. Online one-stop digital plan submittal is a basic need for both private and non-profit developers. • County's entitlement process for housing developments is lengthy and complicated.	The Compact Lot Subdivision Ordinance establishes provisions for compact lot subdivisions in multifamily residential zones. This allows for subdivisions to create "compact lots" that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet. The By-Right Housing Ordinance encourages infill development in urbanized areas by allowing multifamily housing by-right in commercial zones where appropriate (such as outside of Hillside Management Areas). Other relevant programs: Comprehensive Residential Design and Development Standards

Table D-1: Summary of Comments and Housing Element Response

Comments	Ongoing Efforts and Housing Element Programs
• A streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development; break down silos between public agencies. • By-right approval and CEQA streamlining. • Centralized database of vacant land. • Compact lots. • Make it faster and easier to bring unpermitted construction into compliance.	Residential Parking Program Analysis and Code Update Adaptive Reuse Ordinance Housing Types Definitions Program Title 21 Update Program Performance Tracking Annual Zoning Code Technical Update
Environmental Protection • Concern regarding maintaining environmentally sensitive land and avoiding urbanization. • Location for new housing should align with Climate Action Plan greenhouse gas emission reduction goals.	Climate Action Plan Safety Element Implementation: Reducing Wildfire Risk
Engagement • County should reach out to the 50 percent of residents who are renters to solicit support for multifamily housing. • Inadequate time to provide input.	Throughout the Housing Element Update process, the County continued to offer ample opportunities for community input and improve methods of outreach.

LIST OF GROUPS REACHED

Table D-2: Entities and Groups Engaged in the Preparation of the Housing Element

Community Groups
Crescenta Valley Town Council Land Use Committee
El Camino Village Community Watch Association
East San Gabriel Valley Area Plan Stakeholder Committee
Monrovia-Arcadia-Duarte Town Council
United Homeowners Association II
Crescenta Valley Civic Association
Health Innovation Community Partnership
Lennox Coordinating Council
Rowland Heights Community Coordinating Council
West Rancho Community Action Group
Altadena Town Council
Ladera Heights Civic Association
Florence-Firestone Community Leaders
Hacienda Heights Improvement Association
Workman Mill Association
Walnut Park Residents Association
Bassett Neighborhood Watch
Del Aire Neighborhood Association
East Rancho Dominguez Neighborhood Association
Juntos Florence-Firestone Together
Southwest Community Association
Friends and Neighbors Community Club
Palo Del Amo Woods Homeowners Association
Del Amo Action Committee
Community Coalition
Three Points-Liebre Mountain Town Council
Sun Village Association
Acton Town Council
Roosevelt Town Council
Leona Valley Town Council
Littlerock Town Council
Green Valley Town Council
Fairmont Town Council
Antelope Acres Town Council
Association of Rural Town Councils
Pearblossom Town Council
Lake Los Angeles Town Council

Table D-2: Entities and Groups Engaged in the Preparation of the Housing Element

Housing Advocates and Building Industry
Abundant Housing
Alliance for Community Transit - LA (ACT-LA)
Bridge Housing
cd-rg
Clifford Beers Housing
Corporation for Supportive Housing
Craig Lawson & Co., LLC
Habitat 4 Humanity
Hollywood Housing
LA Thrives
Latham & Watkins
Legal Aid Foundation of Los Angeles (LAFLA)
LINC Housing
PATH Ventures
Public Counsel
Shelter Partnership
Southern California Association of Nonprofit Housing (SCANPH)
Southwest Regional Council of Carpenters
three6ixty
Urban Consulting Group
Building Industry Association of Southern California – Los Angeles/Ventura Chapter
Greater Antelope Valley Association of Realtors
Greater LA Realtors Association
LA County Business Federation (BizFed)

HOUSING ELEMENT SURVEY (ENGLISH AND SPANISH)

A copy of the survey is provided on the following pages.

Housing
Element Update

Housing Element Update Survey

The County of Los Angeles is currently updating the Housing Element of the General Plan. The County's Housing Element serves as a policy guide to address housing needs for the unincorporated areas of Los Angeles County. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. Your voice is important in this process. We invite you to help inform the Housing Element Update by answering the following questions.

1. Where do you live? (ZIP code)

The value must be a number

2. Do you live, work, or own property in an unincorporated community of Los Angeles County?

An unincorporated community is an area that is not within the City of Los Angeles or any other city.

- ◯ Yes, I live, work, or own property in an unincorporated community of Los Angeles County
- ◯ No, I do not live, work, or own property in an unincorporated community of Los Angeles County
- ◯ I don't know

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3. If you live, work, or own property in an unincorporated community of Los Angeles County, which community(ies)? Please explain below.

4. What type of housing do you live in?

- ◯ Apartment
- ◯ Condominium
- ◯ Single-family home
- ◯ Townhome
- ◯ Fourplex/triplex
- ◯ Duplex
- ◯ Senior citizen housing
- ◯ Mobilehome park
- ◯ Vehicle/RV
- ◯ Supportive housing
- ◯ Interim/transitional housing (for example, shelter)
- ◯ Accessory dwelling unit (ADU)
- ◯ Experiencing homelessness (unsheltered)
- ◯ [ ] Other

5. What types of housing would you like to see more of in your community? Choose all that apply.

- [ ] Apartments
- [ ] Condominiums
- [ ] Single-family homes
- [ ] Townhomes
- [ ] Fourplexes/triplexes
- [ ] Duplexes
- [ ] Senior citizen housing
- [ ] Mobilehome parks
- [ ] Supportive housing
- [ ] Interim/transitional housing (for example, shelters)
- [ ] Accessory dwelling units (ADUs)
- [ ] Other

6. What should the County do to address the housing crisis in the unincorporated areas? Choose your top three policy areas.

- [ ] Allocate more money to build housing
- [ ] Remove red tape to help housing get built faster
- [ ] Help people locate available housing
- [ ] Help residents with housing costs
- [ ] Encourage more housing next to transit and jobs
- [ ] Encourage innovation in housing design and development
- [ ] Protect owners and renters from fraud, displacement, and discrimination
- [ ] Other

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7. The County will identify several goals to address housing needs in unincorporated areas. Please indicate your level of support for the following goals:

	Support	Somewhat support	Do not support
The unincorporated areas should have a variety of housing types, such as single family houses, apartments, townhouses, fourplexes, etc.	○	○	○
The unincorporated areas should have housing to accommodate all incomes and special needs.	○	○	○
Housing should be livable and well-designed, and contribute to the quality of neighborhoods.	○	○	○
Preserving existing housing, particularly affordable housing, is just as important as building new housing.	○	○	○
Housing should be accessible to people with disabilities without discrimination.	○	○	○

8. Additional comments/suggested additional goals?

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Español (México)

Housing Element Update

Encuesta Para la Actualización del Capítulo de Vivienda

El Condado de Los Ángeles está actualizando el Capítulo de Vivienda del Plan General. El Capítulo de Vivienda sirve como una guía de políticas para abordar la necesidad de vivienda para las áreas no incorporadas del Condado de Los Ángeles. El Capítulo de Vivienda del Condado se centra principalmente en asegurar vivienda decente, segura, sana y asequible para los residentes actuales y futuros de las áreas no incorporadas, incluso los con necesidades especiales. Su voz es importante en este proceso. Le invitamos a que nos ayude formar la actualización del Capítulo de Vivienda con sus respuestas a las siguientes preguntas.

1. ¿Dónde vive? (código postal)

El valor debe ser un número.

2. ¿Vive, trabaja, o es dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles?

Una comunidad no incorporada es un área que no está dentro de la Ciudad de Los Ángeles ni otra ciudad.

- ◯ Sí, yo vivo, trabajo, o soy dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles
- ◯ No, no vivo, trabajo, ni soy dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles
- ◯ No sé

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3. Si vive, trabaja, o es dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles, por favor indiquela(s) comunidad(es) abajo.

4. ¿En qué tipo de vivienda vive usted?

- ◯ Apartamento (de 5 o más unidades de vivienda)
- ◯ Condominio
- ◯ Casa unifamiliar
- ◯ Casa adjunta
- ◯ 4-plex/triplex
- ◯ Duplex
- ◯ Vivienda para personas de la tercera edad
- ◯ Comunidad de casas móviles
- ◯ Vehículo/ Vehículos Recreacionales
- ◯ Vivienda con servicios de apoyo
- ◯ Vivienda interina/temporal (por ejemplo, refugio)
- ◯ Vivienda secundaria a la residencia principal (ADU)
- ◯ Sin hogar (sin refugio)
- ◯ [ ] Otras

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5. ¿Cuáles tipos de vivienda le gustaría ver más en su comunidad? Marque todos que aplican.

- [ ] Apartamentos
- [ ] Condominios
- [ ] Casas unifamiliares
- [ ] Casas adjuntas
- [ ] 4-plex/triplex
- [ ] Duplex
- [ ] Viviendas para personas de la tercera edad
- [ ] Comunidades de casas móviles
- [ ] Viviendas con servicios de apoyo
- [ ] Viviendas interinas/temporales (por ejemplo, refugios)
- [ ] Viviendas secundarias a las residencias principales (ADU)
- [ ] _____ Otras

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6. ¿Qué debería hacer el Condado para abordar la crisis de vivienda en las áreas no incorporadas? Marque sus tres políticas más preferidas.

- [ ] Asignar más fondos para construir viviendas
- [ ] Simplificar los requisitos y el proceso de aprobación de permisos para la construcción de viviendas, para que se construyan más rápidamente
- [ ] Ayudar a la gente a encontrar viviendas disponibles
- [ ] Ayudar a la gente con sus costos de vivienda
- [ ] Animar más vivienda cerca de transporte público y empleo
- [ ] Animar innovación en el diseño y construcción de viviendas
- [ ] Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación
- [ ] Otras

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7. El Condado identificará varias metas para abordar las necesidades de vivienda en las áreas no incorporadas. Por favor indique el nivel de su apoyo para las siguientes metas:

	Apoya	Apoya un poco	No apoya
Las áreas no incorporadas deben tener una variedad de tipos de vivienda, como casas unifamiliares, apartamentos, casas adjuntas, 4-plex, etc.	○	○	○
Las áreas no incorporadas deben tener viviendas para todos ingresos y necesidades especiales.	○	○	○
Viviendas deben ser habitables y bien diseñadas, y contribuir a la calidad de los vecindarios.	○	○	○
La preservación de viviendas que ya existen, particularmente viviendas asequibles, es importante tal como la construcción de nuevas viviendas.	○	○	○
Viviendas deben ser accesibles a personas con discapacidades, sin discriminación.	○	○	○

8. ¿Más comentarios/sugerencias de otras metas?

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APPENDIX E: AFFIRMATIVELY FURTHERING FAIR HOUSING

ASSESSMENT OF FAIR HOUSING (AFH)

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element, which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with populations over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

Data Availability

For the purpose of HUD CPD funds (CDBG, HOME, and ESG),[3] the County of Los Angeles functions as the lead agency to receive these funds on behalf of 48 small cities (with population less than 50,000) and the unincorporated areas. Collectively, this geography is known as the Urban County. Much of the data provided by HUD for the purpose of housing and community development, disproportionate needs, and the AFFH analysis is based on this collective Urban County geography. Separate data for just the unincorporated areas is not available without extensive manipulation, which tends to exaggerate the margins of error. For the Housing Element Needs Assessment, the County utilized the complex methodology (subtracting 88 cities from the County level data) to generate estimates on demographic and housing characteristics for unincorporated Los Angeles County. This methodology can introduce larger margins of errors and the resultant estimates are used as points of reference only. Using the general estimates for this detailed assessment of fair housing may not be appropriate.

Similarly, LACDA contracts with the Housing Rights Center (HRC) for fair housing outreach and enforcement services. Currently, HRC's contracted scope of services does not include reporting fair housing records by geographic area (separating records for individual cities and the unincorporated areas). The lack of specific fair housing records by geographic area makes it difficult for the County to understand the nature and extent of housing discrimination and to tailor appropriate resources. This Housing Element includes an action to request a change in the scope of fair housing services in future years.

Assessment of Fair Housing Issues

This section summarizes the 2018 Analysis of Impediments to Fair Housing Choice (AI) prepared by the Los Angeles County Development Authority (LACDA) for the Urban County, and supplements it with additional data as available and appropriate.

Fair Housing Enforcement and Outreach

Los Angeles County is subject to state and federal laws related to fair housing. Federal fair housing laws, including the Federal Fair Housing Act of 1968 (FHA) and the Fair Housing Amendments Act of 1988 (FHAA), protect residents from discrimination on the basis of race, color, religion, national origin, sex/gender, handicap/disability, and familial status. The County complies with the California Fair Employment and Housing Act (FEHA), prohibiting discrimination based on marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination in addition to the groups protected under federal fair housing legislation.

Unincorporated Los Angeles County is part of the Urban County program, which contracts with the Housing Rights Center (HRC) for fair housing services. In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquiries, fair housing issues relating to disabilities (physical and mental) represented the majority (82 percent) of the protected classifications. Trailing distantly behind was source of income at 5 percent of the inquiries.

The HCD AFFH Data Viewer provides HUD Office of Fair Housing and Equal Opportunity cases at the County level. **Table E-1** compares FHEO cases in Los Angeles County in 2010 and 2020. The total number of cases have decreased significantly since 2010. In 2010 and 2020, cases with a disability bias were the most common. Cases with a disability bias represented 66 percent of all cases in 2020, compared to only 36 percent in 2010. The proportion of cases with a racial or familial status bias has decreased over the last 10 years.

Table E-1: Los Angeles County FHEO Cases (2010-2020)

	2010		2020	
	Cases	Percent	Cases	Percent
with a Racial Bias	80	27%	27	21%
with a Disability Bias	106	36%	86	66%
with a Familial Status Bias	58	20%	9	7%
Total Cases	**291**	**100%**	**130**	**100%**

Source: HCD AFFH Data Viewer (HUD FHEO 2010-2020), 2021.

[3] Community Development Block Grants (CDBG); HOME investment Partnership (HOME); and Emergency Solutions Grants (ESG).

During FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47 percent), mental disability (22 percent), and source of income (19 percent) represented the majority of the protected classes.

Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include Public Service Announcements/media/advertisements; community presentations; literature distribution; and management trainings.

Integration and Segregation

Race and Ethnicity

HUD tracks racial or ethnic dissimilarity[4] trends for Urban County programs. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Los Angeles Urban County and Los Angeles County region from 1990 to 2020 are shown in **Table** . Dissimilarity between non-White and White communities in the Los Angeles Urban County and throughout the Los Angeles County region has worsened since 1990. For both Los Angeles Urban County jurisdictions and the entire county, dissimilarity between Black and White communities has improved, while dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened. Based on HUD's index, segregation between Asian or Pacific Islander/White Los Angeles Urban County communities is moderate, while segregation between non-White/White, Black/White, and Hispanic/White Los Angeles Urban County communities is high.

Table E-2: Racial or Ethnic Dissimilarity Trends

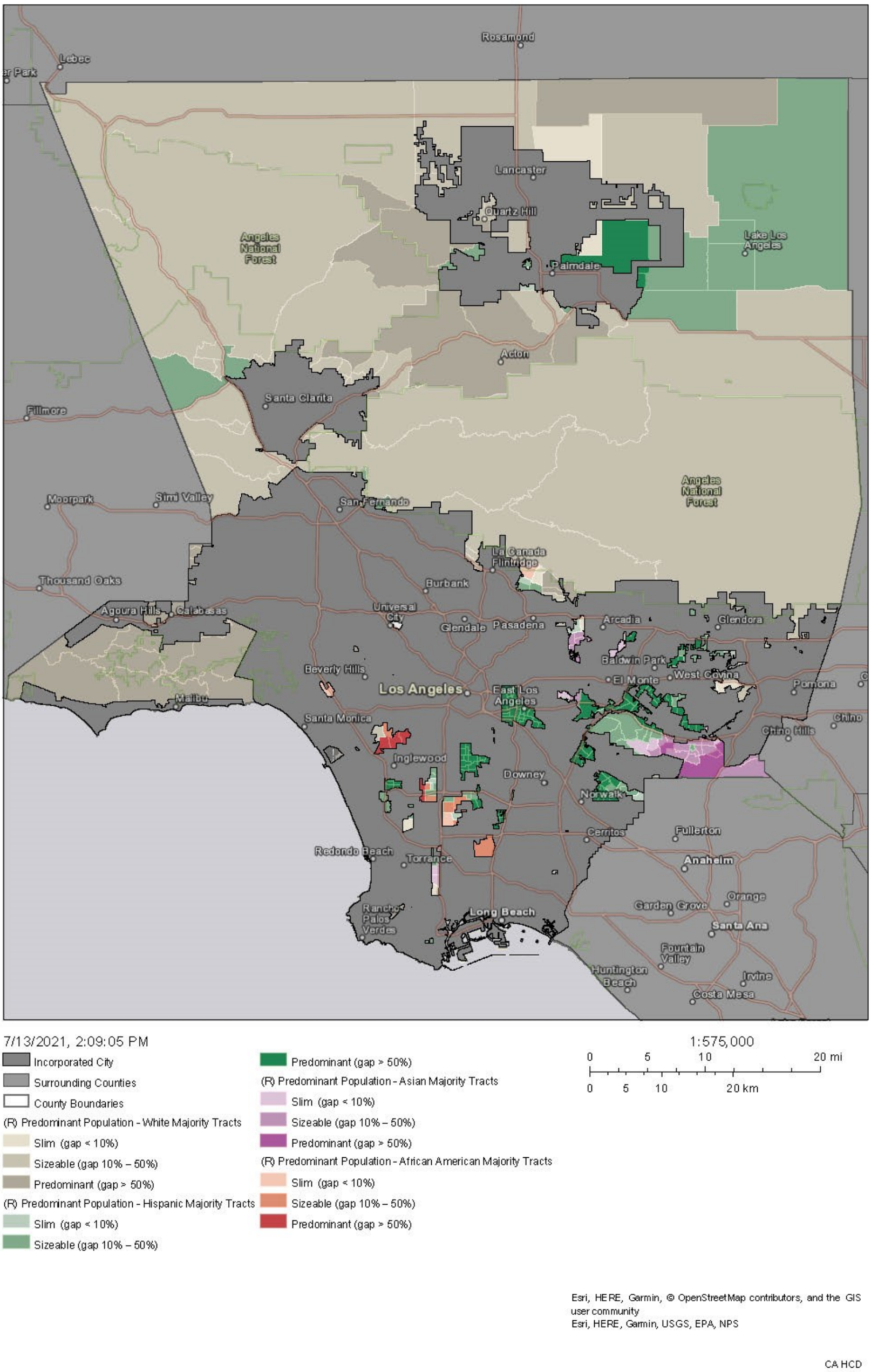
	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County Region				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: HUD AFFH Data, 2020.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2012-2016 ACS, approximately 76 percent of the households (or 81 percent of the population) in the unincorporated areas belong to a non-White group. **Figure E-1**

[4] Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Figure E-1: Racial/Ethnic Majority by Census Tract



shows the geographic concentrations of various groups. **Figure E-2**Error! Reference source not found. combines the concentration of all non-White populations. Communities where racial/ethnic minorities are the predominant population are generally located in the southern, southeastern, and northeastern areas of Los Angeles County. Many of these areas have Hispanic/Latino predominant populations.

Unincorporated areas in the south central areas are predominantly Black, and southeastern areas are predominantly Asian. The following unincorporated areas have the largest non-White majority populations:

- Lennox, Florence-Firestone, Walnut Park, Willowbrook, East Rancho Dominguez, East Los Angeles, West Whittier-Los Nietos, South Whittier-Sunshine Acres, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, and northeastern communities in the Antelope Valley have Hispanic majority populations.
- View Park, Windsor Hills, and West Athens-Westmont have African American majority populations.
- Hacienda Heights and Rowland Heights have Asian majority populations.

The history and characteristics of the racially/ethnically concentrated unincorporated communities, including East Los Angeles, Ladera Heights, View Park/Windsor Hills, Rowland Heights, Altadena, Sun Village, and Florence-Firestone, are described below.

East Los Angeles (Metro Planning Area)

In the 1920's, the population of immigrants from Mexico increased in East Los Angeles due to employment opportunities. The area's proximity to commerce and industry near downtown Los Angeles made it a convenient place to live and raise a family. The Chicano activism movement began in East Los Angeles during the late sixties and early seventies because of discrimination by neighboring communities. East Los Angeles has retained its character over the last 60 years and is studied and documented as a long-standing Mexican American community. The Los Angeles Times "Mapping L.A." survey found East Los Angeles to be the least ethnically diverse community in Los Angeles County. Over 97 percent of the residents are of Hispanic origin with 87 percent speaking Spanish as a first language.

Ladera Heights, View Park/Windsor Hills (Westside Planning Area)

African Americans were prevented from purchasing property or living in the area until racially restrictive covenants were invalidated in 1948. Today, approximately 73 percent of residents in Ladera Heights and View Park/Windsor Hills are African American. Ladera Heights and View Park/Windsor Hills are part of a band of neighborhoods that comprise one of the largest, wealthiest, most educated geographically contiguous historically black communities in the western United States. Ladera Heights and View Park/Windsor Hills are recognized as the wealthiest black communities in the country, and countless African American celebrities and sports personalities have called the area home. While the population today remains largely African American, there is a demographic shift underway of new residents due to the area's convenient proximity to well-paying jobs and recreational amenities in nearby beach communities and the Los Angeles basin.

Rowland Heights (East San Gabriel Valley Planning Area)

Rowland Heights was known as "Little Taipei" in the late 20th century following an influx of immigrants from Taiwan. Rowland Heights and neighboring communities have also attracted upper-class immigrants from China and South Korea. Rowland Heights grew significantly during the 1990s, becoming one of the cultural centers for the Chinese diaspora in Los Angeles County. In recent years, many Chinese immigrants have purchased homes and started small businesses in the area.

Altadena (West San Gabriel Valley Planning Area)

Altadena was subdivided in the late 19th century and envisioned to become a rural suburb for millionaires north of Pasadena. The area known as "Altadena Meadows" was exempt from redlining and thrived to become one of first middle-class African American neighborhoods in the area. Altadena managed to maintain its unique rural character as well as the blending of residents from all income levels. In the 1960s, following lawsuits surrounding the desegregation of Pasadena public schools and displacement of African Americans by the routing of two major freeways in the area, and redevelopment in Pasadena, much of the white population in moved out of Altadena to newer suburbs. By 1975, half of the white population had left and were replaced by people of color. Today, approximately 25 percent of the population in Altadena is African American.

Sun Village (Antelope Valley Planning Area)

Under redlining, the Antelope Valley community of Littlerock was one of the few places African Americans could live in Los Angeles County. Area residents separated from Littlerock and established the community of Sun Village in 1939. Sun Village was reputed to be underdeveloped though there were services including a post office, businesses, and various civic organizations. The resiliency of Sun Village is a source of pride for its residents who are determined that the history of the community be included in any future narrative. Today, almost 60 percent of the population remains African American and the community operates its own chamber of commerce and town council. The centerpiece of the community is Jackie Robinson Park. It was developed by the County on land donated by the Sun Village Women's Club and was dedicated in-person by Jackie Robinson. Boosters raise funds throughout the year to support after-school programs including homework tutoring, sports, music, marching, and cheerleading.

Florence-Firestone (Metro Planning Area)

In the 19th century, the Southern Pacific Railroad and the Pacific Electric Red Cars had stops along Florence and Graham streets giving the area its name: Florence-Graham. In more recent years it was rebranded by the County to Florence-Firestone--a reference to its main east/west boulevards. Florence-Firestone was and remains today a common starting point for new arrivals to Los Angeles. Its proximity to downtown and jobs in the manufacturing core as well as public transit make it a convenient place to live. Beginning with European immigrants in the early 20th century and then African Americans relocating from the South for a better quality of life, by the late 20th century, immigrants from Central and South America began arriving. Today, 91 percent of residents in Florence-Firestone are of Hispanic origin and 87 percent are Spanish-speaking. Modest homes on small lots with an eclectic array of small businesses serve the local population.

Figure E-1: Racial/Ethnic Majority by Census Tract

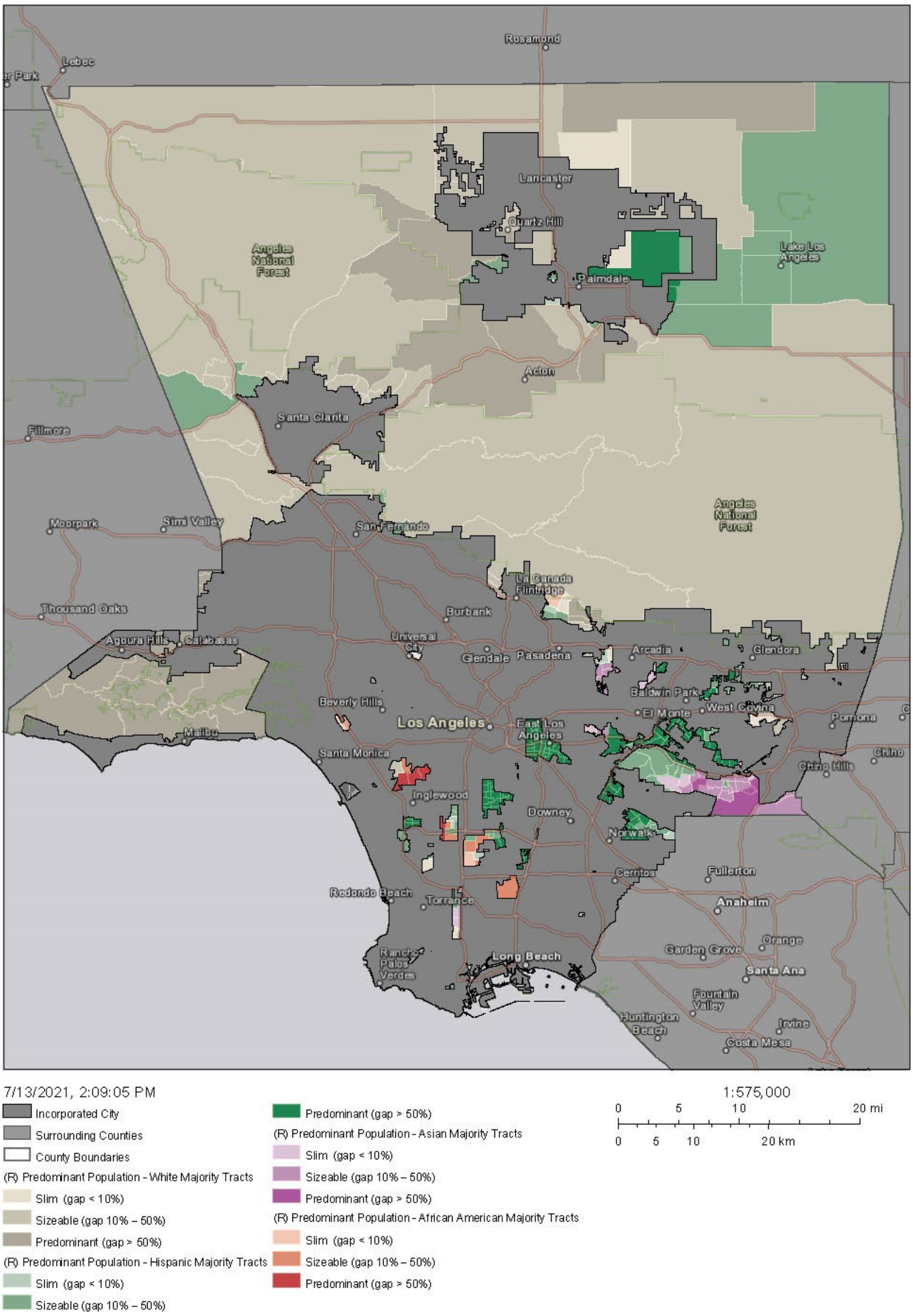
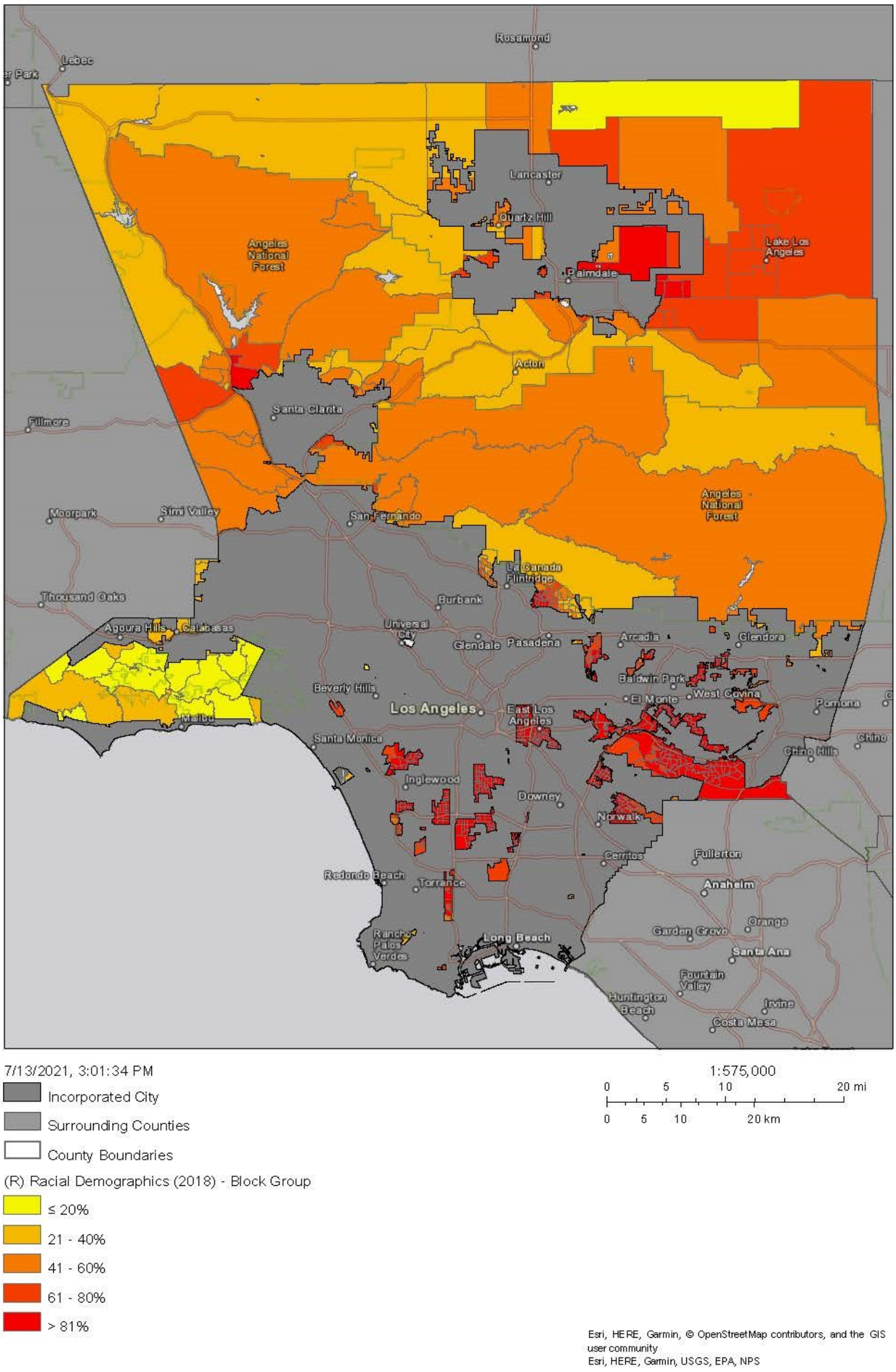


Figure E-2: People of Color Concentrations by Block Group



Disability

According to the 2014-2018 ACS, nearly 10 percent of Los Angeles County residents experience a disability. The 2018 AI included a survey in which over a third of respondents with a disability experienced difficulty getting around their neighborhood or housing complex, and approximately 10 percent of respondents indicated their homes had problems limiting accessibility. Discrimination complaints related to physical disability (47 percent) and mental disability (22 percent) were the most common.

Census tracts with a high number of persons with disabilities are generally not concentrated in specific areas of Los Angeles County. Unincorporated areas with larger populations of persons with disabilities are located in northeastern Santa Clarita Valley and West Los Angeles (Sawtelle VA)[5]. The percentage of persons with disabilities by census tract are shown in **Figure E-3**

[5] The West Los Angeles (Sawtelle VA) unincorporated community, with the exception of one privately-owned parcel, is comprised of the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.

Figure E-3: Population of Persons with Disabilities by Census Tract

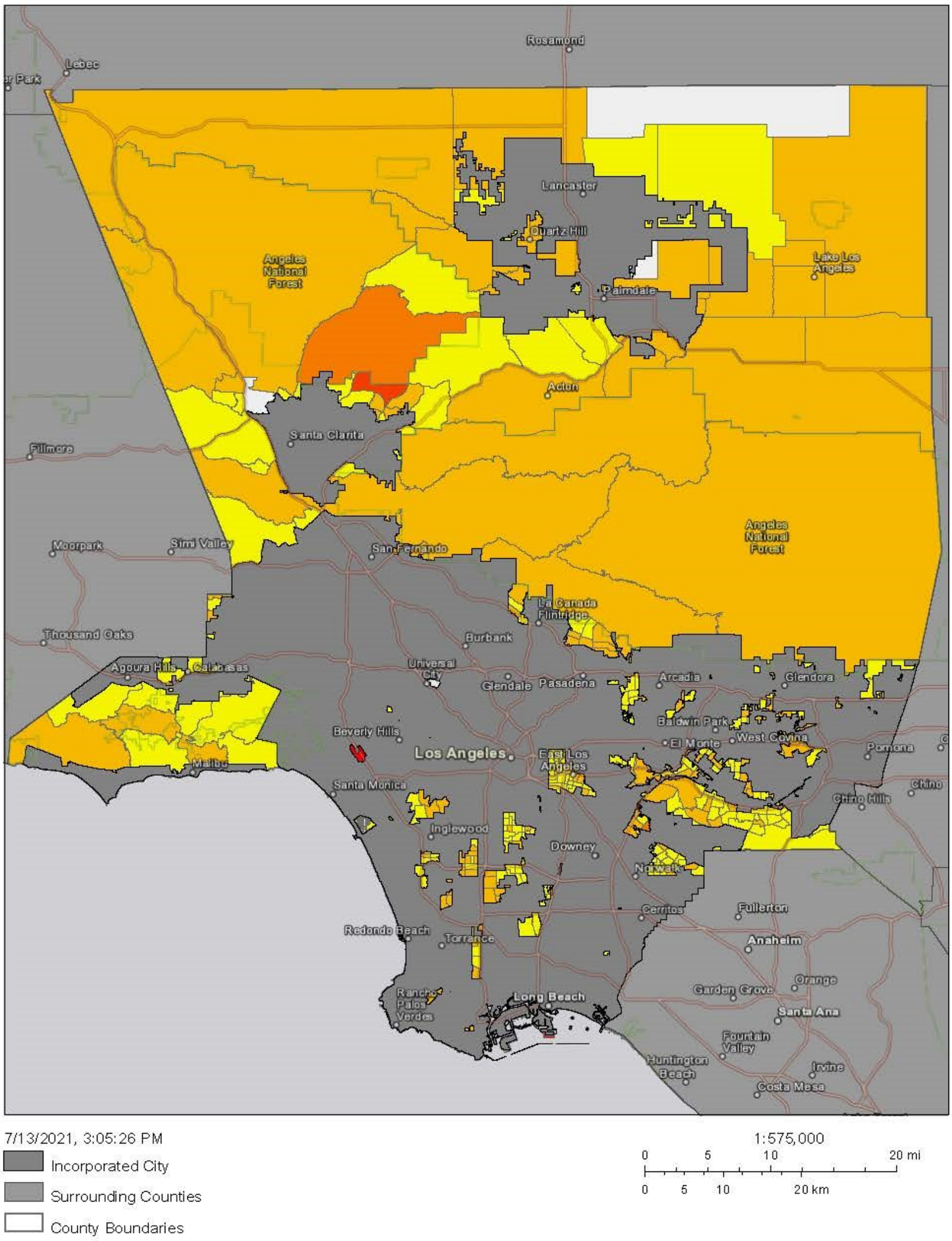
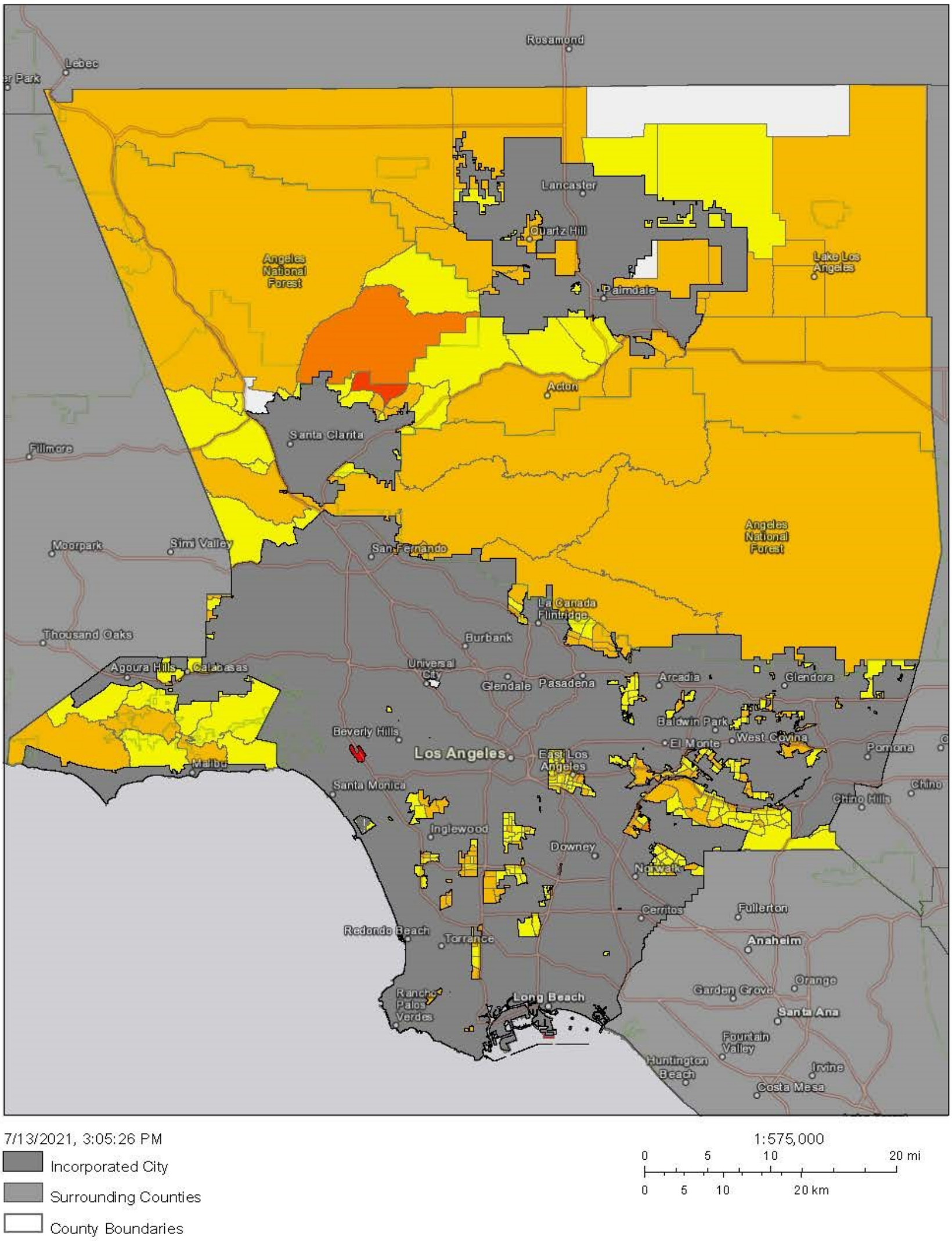


Figure E-3: Population of Persons with Disabilities by Census Tract

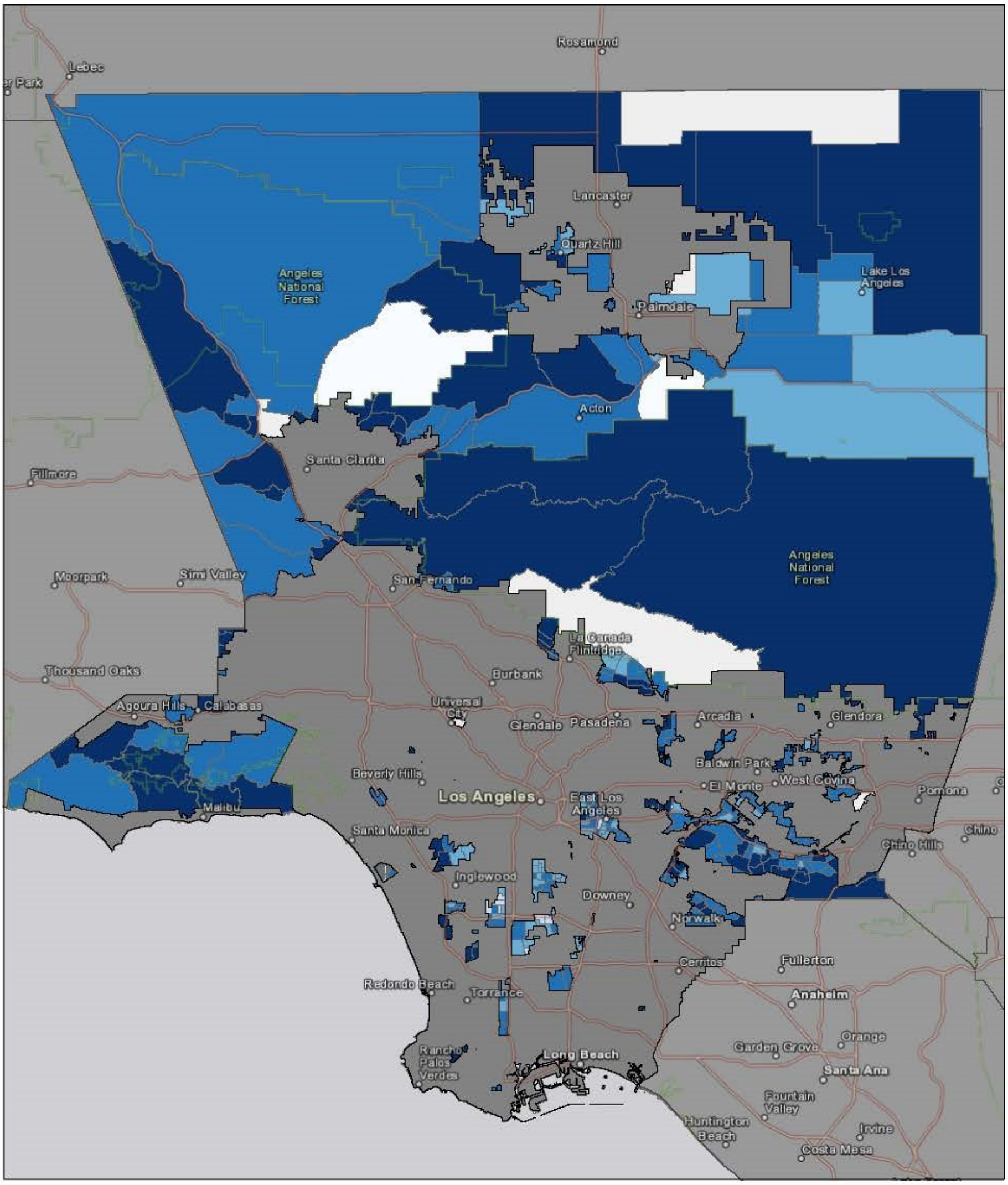


Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatment, such as limiting the number of children in a complex or confining children to a specific location, is also a fair housing concern. Approximately 28.8 percent of households in Los Angeles County are families with children. As shown in Figure E-4, children in married couple families are concentrated in Ladera Heights-View Park, Del Aire, Alondra Park, and Westfield; communities in the eastern county including Whittier, La Habra Heights Island, and South Diamond Bar; the San Gabriel foothill communities; the Santa Clarita Valley and the Antelope Valley.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Children in female-headed households are most concentrated in some eastern Antelope Valley communities (Figure E-5).

Figure E-4: Children in Married Couple Households by Census Tract



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1:575,000

0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

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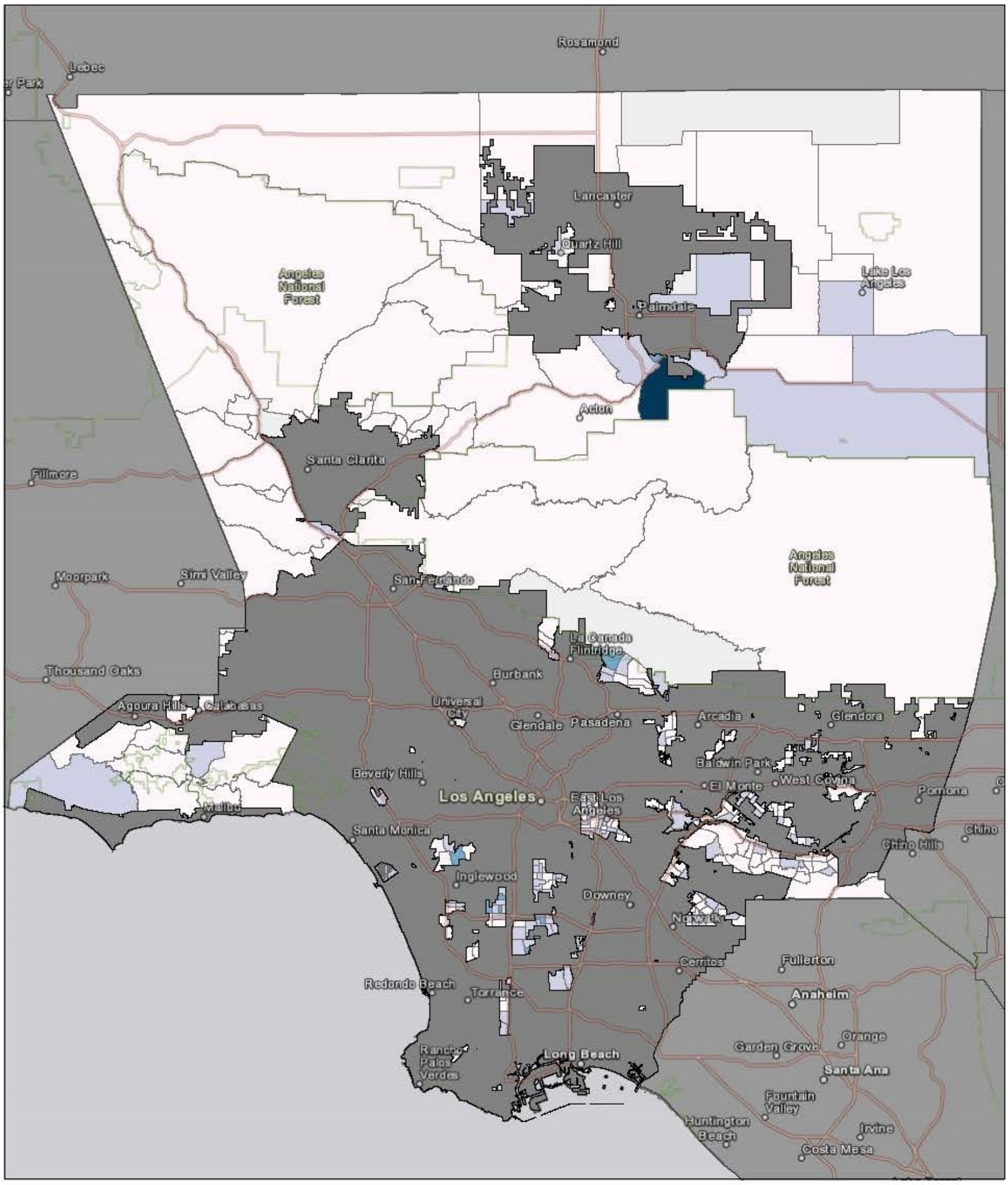
Figure E-5: Children in Female-Headed Households by Census Tract



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0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

≤ 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

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Income

HUD's 2010-2014 CHAS data shown in **Table** shows that approximately 44 percent of Los Angeles Urban County households earn 80 percent or less than the County Area Median Income and are considered lower income. The median household income for the unincorporated areas is $54,200 compared to $61,015 countywide, according to the California Department of Finance.

Table E-3: Income Distribution – Los Angeles Urban County

Income Category	Households	Percent
<30% AMI	112,925	14.5%
31-50% AMI	99,257	12.8%
51-80% AMI	128,523	16.5%
81-100% AMI	72,758	9.4%
>100% AMI	363,881	46.8%
Total	**777,344**	**100.0%**

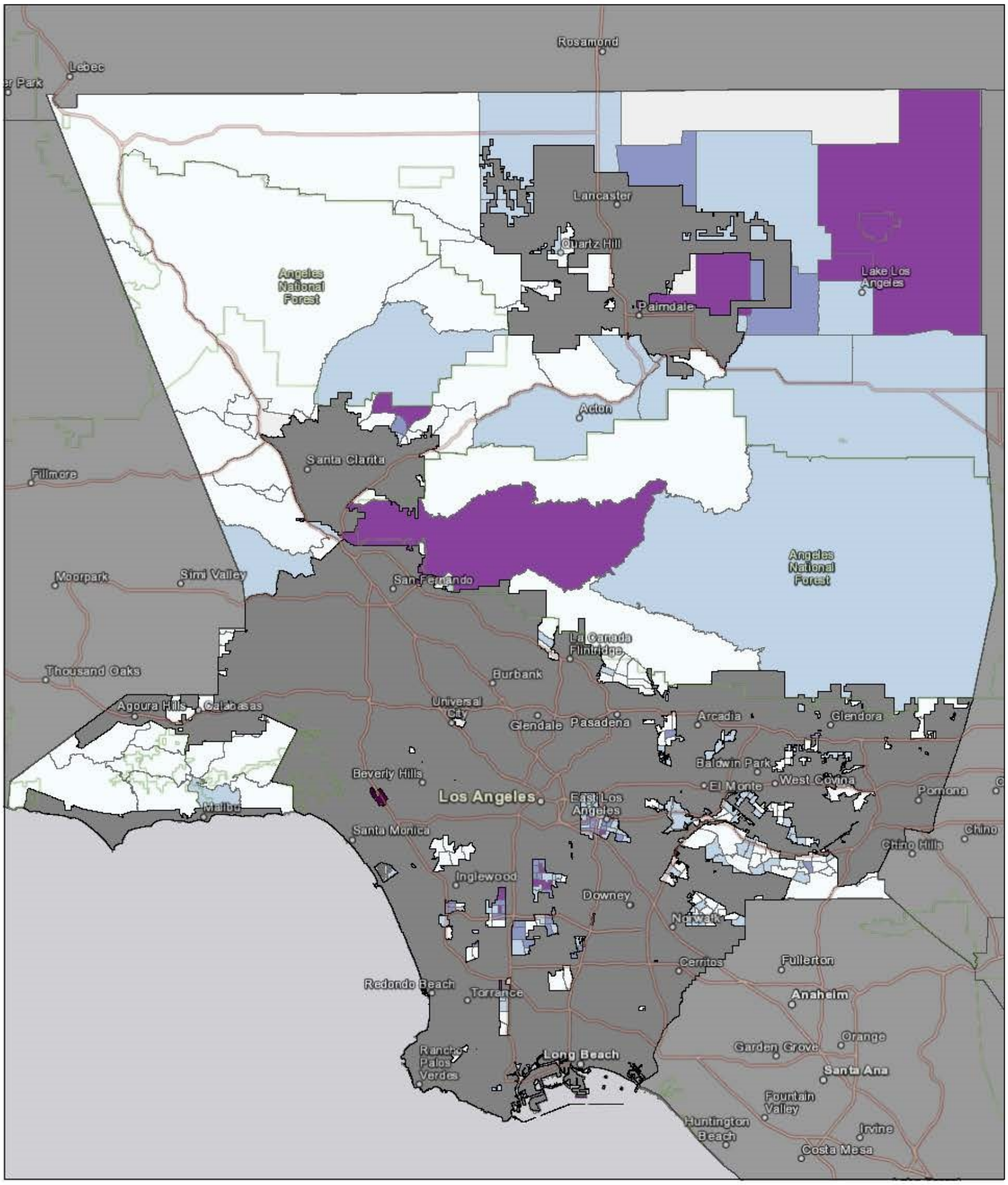
Source: LACDA 2018-2023 Consolidated Plan, HUD CHAS data (2010-2014 ACS).

Figure E-6 shows the percentage of persons below the federal poverty line by census tract. West Los Angeles (Sawtelle VA) has the highest population of residents below the federal poverty line (>40 percent) in the unincorporated areas. Approximately 30 to 40 percent of residents in Kagel/Lopez Canyons, northeastern Antelope Valley, West Athens-Westmont, Florence-Firestone, and Walnut Park are below the federal poverty level.

Figure E-7 shows the Lower and Moderate Income (LMI) areas in Los Angeles County by census tract. HUD defines a LMI area as a census tract or census block group where over 51 percent of the population belongs to the lower or moderate income categories. The following unincorporated areas have LMI populations that exceed 50 percent:

- West Los Angeles (Sawtelle VA)
- Lennox
- Del Aire
- West Athens-Westmont
- Florence-Firestone
- Walnut Park
- West Rancho Dominguez
- Willowbrook
- East Rancho Dominguez
- East Los Angeles
- West Puente Valley
- Valinda
- South San Jose Hills
- East Irwindale
- Covina Islands
- East Azuza
- Some Antelope Valley communities
- Some Santa Clarita Valley communities

Figure E-6: Poverty Status by Census Tract



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Incorporated City

Surrounding Counties

County Boundaries

(R) Poverty Status (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%

1:575,000

0 5 10 20 mi

0 5 10 20 km

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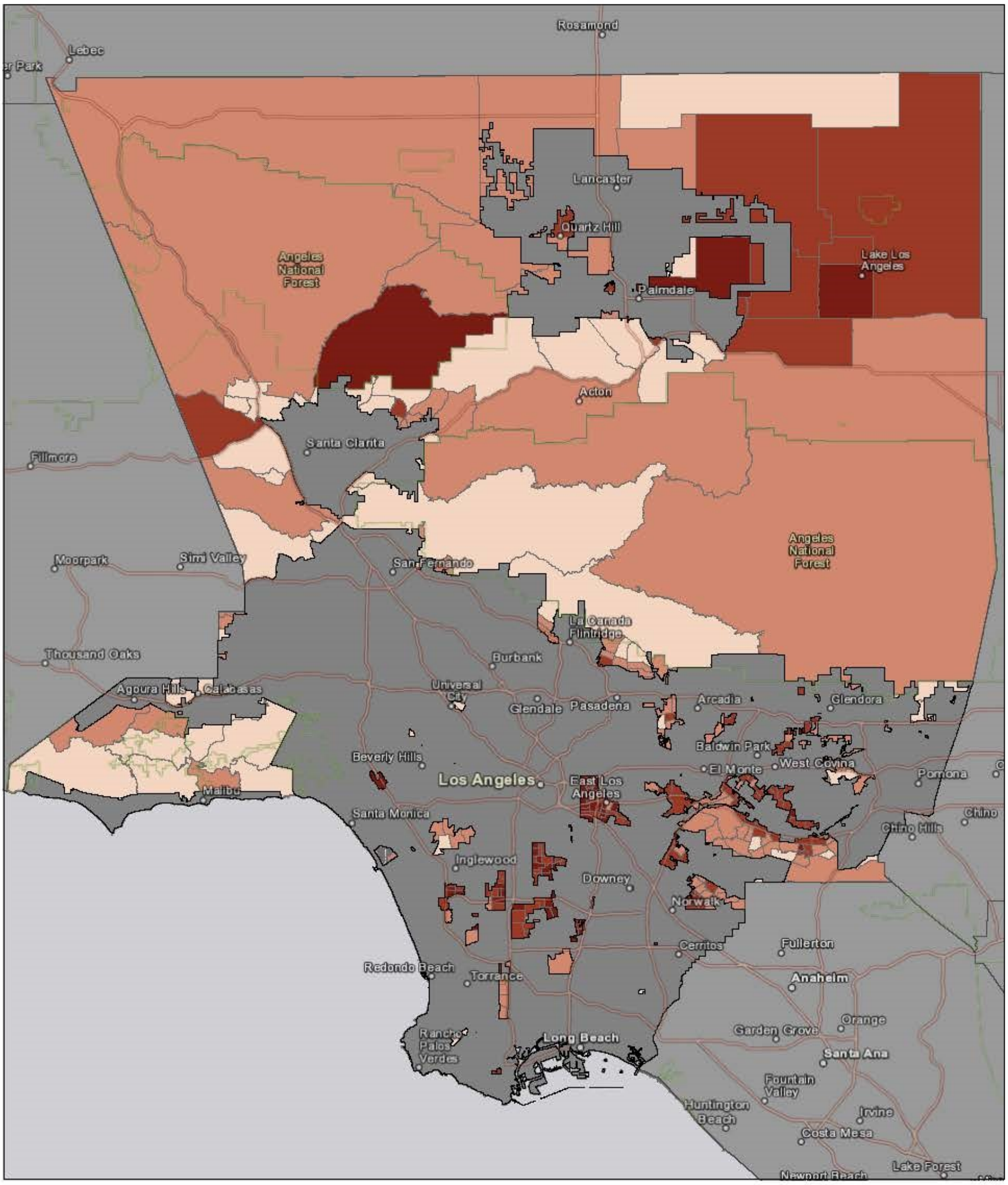
Figure E-7: Low and Moderate Income (LMI) Areas



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1:575,000

0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(A) Low to Moderate Income Population (HUD) - Tract

< 25%

25% - 50%

50% - 75%

75% - 100%

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Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

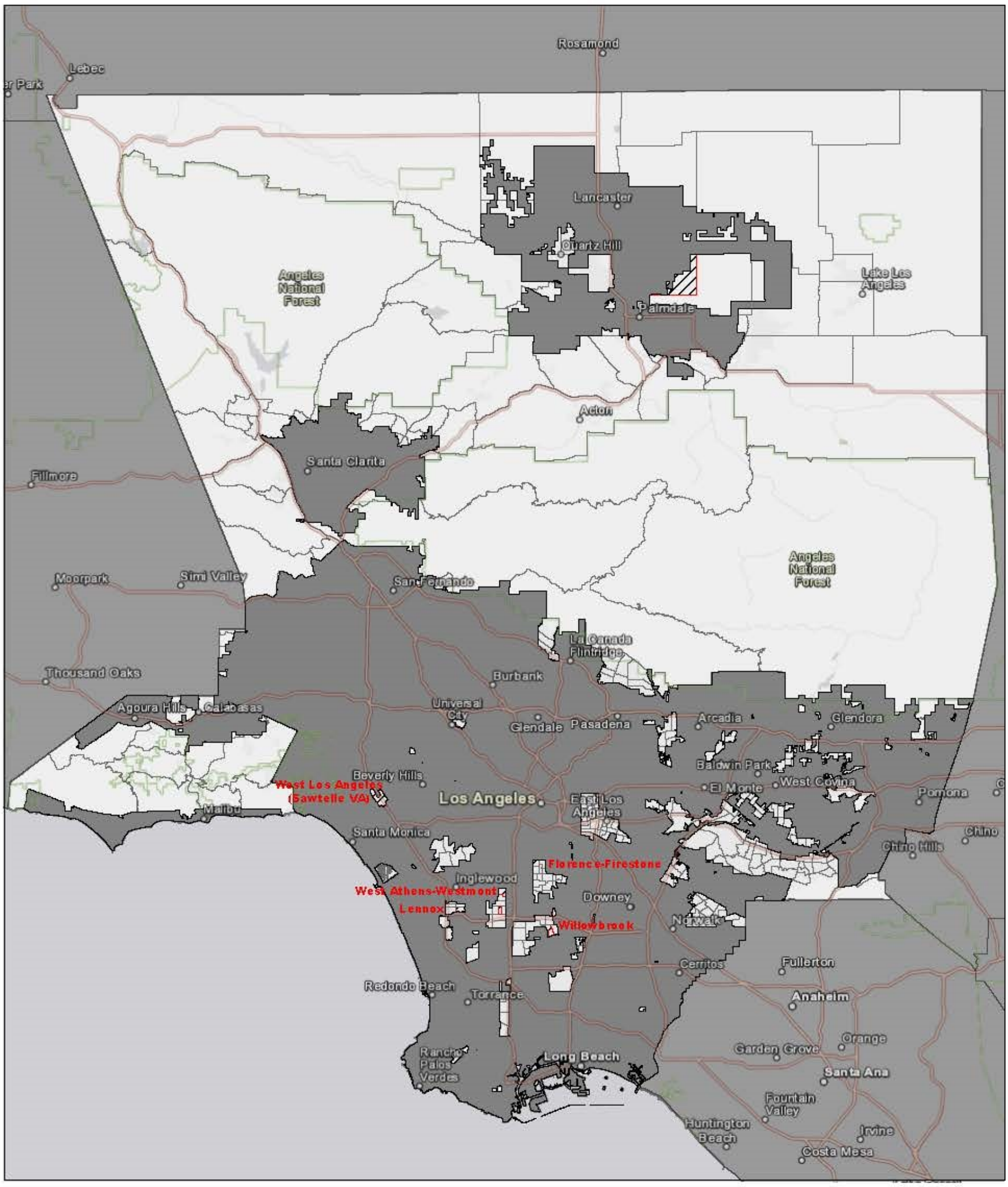
In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. There are five unincorporated areas with R/ECAP census tracts as shown in Table **Table E-4**Figure E-8: West Athens-Westmont, Florence-Firestone, Lennox, West Los Angeles (Sawtelle VA), and Willowbrook.

Table E-4: R/ECAPs – Unincorporated Los Angeles County

Community Name	Census Tract Number
West Athens-Westmont	06037600100
	06037600303
Florence-Firestone	06037532800
Lennox	06037601700
West Los Angeles (Sawtelle VA)	06037701100
Willowbrook	06037541400

Source: Los Angeles County Analysis of Impediments to Fair Housing Choice, 2018; HUD R/ECAPs Database, March 2021.

Figure E-8: Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)



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Incorporated City

Surrounding Counties

County Boundaries

(R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract

0 - Not a R/ECAP

1 - R/ECAP

1:575,000

0 5 10 20 mi

0 5 10 20 km

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Racially or Ethnically Concentrated Areas of Affluence

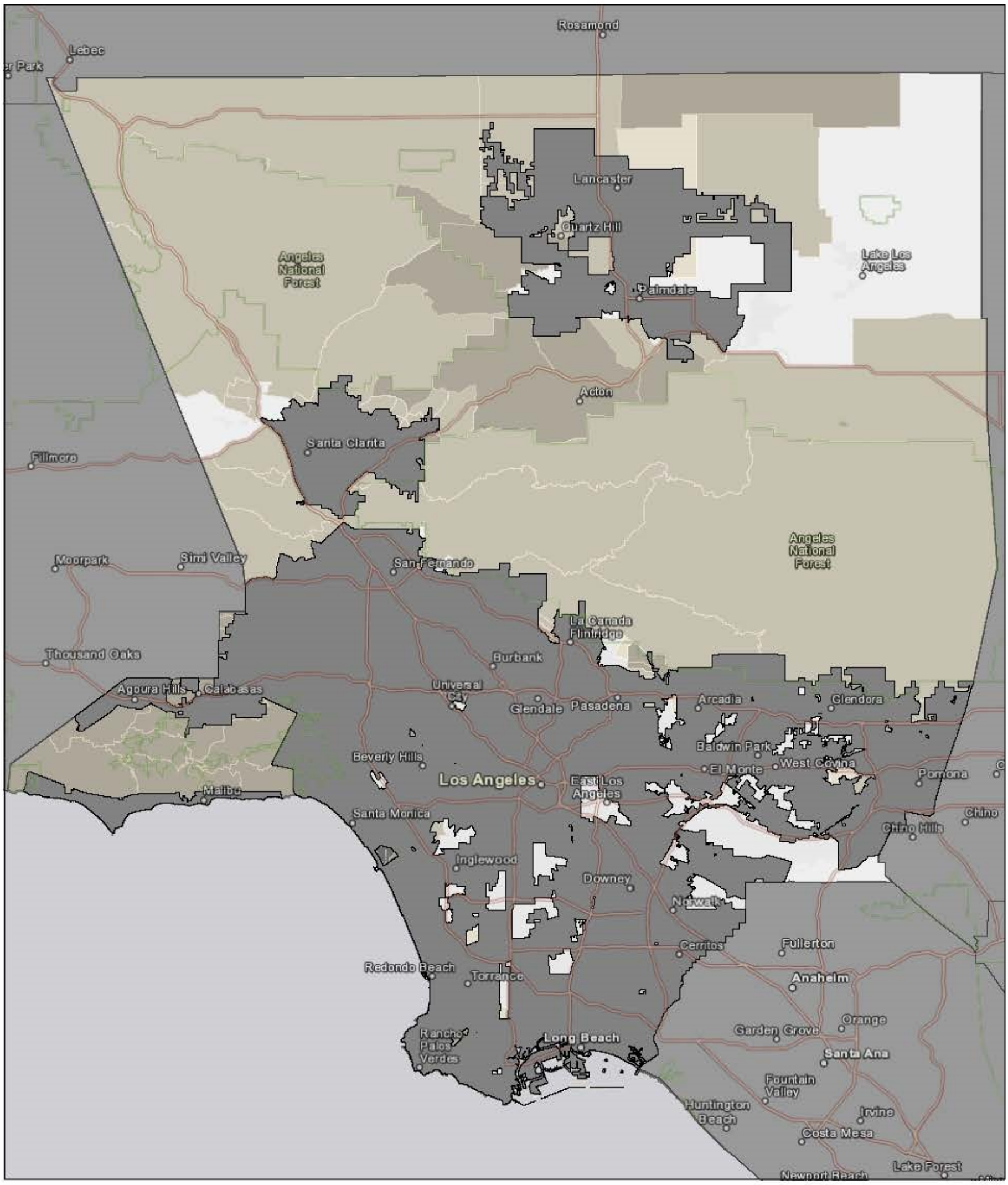
While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.[6] According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." Based on their research, RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

[6] Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure E-9 shows census tracts with predominantly White populations and

Figure E-10 shows median income by census block group. The Santa Monica Mountains North Area and Coastal Zone, Altadena, some communities in northeastern Santa Clarita Valley, and some communities in southwestern Antelope Valley have both predominantly White populations and median incomes exceeding $125,000.

Figure E-9: Predominantly White Populations



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0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) Predominant Population - White Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% – 50%)

Predominant (gap > 50%)

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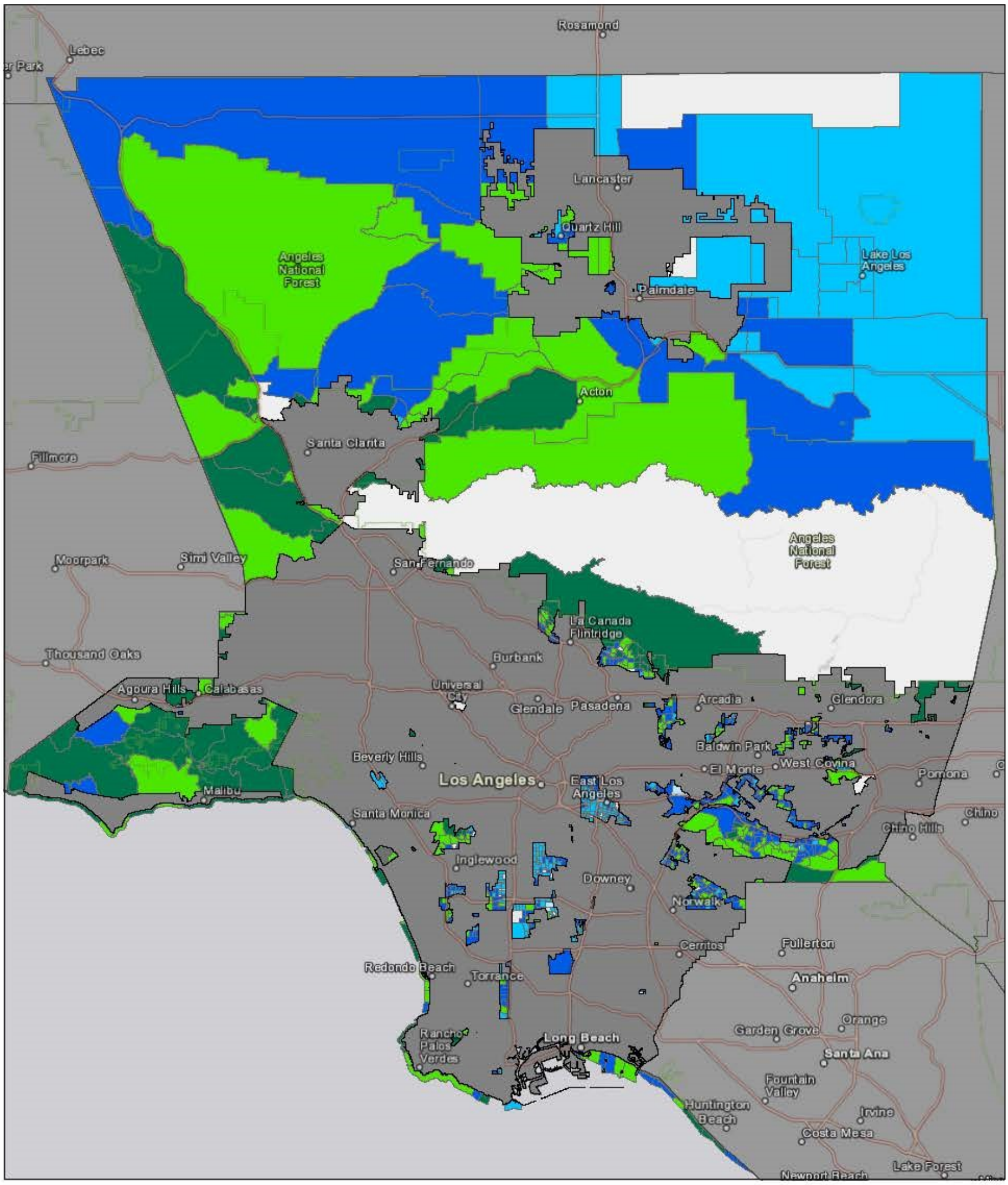
Figure E-10: Median Income by Block Group



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1:575,000

0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

< $30,000

< $55,000

< $87,100 (HCD 2020 State Median Income)

< $125,000

Greater than $125,000

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Access to Opportunities

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task Force created Opportunity Maps to identify resource levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)." These maps show composite scores of three domains made up of a set of indicators, as shown in **Table** .

Table E-5: Domains and List of Indicators for Opportunity Maps

Economic	Poverty Adult education Employment Job proximity Median home value
Education	Math proficiency Reading proficiency High school graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: Census tracts with at least 30 percent of population under federal poverty line Racial segregation: Census tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

Based on the aforementioned composite score, census tracts are categorized as Highest Resource, High Resource, Moderate Resource (Rapidly Changing), Moderate Resource, Low Resource, or areas of High Segregation and Poverty.

Figure E-11 shows the composite scores for Los Angeles County census tracts and

Figure E-12 shows areas of high segregation and poverty alone. Unincorporated areas along the western County boundary and along the southern border of the Angeles National Forest are primarily High and Highest Resource areas. East Los Angeles, West Athens-Westmont, Willowbrook, West Rancho Dominguez, Rancho Dominguez, East Rancho Dominguez, Hawthorne Island, La Rambla, Florence-Firestone, South San Gabriel, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, Covina Islands and eastern communities in the Antelope Valley are designated as Moderate or Low Resource. West Athens-Westmont, Willowbrook, West Rancho Dominguez, Walnut Park, Florence-Firestone, East Los Angeles, and some eastern communities in the Antelope Valley encompass one or more High Segregation and Poverty census tracts.

The following analysis breaks down TCAC domain scores by census tract. Of the five unincorporated areas with R/ECAP census tracts, all have lower economic scores, three have lower education scores, and four have lower environmental scores. These areas also have higher concentrations of people of color, persons with disabilities, children in female-headed households, or LMI populations.

Figure E-11: TCAC Opportunity Scores by Census Tract

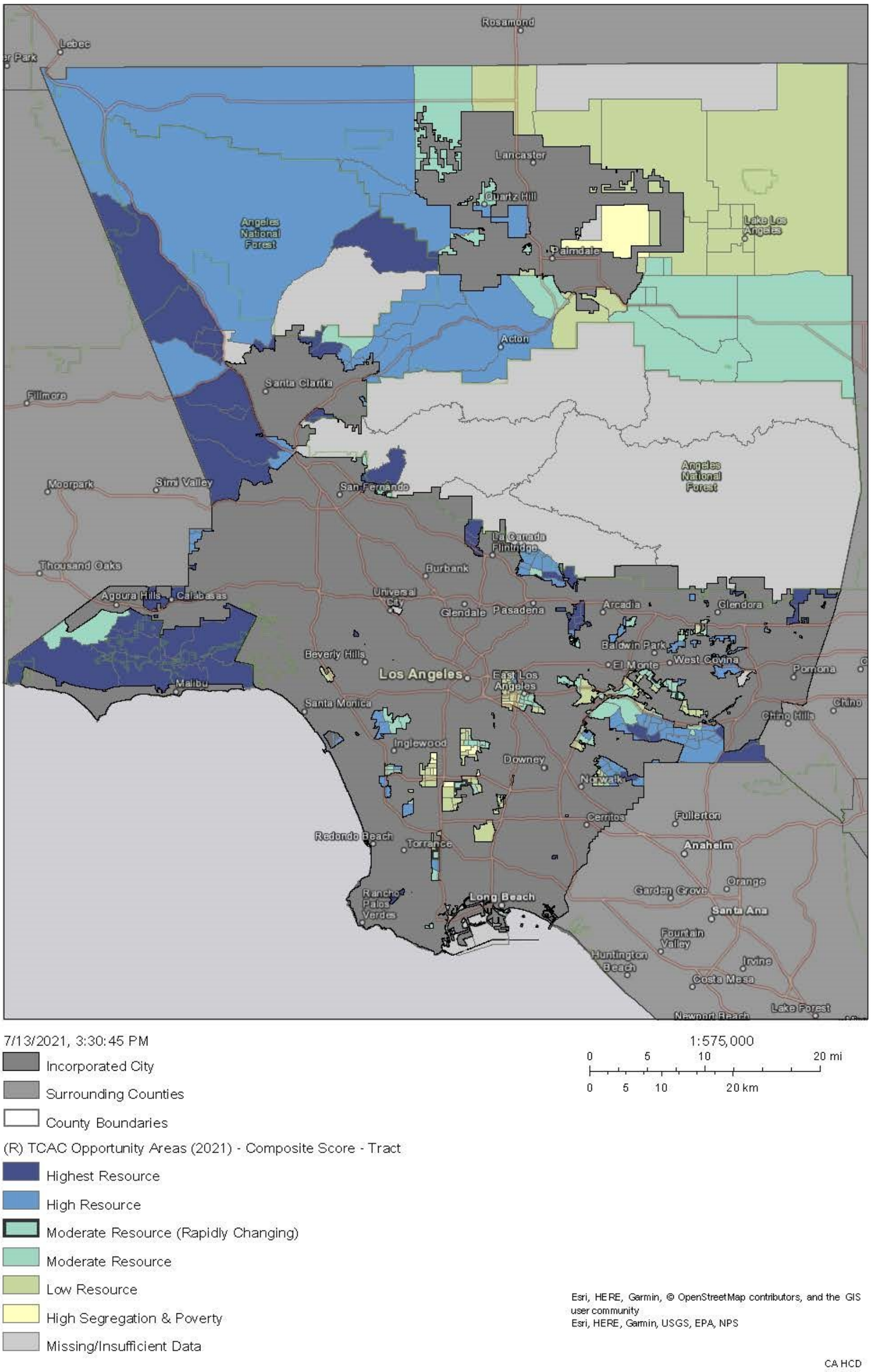
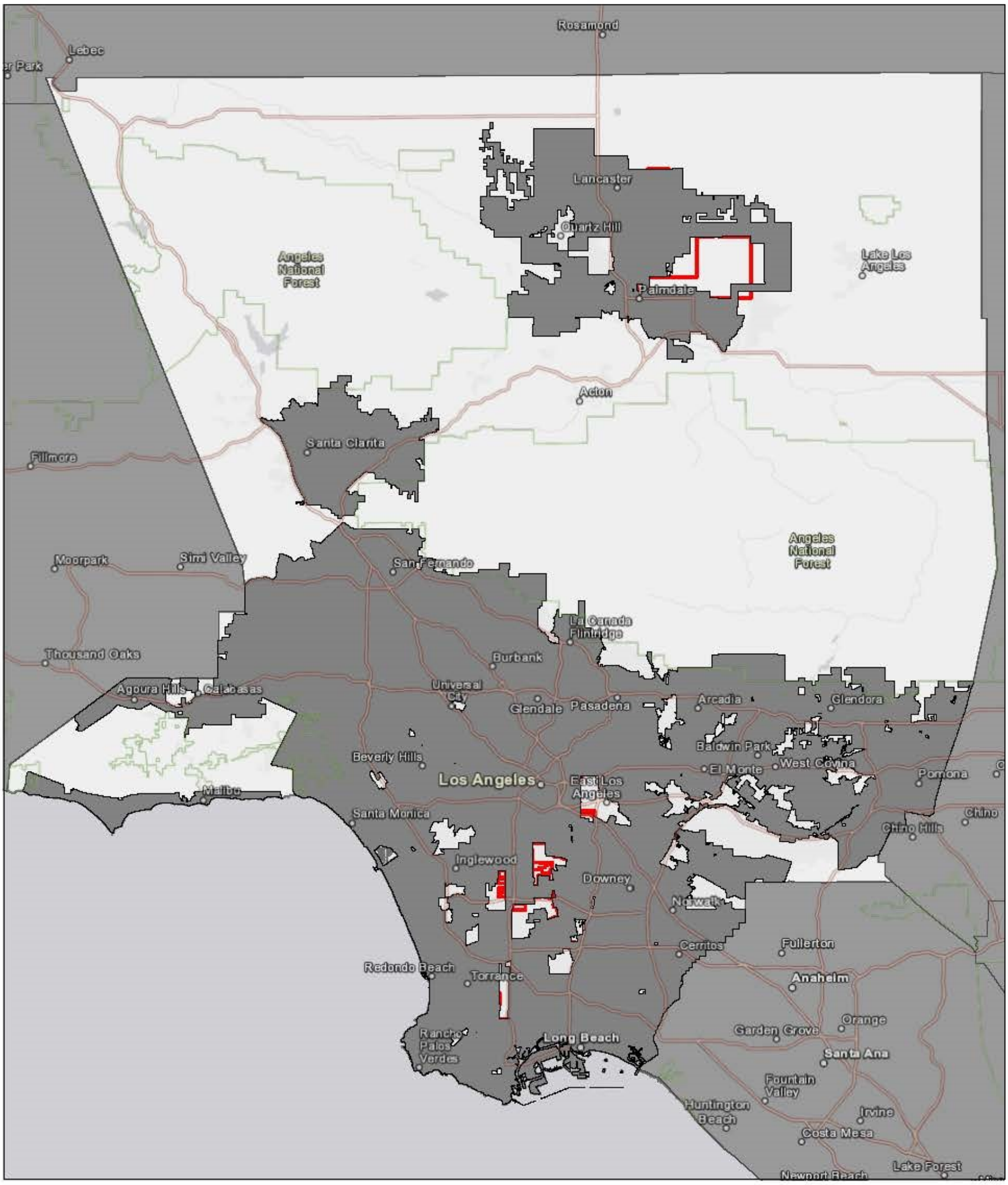


Figure E-12: TCAC Opportunity Scores – High Segregation and Poverty



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0 5 10 20 mi

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Incorporated City

Surrounding Counties

County Boundaries

(R) TCAC Area of High Segregation and Poverty (2021) - Tract

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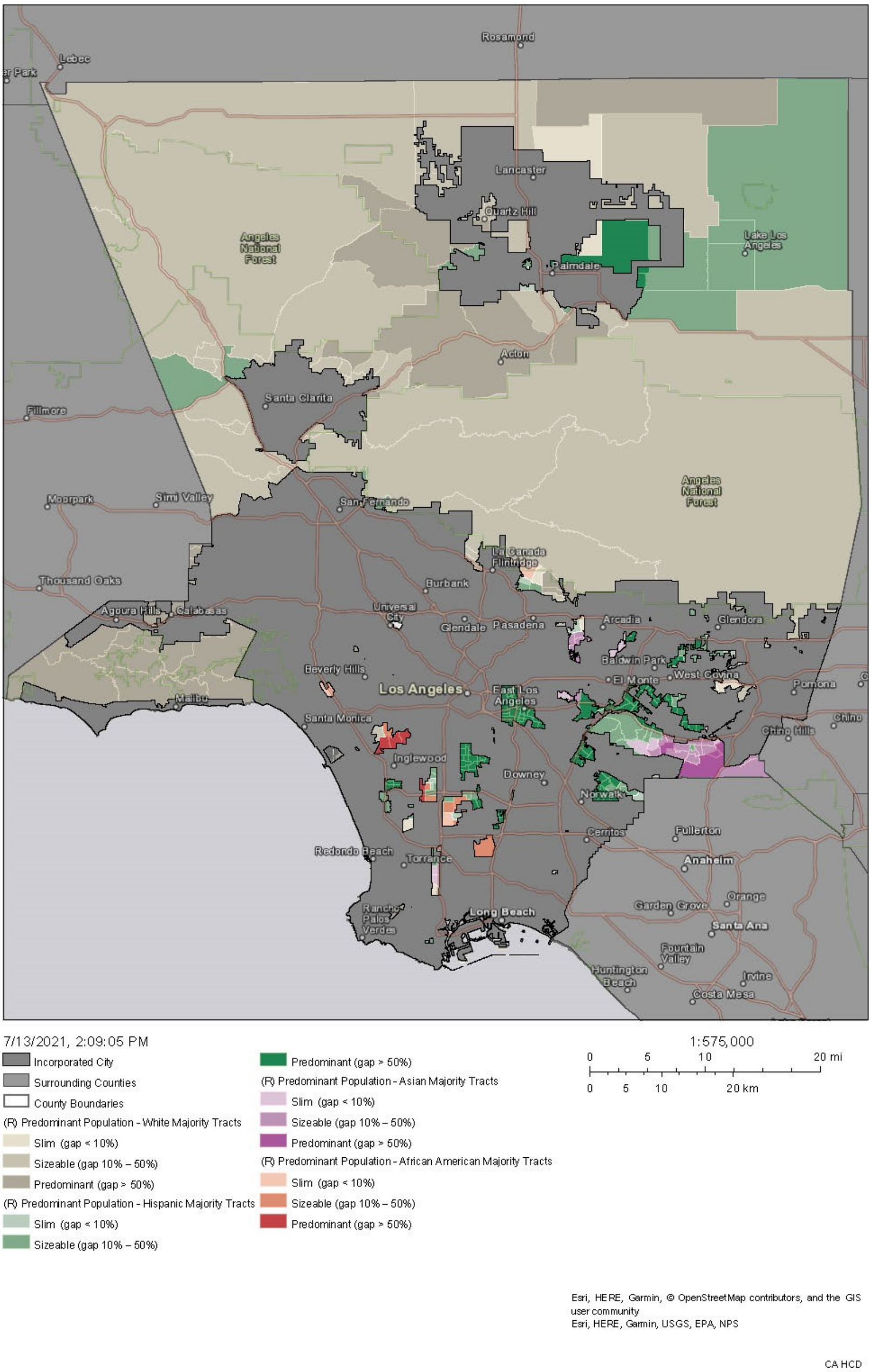
Economic Opportunity

As discussed in **Table** , the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in **Figure E-13**, there are multiple unincorporated areas with very low economic score (<0.25). Several of these communities, including West Los Angeles (Sawtelle VA), Lennox, Florence-Firestone, West Athens-Westmont, East Los Angeles, and some communities in eastern Antelope Valley, are also areas with larger populations of people of color, persons with disabilities, children in female-headed households, or LMI populations (see **Figure E-1**

Figure E-1: Racial/Ethnic Majority by Census Tract



through **Figure E-7**).

Educational Opportunity

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates (**Table**). Areas with lower education scores, shown in **Figure E-14**, are generally concentrated in View Park-Windsor Hills, East Los Angeles, West Athens-Westmont, Willowbrook, West Rancho Dominguez, La Rambla, Florence-Firestone, Covina Islands, South San Jose Hills, Walnut Islands, some communities in northern Santa Clarita Valley, some communities in eastern Antelope Valley and parts of the western Santa Monica Mountains.

Environmental Health

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. **Figure E-15** shows environmental scores by census tract for Los Angeles County. Several of the tracts with lower economic and education scores also score lower in environmental health. West Los Angeles (Sawtelle VA), Florence-Firestone, West Carson, Rancho Dominguez, East Los Angeles, Willowbrook, West Rancho Dominguez, South San Gabriel, Avocado Heights, North Whittier, Hacienda Heights, West San Dimas, Walnut Islands, West Puente Valley, and some communities in northern Santa Clarita Valley all scored the lowest in environmental health. As discussed in the *Economic and Employment Opportunities* section of this analysis, several of these census tracts also have higher concentrations of people of color, persons with disabilities, children in female-headed households, and LMI populations.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities.[7] As part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), SCAG developed a mapping tool for High Quality Transit Areas (HQTA). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor.[8] Several areas in Los Angeles County, including unincorporated areas, include HQTAs. However, there are no HQTAs in the unincorporated areas in the northern, western, and eastern sections of Los Angeles County (

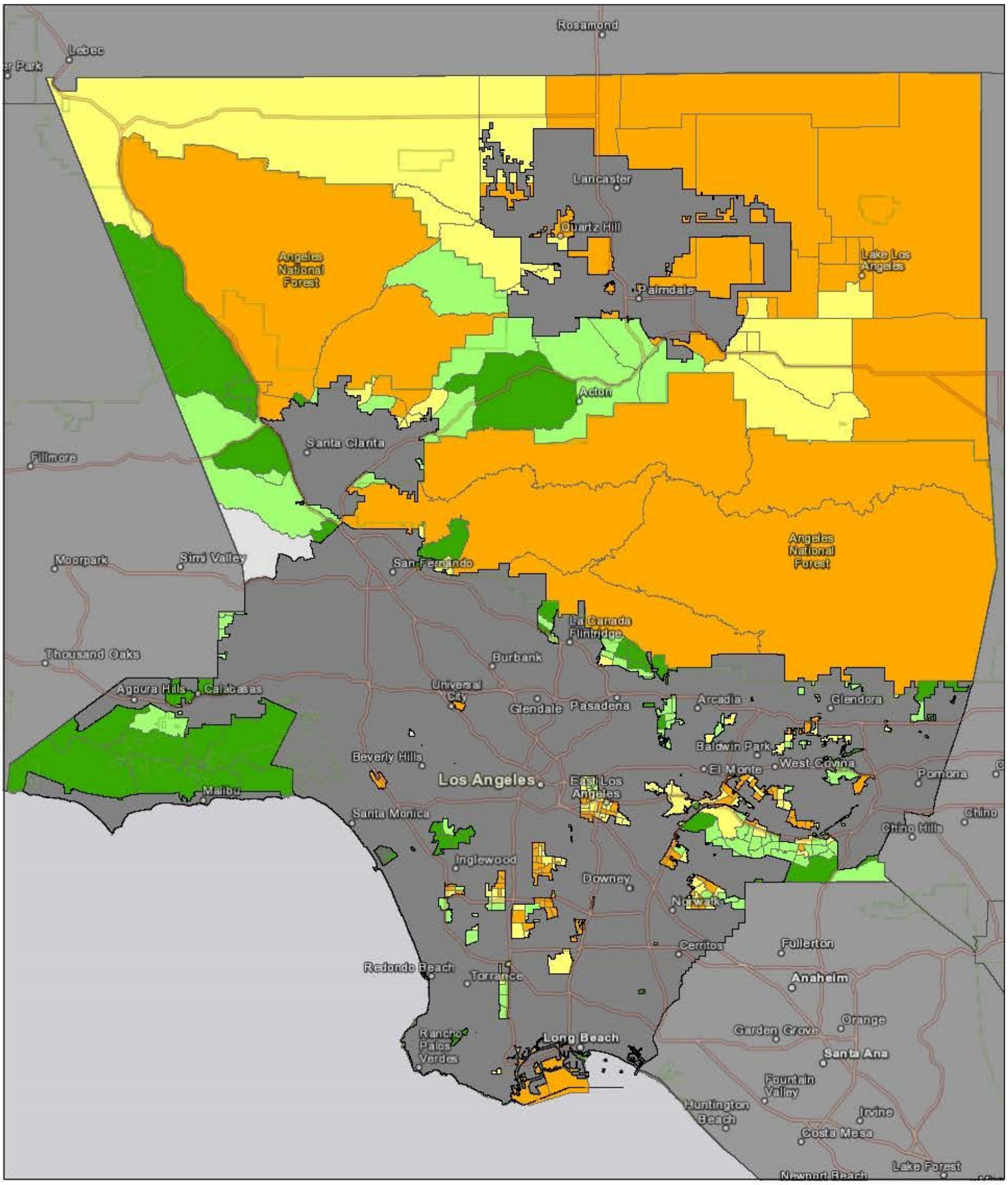
[7] TransForm. 2019. Pricing Roads, Advancing Equity: A Report and Toolkit to Help Communities Advance a More Equitable and Affordable Transportation System.

[8] Major transit stop: A site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (CA Public Resource Code Section 21064.3). It also includes major transit stops that are included in the applicable regional transportation.
High-quality transit corridor: A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Figure E-16).

Transportation need can be measured using HUD's jobs proximity index. The job proximity index measures accessibility to jobs based on the location of residential developments and employment centers. West Athens-Westmont, Willowbrook, La Rambla, Florence-Firestone, East Rancho Dominguez, Cerritos Islands, Valinda, Covina Islands and northeastern Antelope Valley communities also have the lowest job proximity indices (**Figure E-17**). Portions of South Whittier-Sunshine Acres, West Puente Valley, East Irwindale, and Charter Oak; and Covina Islands, Valinda, and northern Santa Clarita Valley are also the farthest from employment opportunities.

Figure E-13: TCAC Economic Opportunity Scores by Census Tract



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0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Economic Outcome)

No Data

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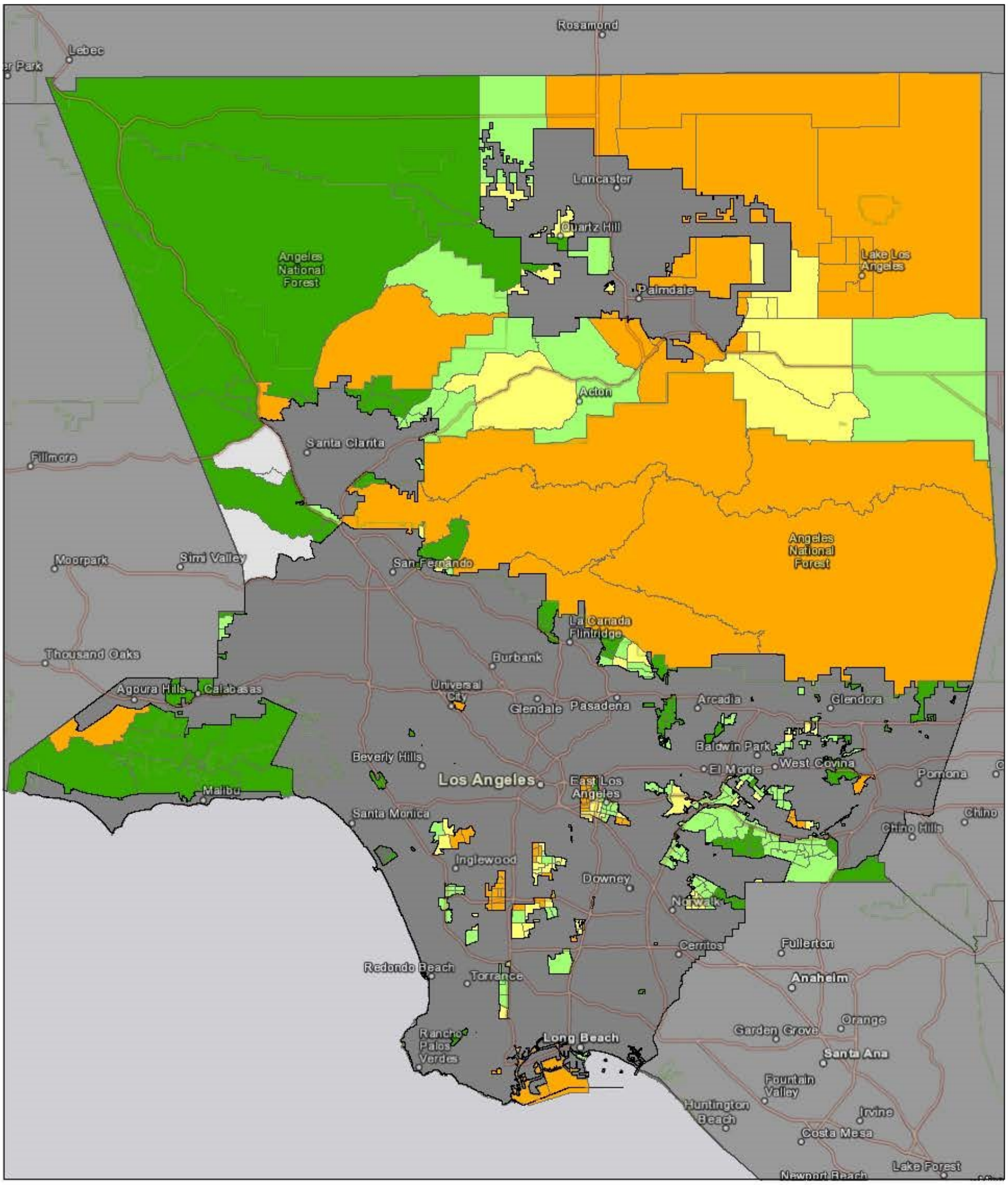
Figure E-14: TCAC Education Opportunity Scores by Census Tract



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0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) TCAC Opportunity Areas (2021) - Education Score -Tract

< 0.25 (Less Positive Education Outcomes)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Education Outcomes)

No Data

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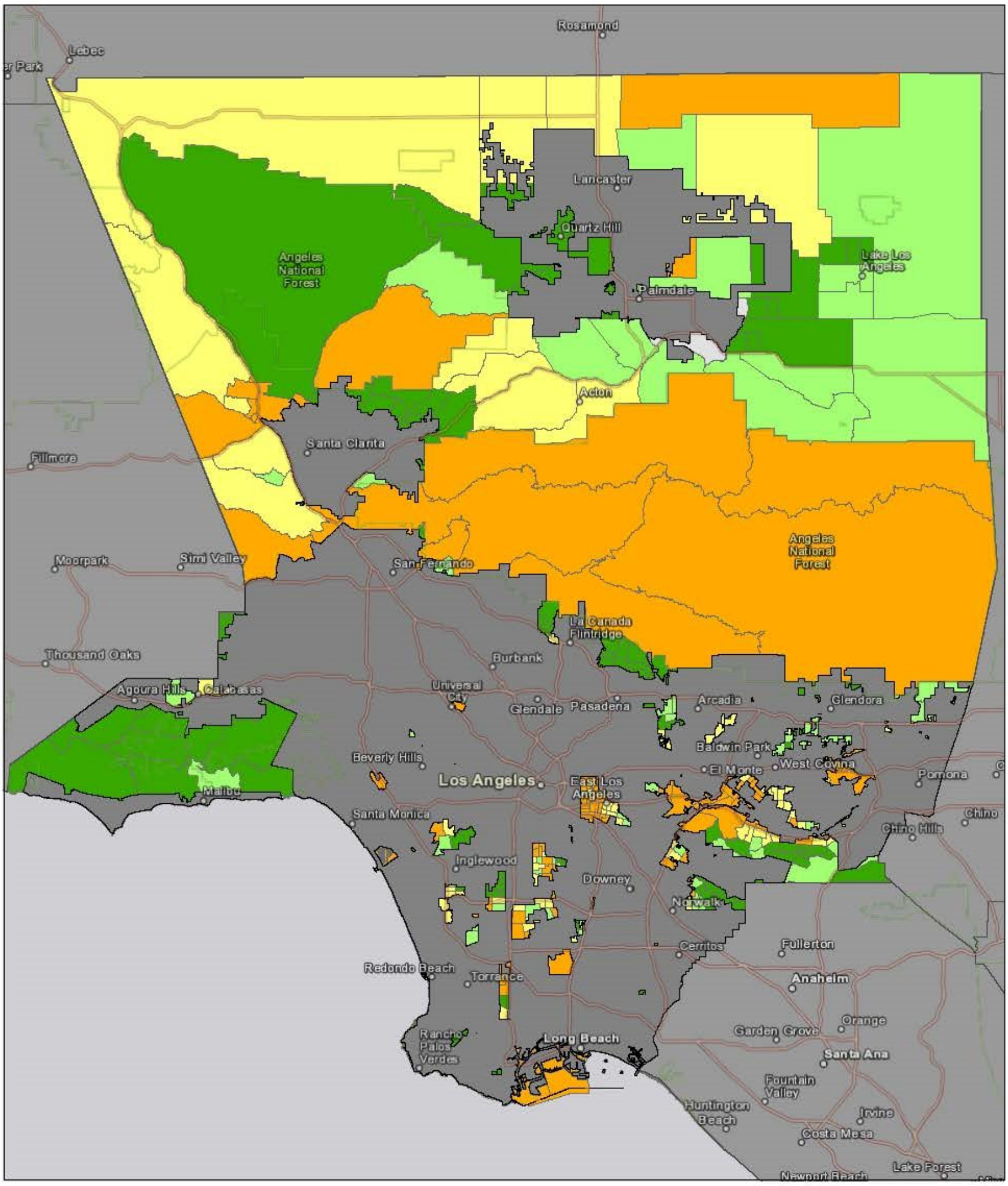
Figure E-15: TCAC Environmental Opportunity Scores by Census Tract



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0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)

No Data

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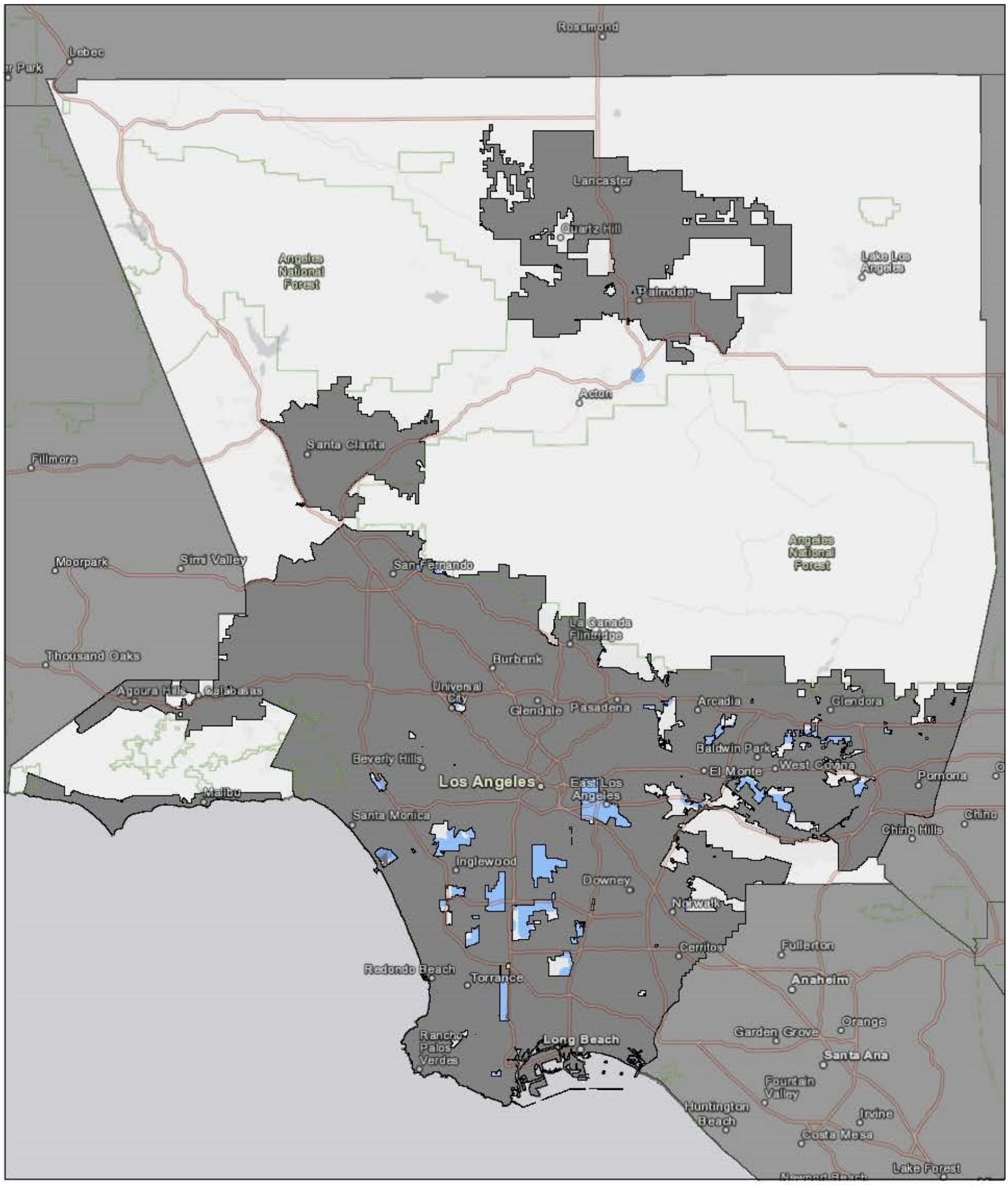
Figure E-16: High Quality Transit Areas (HQTAs)



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0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

High Quality Transit Areas (HQTA) 2045 – SCAG Region - High Quality Transit Areas (2045)

County Boundaries

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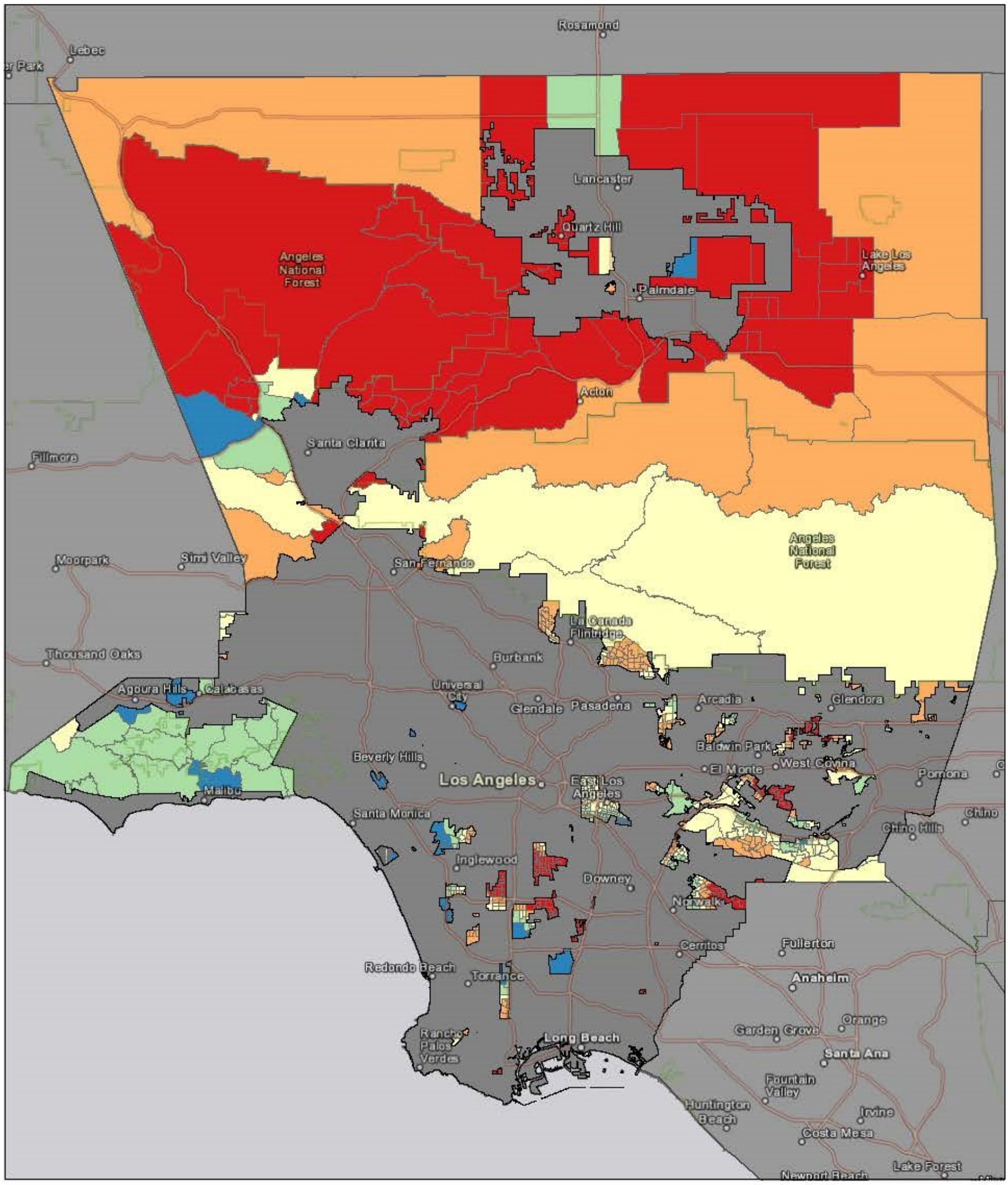
Figure E-17: Jobs Proximity Index by Block Group



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1:575,000

0 5 10 20 mi

0 5 10 20 km

Incorporated City

Surrounding Counties

County Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

< 20 (Furthest Proximity)

20 - 40

40 - 60

60 - 80

> 80 (Closest Proximity)

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Disproportionate Housing Needs

Cost Burden

Housing problems for Los Angeles Urban County jurisdictions were analyzed in LACDA's 2018-2023 Consolidated Plan based on 2010-2014 HUD CHAS data. Table **Table E-6** shows the housing problems for the Los Angeles Urban County, including cost burden, by race and ethnicity. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30 percent)

Housing problems were most common in Hispanic (60.5 percent) and Pacific Islander (54.3 percent) households. White non-Hispanic households had the lowest proportion of households with housing problems. Cost burden was most common among Black households (49.7 percent) and Hispanic households (49.7 percent). In comparison, only 48.2 percent of all households experienced a housing problem and 42.9 percent of all households spent more than 30 percent of their income on housing.

Table E-6: Housing Problems by Race and Ethnicity – Los Angeles Urban County

Race or Ethnicity	Cost Burden		With 1 or More Housing Problem		Total Households
	Total	Percent	Total	Percent	
White, non-Hispanic	111,080	36.6%	115,881	38.2%	303,548
Black/African American, non-Hispanic	23,485	49.7%	24,770	52.4%	47,276
Asian, non-Hispanic	57,595	41.4%	63,378	45.6%	139,127
American Indian/Alaska Native, non-Hispanic	682	37.1%	778	42.4%	1,837
Pacific Islander, non-Hispanic	585	43.9%	724	54.3%	1,334
Other, non-Hispanic	6,362	43.2%	6,597	44.8%	14,716
Hispanic	133,999	49.7%	162,961	60.5%	269,559
Total	**333,788**	**42.9%**	**375,089**	**48.2%**	**777,397**

Source: LACDA 2018-2023 Consolidated Plan, HUD CHAS data (2010-2014 ACS).

Table E-7 Table shows cost burden by tenure for the unincorporated areas. Nearly the same proportion of owners with a mortgage and renters experienced a cost burden. However, renters experienced severe cost burden at a higher rate. Only 37.7 percent of renters had no cost burden, compared to 53.7 percent of owners with a mortgage, and 85 percent of owners without a mortgage. Figure E-18 **(A)** through **(D)** compare overpayment by tenure over time using the 2010-2014 ACS and 2015-2019 ACS. Increases in cost burden can be used as an indicator for urban displacement (see *Displacement* section below).

Two census tracts in the Santa Monica Mountains saw increases in cost burdened homeowners. However, overpayment has generally decreased for homeowners since the 2010-2014 ACS. Some communities in northwestern Santa Clarita Valley, some communities in southwestern Antelope Valley, West Athens-Westmont, and Florence-Firestone saw a reduction in overpayment amongst homeowners. East Los Angeles and Hacienda Heights also had fewer overpaying homeowners.

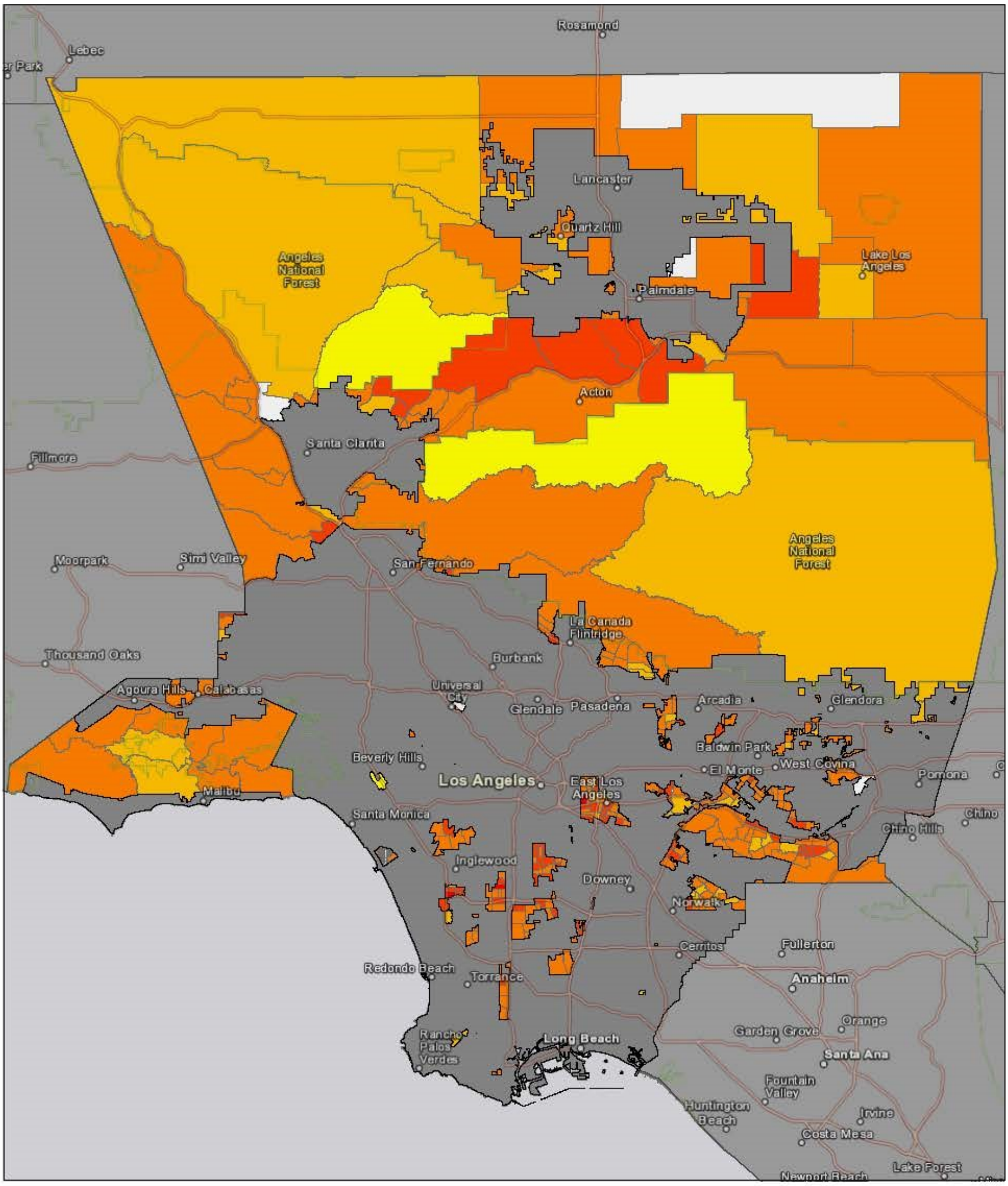
The proportion of overpaying renter households in the unincorporated areas varied. Many of the census tracts in northern Santa Clarita Valley and the Antelope Valley saw an increase in overpaying renter households. Cost burden amongst renter households in West Los Angeles (Sawtelle VA), Kagel/Lopez Canyons worsened since the 2010-2014 ACS, while several census tracts in West Rancho Dominguez, Ladera Heights, Alondra Park, and West Athens-Westmont had fewer cost burdened renter households.

Table E-7: Cost Burden by Tenure – Unincorporated Los Angeles County

Tenure	Total Households	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed
Owners with Mortgage	134,662	53.7%	25.6%	20.0%	0.7%
Owners without Mortgage	48,906	85.0%	6.8%	6.6%	1.6%
Renters	120,415	37.7%	25.9%	30.2%	6.1%
Total	**303,983**	**52.4%**	**22.7%**	**21.9%**	**3.0%**

Source: LACDA 2018-2023 Consolidated Plan, 2012-2016 ACS.

Figure E-18: (A) Overpayment - Homeowners (2010-2014)



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0 5 10 20 mi

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Incorporated City

Surrounding Counties

County Boundaries

(A) Overpayment by Home Owners (ACS, 2010 - 2014) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

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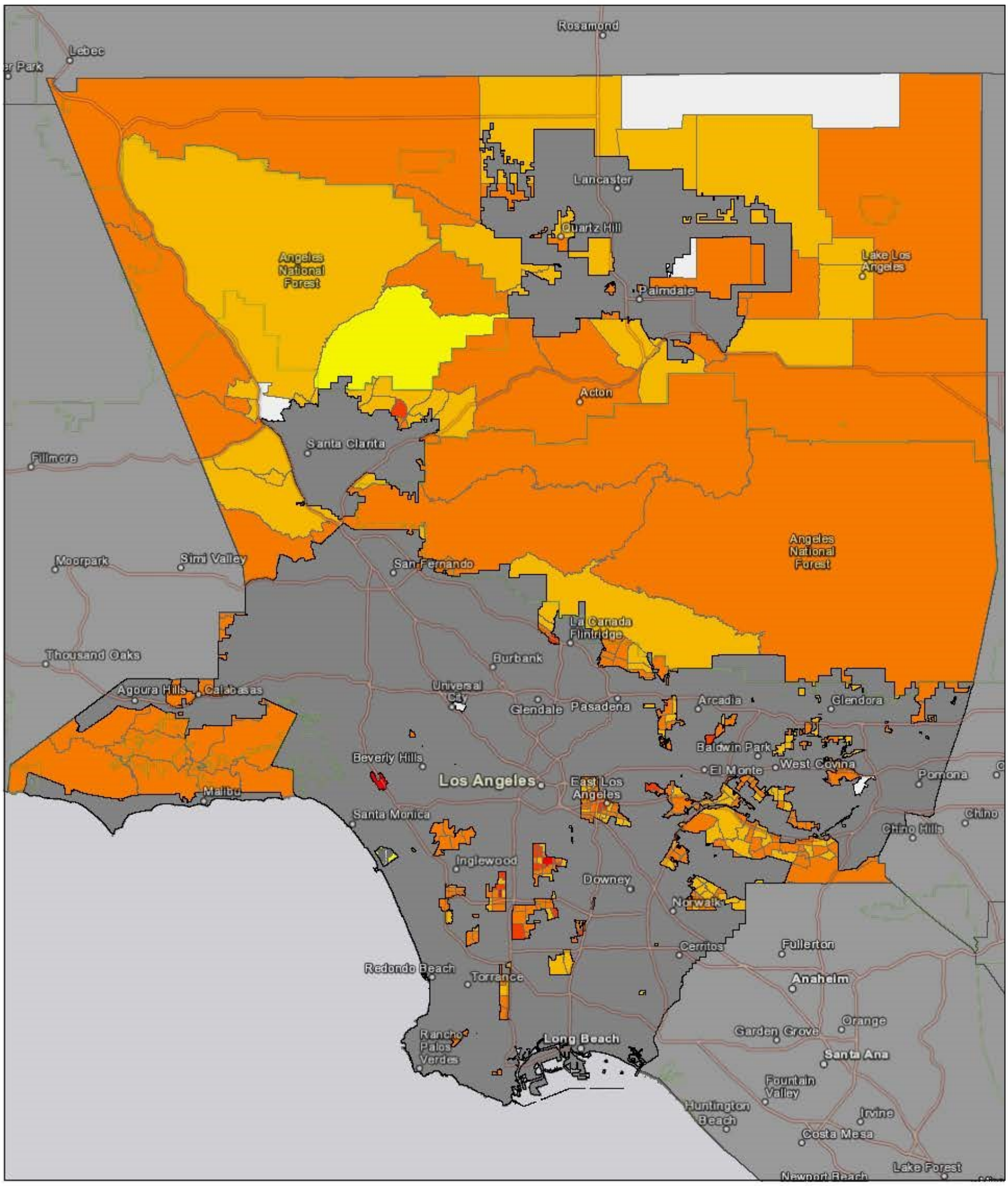
Figure E-18: (B) Overpayment - Homeowners (2015-2019)



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Incorporated City

Surrounding Counties

County Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

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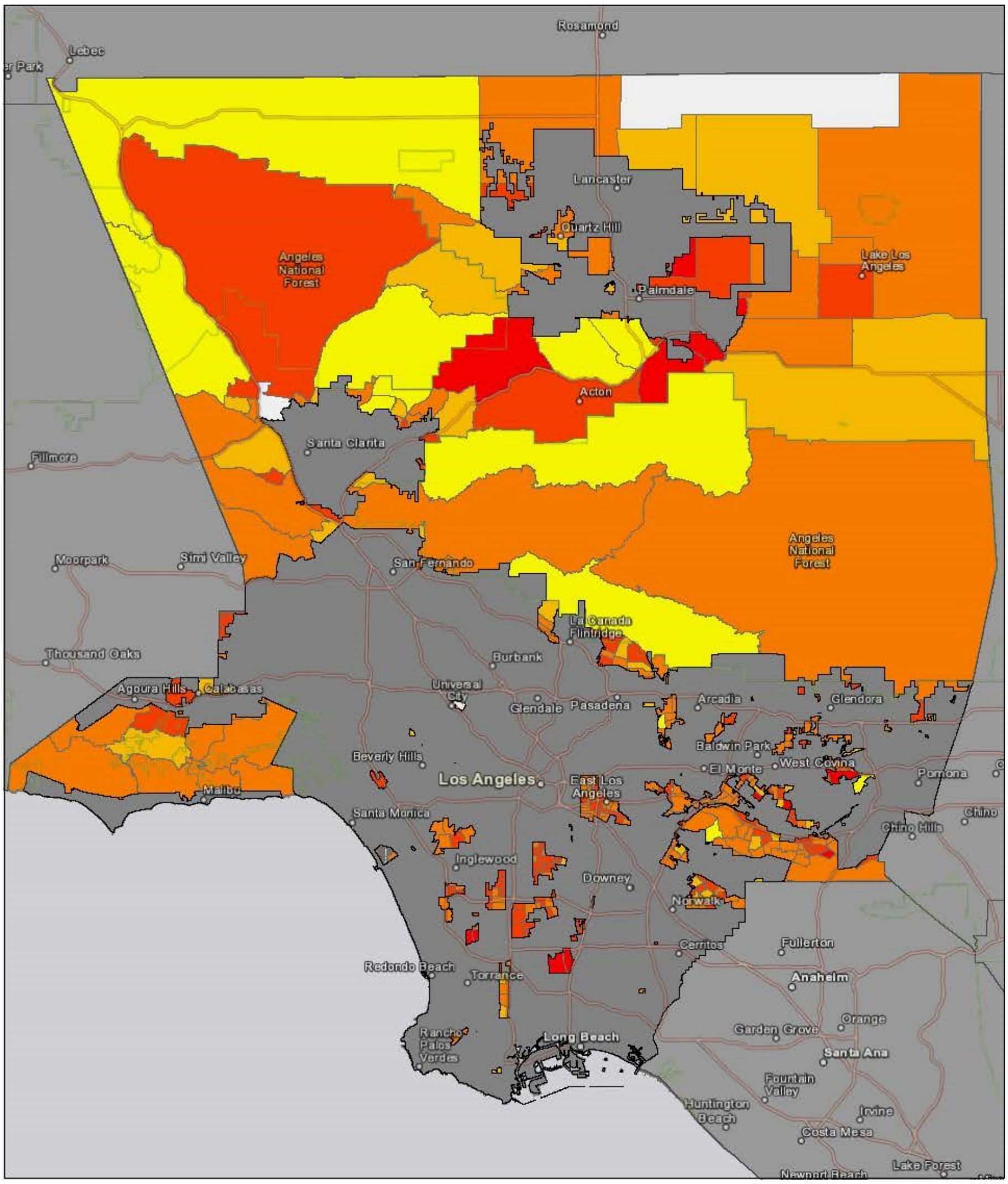
Figure E-18: (C) Overpayment – Renters (2010-2014)



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Incorporated City

Surrounding Counties

County Boundaries

(A) Overpayment by Renters (ACS, 2010 - 2014) - Tract ACS

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

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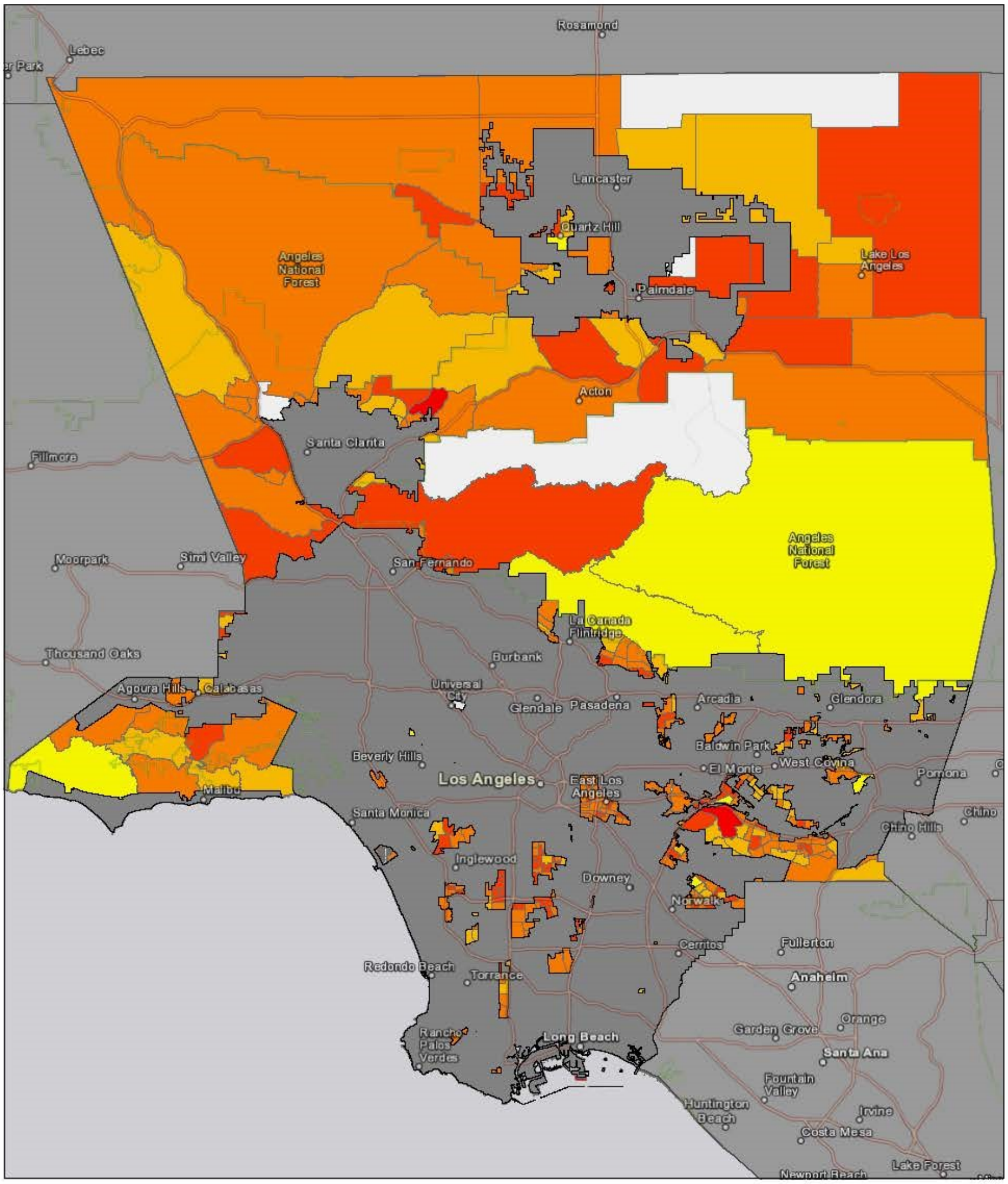
Figure E-18: (D) Overpayment – Renters (2015-2019)



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Incorporated City

Surrounding Counties

County Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

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Overcrowding

As shown in **Table E-6**Table , nearly 50 percent of the residents of the Los Angeles Urban County experienced a housing problem, such as cost burden, incomplete kitchen or plumbing facilities, or overcrowding. As shown in **Table E-8**Table E-8, approximately 8 percent of households in the unincorporated areas are overcrowded, including 4.4 percent severely overcrowded households. Overcrowding in the unincorporated areas was more common than throughout Los Angeles Urban County jurisdictions. Overcrowding was also more common in the unincorporated areas than in Los Angeles County, with a smaller proportion that was severely overcrowded.

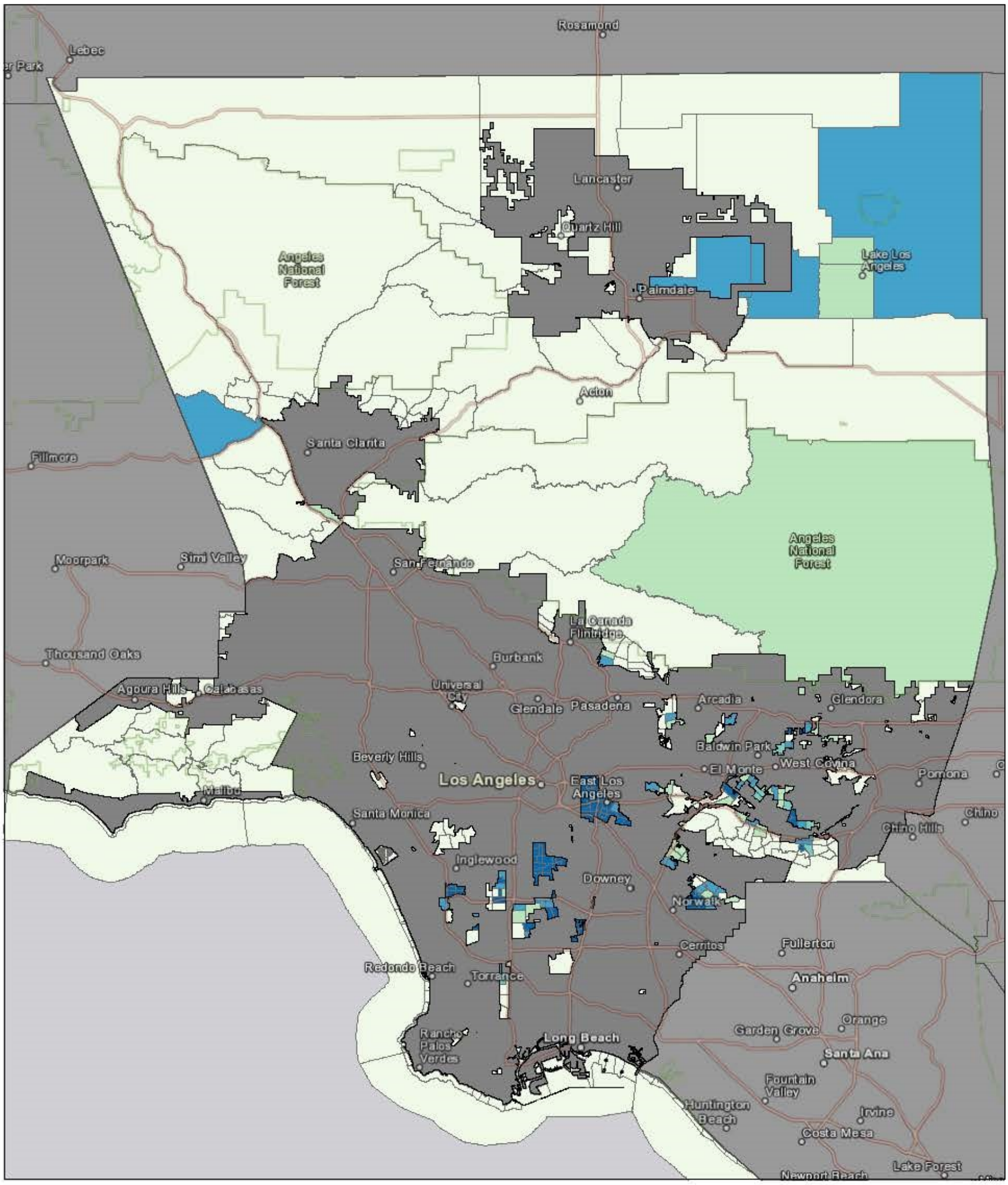
Figure E-19 (A) and **Figure E-19 (B)** show concentrations of overcrowded and severely overcrowded households by census tract. Census tracts within Lennox, West Athens-Westmont, West Rancho Dominguez, Willowbrook, East Rancho Dominguez, Florence-Firestone, Walnut Park, East Los Angeles, North Whittier, South Whittier-Sunshine Acres, Avocado Heights, South San Jose Hills, East Irwindale, and Covina Islands have higher (>20 percent) concentrations of overcrowded households. East Los Angeles and Florence-Firestone also have higher concentrations of severely overcrowded households.

Table E-8: Overcrowding

Jurisdiction	> 1 Person per Room		> 1.5 Persons per Room		Total Households
	Number	Percent	Number	Percent	
Unincorporated Areas	24,365	8.0%	13,315	4.4%	303,983
Los Angeles Urban County	47,711	6.1%	25,067	3.2%	782,957
Los Angeles County	228,909	7.0%	157,484	4.8%	3,281,845

Source: LACDA 2018-2023 Consolidated Plan, 2016-2020 ACS (5-Year Estimates).

Figure E-19: (A) Overcrowded Households by Census Tract



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0 5 10 20 mi

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Incorporated City

Surrounding Counties

County Boundaries

(R) Overcrowded Households (CHHS) - Tract

≤ 8.2% (Statewide Average)

8.3% - 12%

12.01% - 15%

15.01% - 20%

> 20%

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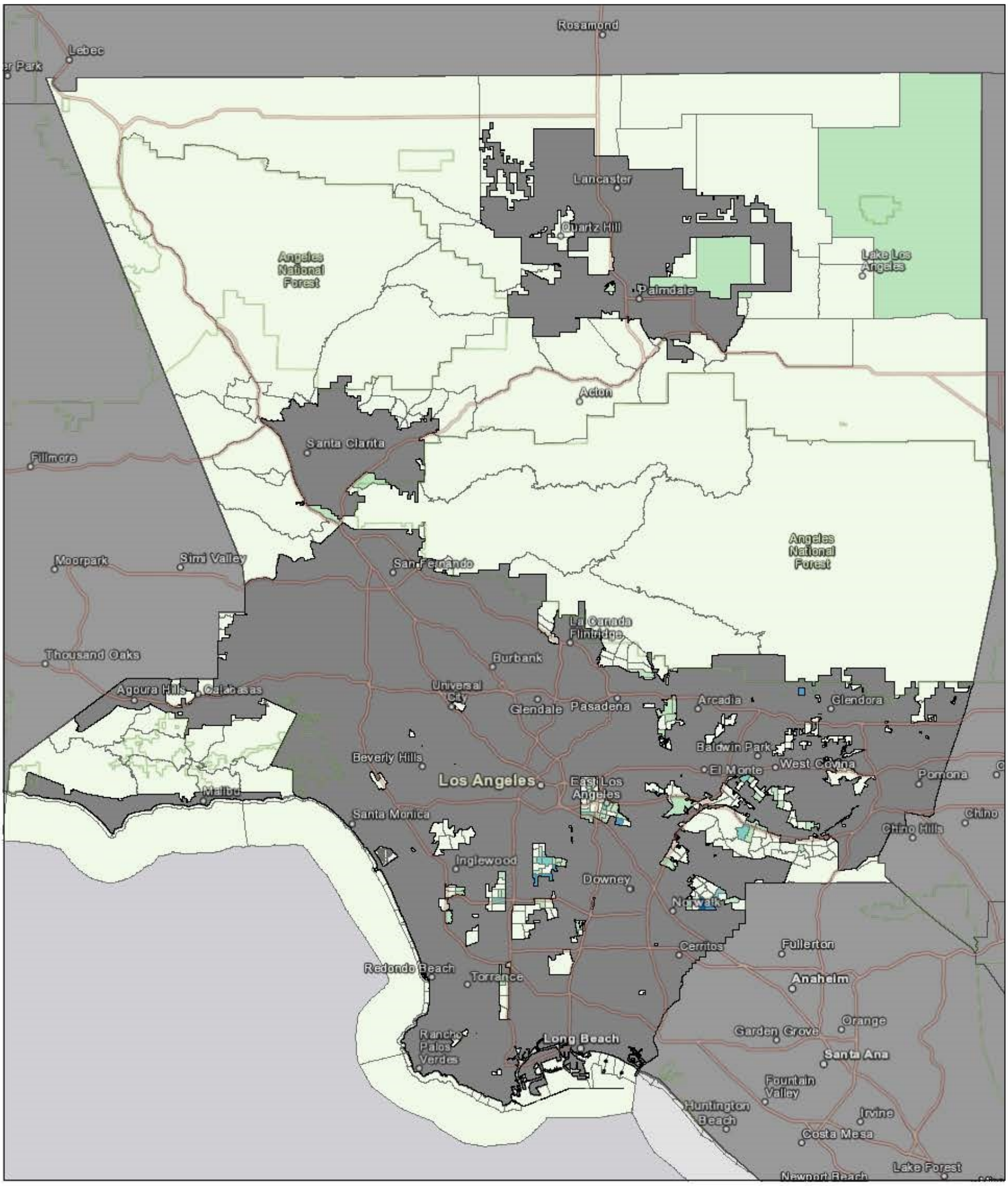
CA HCD

Figure E-19: (B) Severely Overcrowded Households by Census Tract



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Incorporated City

Surrounding Counties

County Boundaries

(R) Severely Overcrowded Households (CHHS) - Tract

≤ 5%

5% - 20%

20% - 35%

35% - 65%

> 65%

No Data

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Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In the unincorporated areas, only 0.4 percent of households lacked complete plumbing facilities, which is the same percentage countywide (**Table E-9**Table E-9). Compared to Los Angeles Urban County jurisdictions and Los Angeles County, the unincorporated areas had the smallest proportion of households lacking kitchen facilities.

Table E-9: Substandard Housing Conditions

Jurisdiction	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Total Households
	Number	Percent	Number	Percent	
Unincorporated Areas	1,111	0.4%	2,766	0.9%	303,983
Los Angeles Urban County	2,578	0.3%	8,898	1.1%	782,957
Los Angeles County	14,568	0.4%	50,923	1.6%	3,281,845

Source: LACDA 2018-2023 Consolidated Plan, 2016-2020 ACS (5-Year Estimates).

The County gathered data from the existing code enforcement programs and conducted a rental housing habitability survey. LACDA, DRP, DPH, and PW provided data on inspections and violations. For FY 2017-2018, LACDA conducted 8,639 Housing Quality Standards (HQS) inspections on 4,824 rental housing units in the unincorporated areas and found violations across 1,818 units. The majority of violations were minor deficiencies. DPH conducted inspections of 15,000 rental units and identified violations in 685 units. DRP inspected 145 units and 118 units were found to have violations, mainly from unpermitted units.

The Code Enforcement Workgroup (comprised of LACDA, DRP, DPH, and PW) also conducted a rental housing habitability survey of renters residing in cities and the unincorporated areas from July 2, 2019 to August 2, 2019. The Workgroup received 618 responses, of which 70 rented in the unincorporated areas. About 40 percent of respondents living in the unincorporated areas stated they had experienced uninhabitable, unsanitary, or unsafe conditions in their home within the previous two years. Of that 40 percent, 66 percent indicated that the conditions were never resolved.

Displacement Risk

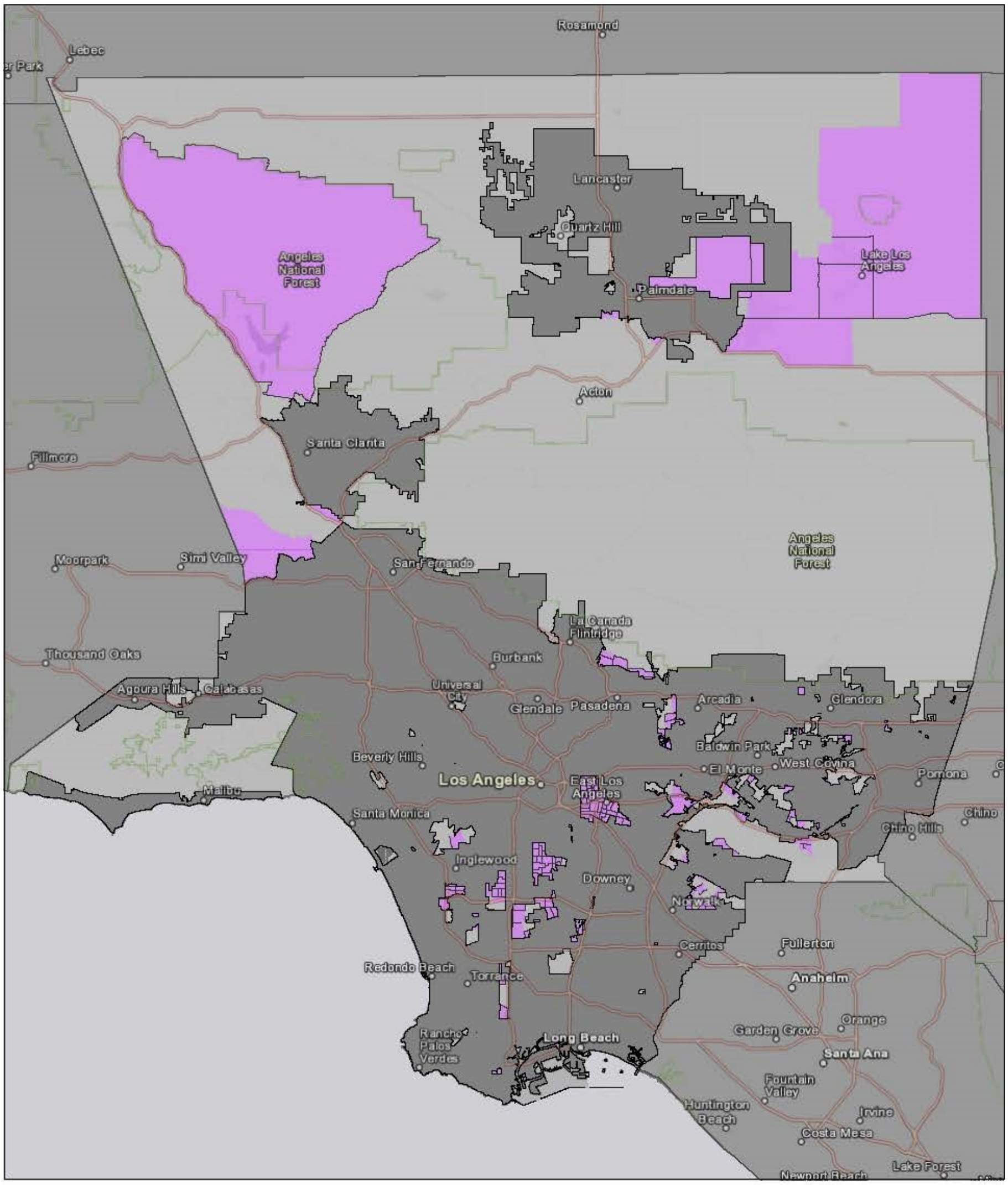
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The census tract meets two of the following criteria:
  - Share of renters is above 40 percent,
  - Share of people of color is above 50 percent,
  - Share of very low income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
  - The census tract or areas in close proximity have been experiencing displacement pressures (percent change in rent above county median for rent increases), or
  - Difference between census tract median rent and median rent for surrounding census tracts above median for all census tracts in the county (rent gap).

Figure E. Error! Reference source not found. shows the sensitive communities in Los Angeles County. Urban displacement often d isproportionately impacts sensitive communities, such as people of color, LMI populations, and persons with disabilities. The following are unincorporated areas at risk of displacement, with relevant factors:

- Lennox/Del Aire: One R/ECAP census tract in Lennox. These areas also have higher concentrations of people of color and LMI households.
- West Athens-Westmont: Two R/ECAP census tracts in West Athens-Westmont. The census tracts in this area have larger percentages of people of color and LMI households.
- Florence-Firestone/Walnut Park: There is one R/ECAP census tract in Florence-Firestone. These areas have higher concentrations of people of color and LMI households.
- Willowbrook/West Rancho Dominguez/East Rancho Dominguez: These areas have higher concentrations of people of color and LMI households. There is one R/ECAP census tract in Willowbrook.
- Northeast Antelope Valley: This area contains census tracts with higher concentrations of people of color and LMI households.
- East Los Angeles: This area contains census tracts with higher concentrations of people of color and LMI households.
- South Whittier/West Whittier-Los Nietos: These areas contain census tracts with higher concentrations of people of color and LMI households.
- South San Gabriel/East San Pasadena-East San Gabriel: These areas contain census tracts with higher concentrations of people of color and LMI households.
- Rowland Heights/Hacienda Heights: These areas contain census tracts with higher concentrations of people of color and LMI households.
- Windsor Hills: This area contains census tracts with higher concentrations of people of color.
- West Carson: This area contains census tracts with higher concentrations of people of color.
- Altadena: This area contains census tracts with higher concentrations of people of color.

Figure E-20: Sensitive Communities (Urban Displacement)



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Incorporated City

Surrounding Counties

County Boundaries

(A) Sensitive Communities (UCB, Urban Displacement Project)

Vulnerable

Other

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Summary of Fair Housing Issues

Table E-10, below, summarizes the fair housing issues identified in the 2018 Regional Analysis of Fair Housing. Fair housing issues were most prevalent in the following unincorporated areas:

- Antelope Valley (northeastern)
- East Los Angeles
- Florence-Firestone
- Lennox
- West Athens-Westmont
- Willowbrook

Table E-10: Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	• In FY 2019-2020, 83 fair housing cases were opened; 47 percent related to physical disability, 22 percent related to mental disability, and 19 percent related to source of income. • HRC conducts outreach and education throughout the Los Angeles Urban County annually. • LACDA has committed to complying with the Fair Housing Act and related regulations.
Integration and Segregation	
Race/Ethnicity	• 76 percent of households and 81 percent of the population is part of a non-White group. • Dissimilarity between White and non-White communities has worsened. Non-White/White, Black/White and Hispanic/White communities remain highly segregated as of 2020. • Rowland Heights, Hacienda Heights, East Los Angeles, West Puente Valley, Walnut Park, West Whittier, South Whittier, View Park, Windsor Hills, and communities in northeastern Antelope Valley have high concentrations of people of color.
Disability	• Nearly 10 percent of Los Angeles County residents experience a disability. • Discrimination complaints related to physical disability (47 percent) and mental disability (22 percent) were the most common. • Census tracts with a high number of residents with disabilities are generally not concentrated in one area; West Los Angeles (Sawtelle VA) and northeastern Santa Clarita Valley have the highest concentration of persons with disabilities.
Familial Status	• Tracts with larger populations of children in married couple households are located in West Athens-Westmont, Lennox, and East Los Angeles. • Larger populations of children in female-headed households are more concentrated in West-Athens Westmont, Lennox, Florence-Firestone and eastern Antelope Valley areas.
Income	• Approximately 44 percent of households in the Los Angeles Urban County are lower income. • LMI populations are concentrated in Lennox, West Athens-Westmont, Florence-Firestone, Willowbrook, West Los Angeles (Sawtelle VA), East Los Angeles, West Puente Valley, some northeastern communities in the Antelope Valley, and some northeastern communities in the Santa Clarita Valley.

Table E-10: Summary of Fair Housing Issues

Fair Housing Issue	Summary
Racially or Ethnically Concentrated Areas of Poverty	
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)	• R/ECAPs are located in the following unincorporated communities: West Athens-Westmont, Florence-Firestone, Lennox, West Los Angeles (Sawtelle VA), and Willowbrook.
Racially or Ethnically Concentrated Areas of Affluence (RCAAs)	• Unincorporated census tracts in the Santa Monica Mountains, Altadena, some communities in northeastern Santa Clarita Valley, and some communities in southwestern Antelope Valley have higher concentrations of non-Hispanic White populations and median incomes exceeding $125,000.
Access to Opportunities	
Economic	• The following unincorporated communities contain tracts with very low economic scores (<0.25): West Los Angeles (Sawtelle VA), Lennox, Florence-Firestone, West Athens-Westmont, East Los Angeles, and some communities in eastern Antelope Valley. • Census tracts in the unincorporated areas with very low economic scores are generally dispersed throughout Los Angeles County.
Education	• The following unincorporated areas contain census tracts with very low education scores (<0.25): View Park, Windsor Hills, East Los Angeles, West Athens-Westmont, Willowbrook, West Rancho Dominguez, Florence-Firestone, Sylmar Island, Kagel/Lopez Canyons, some communities in northern Santa Clarita Valley, some eastern communities in eastern Antelope Valley, Covina Islands, South Jose Hills, and parts of the Santa Monica Mountains.
Environmental	• The following unincorporated communities contain tracts with very low environmental scores (<0.25): West Los Angeles (Sawtelle VA), Florence-Firestone, West Carson, Rancho Dominguez, East Los Angeles, Willowbrook, West Rancho Dominguez, South San Gabriel, Avocado Heights, North Whittier, Hacienda Heights, West San Dimas, Walnut Islands, Sylmar Island, Kagel/Lopez Canyons, and some communities in northern Santa Clarita Valley. • Census tracts in the unincorporated areas with very low environmental scores are most concentrated are generally dispersed throughout Los Angeles County.
Transportation	• Outside of the northern and western County, which do not have unincorporated communities in HQTAs, there are several unincorporated communities that fall within HQTAs.
Disproportionate Housing Needs	
Cost Burden	• Approximately 48.2 percent of households in the Los Angeles Urban County have one or more housing problems, including 42.9 percent that are cost burdened. • All racial and ethnic groups in the Los Angeles Urban County experience cost burden at a higher rate than non-Hispanic White residents (36.6 percent cost burdened); Black and Hispanic households have the highest rate of cost burden (both 49.7 percent). • 13.3 percent of owners without a mortgage are cost burdened or severely cost burdened, compared to 45.6 percent of owners with a mortgage, and 56.1 percent of renters. • Overpayment has generally decreased for homeowners in the unincorporated areas since the 2010-2014 ACS. Overpayment among renter households has fluctuated throughout Los Angeles County. Increases in overpaying renter households are generally not concentrated in one area.
Overcrowding	• Approximately 8 percent of the households in the unincorporated areas are overcrowded, including 4.4 percent severely overcrowded.

Table E-10: Summary of Fair Housing Issues

Fair Housing Issue	Summary
	• Overcrowding is more common in the unincorporated areas than in the Los Angeles Urban County (6.1 percent overcrowded) and Los Angeles County (7 percent overcrowded). • Overcrowded households are most concentrated in unincorporated tracts in West Athens-Westmont, Florence-Firestone, Lennox, East Los Angeles, and North Whittier.
Substandard Housing	• Approximately 0.4 percent of the households in the unincorporated areas lack complete plumbing facilities and 0.9 percent lack complete kitchen facilities. • Lack of complete plumbing facilities is comparable to the Los Angeles Urban County and Los Angeles County (0.3 percent and 0.4 percent, respectively); fewer households in the unincorporated areas lack complete kitchen facilities compared to the Los Angeles Urban County (1.1 percent) and Los Angeles County (1.6 percent).
Displacement Risk	• The following unincorporated areas have higher concentrations of census tracts that are considered sensitive communities: West Athens-Westmont, View Park, Windsor Hills, East Los Angeles, Altadena, East Pasadena, East San Gabriel, South San Gabriel, northern Santa Clarita Valley communities, and eastern Antelope Valley communities.

The 2018 AI identified the following impediments to fair housing choice in the Los Angeles Urban County. Discussions exclusively pertinent to the unincorporated areas are not available. However, the unincorporated areas comprise of about 43 percent of the population of the Los Angeles Urban County. The following impediments are considered "high priority." The following are high priority issues relevant to the unincorporated areas:

1. **Barriers to mobility and lack of accessible housing in a range of unit sizes.** The 2018 AI included a survey in which over a third of respondents with a disability experienced difficulty getting around their neighborhood or housing complex, and approximately 10 percent of respondents indicated that their homes had problems limiting accessibility. According to the 2014-2018 ACS, nearly 10 percent of Los Angeles County residents experience a disability. The 2017-2018 Resident Survey included in the 2018 AI found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4.
2. **Lack of affordable housing in a range of sizes and land use/planning decisions restricting affordable housing.** Approximately 74 percent of large family households in Los Angeles County experienced a housing problem, such as cost burden or overcrowding, according to the 2018 AI. Over 20 percent of all households in Los Angeles County have 5 or more persons. In the Los Angeles Urban County, 43 percent of households pay more than 30 percent of their income in rent. Affordable housing projects were found to be disproportionately located in or adjacent to R/ECAPs.
3. **Lack of sufficient publicly supported housing for persons with HIV/AIDS.** The 2018 AI reported that approximately 60,000 residents in Los Angeles County live with HIV/AIDS. The Hispanic population was found to be disproportionately affected.
4. **Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population.** People of color, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. Black and Hispanic households were more likely to experience

a housing problem, including cost burden, countywide.

5. **Noise pollution due to plane traffic from Los Angeles International Airport.** The 2018 AI estimates that 8,424 dwelling units are impacted by noise from LAX. Some unincorporated communities, including Marina del Rey, Lennox, and Del Aire, are located in the proximity of LAX; therefore, some unincorporated areas residents may be exposed to excessive noise generated by air traffic.

6. **Poor land use and zoning situating sources of pollution and environmental hazards near housing.** R/ECAPs in the Los Angeles Urban County tend to have higher levels of toxic emissions and environmental hazards.

7. **Lack of information on affordable housing and lack of knowledge of Fair Housing, Section 504 and ADA laws.** Access to information about affordable housing was found to be limited countywide. Nearly 40 percent of Fair Housing Survey respondents reported that they were not aware of their right to request reasonable accommodations. The County does include information about housing discrimination and retaliation, including where to file discrimination complaints, on its website.

8. **Increasing measures of segregation; lack of opportunities for residents to obtain housing in higher opportunity areas; lack of resources and services for working families (e.g., helping find housing for people of color).** There are five unincorporated areas with R/ECAP census tracts. As described in the *Access to Opportunities* section, communities with lower economic, education, and jobs proximity indices often also have high concentrations of people of color, children in female-headed households, and LMI populations. The 2018 AI reported that higher income households tend to have more knowledge about housing and other services than lower income households.

9. **Discrimination in private rental and homes sales market, including the private accessible rental markets.** According to the 2019 Home Mortgage Disclosure Act (HMDA) data provided by Lending Patterns for Los Angeles County, White, non-Hispanic residents were approved for housing loans at a rate of 64.5 percent, while non-White residents were approved at a rate of 60.7 percent. American Indian/Alaska Native residents were approved at the lowest rate (47.2 percent) and Asian residents were approved at the highest rate (67 percent). Black/African American residents and Hispanic residents were approved at a rate of 53.4 percent and 58.6 percent, respectively. Disability discrimination complaints were the most common in Los Angeles County according to HUD Fair Housing Complaint data.

10. **Public safety concerns and juvenile crime activity.** Approximately 37 percent of Fair Housing Survey respondents living in R/ECAPs reported that they felt unsafe in their neighborhood at night and approximately 20 percent of all Los Angeles Urban County survey respondents reported feeling unsafe in their neighborhood at night. There are five unincorporated areas with R/ECAPs census tracts. Juvenile crime activity was found to be most prevalent in lower income communities countywide.

11. **Increase independence for the elderly or families with disabilities.** Similar to statewide trends, the population in the unincorporated areas has aged in recent years. Between 2000 and 2018, the 55-64 age group in the unincorporated areas grew from 7.2 percent to 12.1 percent. Conversely, the 5-20 age group declined from 26.8 percent in 2000 to 20.4 percent in 2018. Nearly 20 percent of unincorporated areas residents experienced a disability.

12. **People with disabilities becoming homeless; enhance programs to help at-risk homeless population.** The 2018 AI reported that over 15 percent of the homeless population in Los Angeles County had a physical disability and more than 3 percent had a developmental disability. According to the 2020 LAHSA Homeless Count, there are approximately 66,436 homeless persons living in Los Angeles County, which is an increase of 13 percent since 2019. Within the unincorporated areas, the homeless population increased 7.8 percent from 5,646 persons in 2019 to 6,088 persons in 2020.
13. **Illegal dumping – Proximity to environmental hazards, especially in communities of color.** Low income households and Latino, Black, NHOPI, and Native American households are most likely to live in areas with high pollution levels according to the 2018 AI.
14. **Disconnect in matching people with disabilities with the right housing resources.** In addition to the 40 percent of survey respondents that reported they were unaware of their right to request reasonable accommodations, 11 percent were in need of one.
15. **Disparities in job readiness and educational achievement.** As shown in **Figure E-14**, areas with lower education index scores often overlap with areas with higher concentrations of people of color, children in female-headed households, or LMI populations.

SITES INVENTORY

The County has been allocated a Regional Housing Needs Allocation (RHNA) of 90,052 units:

- 25,648 very low income units
- 13,691 low income units
- 14,180 moderate income units
- 36,533 above moderate income units

The County must identify adequate sites for accommodating the RHNA for all income groups. Typically, sites that are zoned for higher density multifamily housing are considered adequate to facilitate lower income housing. Based on the County's current land use policies and development regulations, the County would not be able to accommodate its RHNA without rezoning.

For the purpose of land use planning, the unincorporated areas are divided into General Plan Planning Areas (PAs):

- Antelope Valley
- Coastal Islands
- East San Gabriel Valley
- Gateway
- Metro
- San Fernando Valley
- Santa Clarita Valley
- Santa Monica Mountains
- South Bay
- West San Gabriel Valley
- Westside

To identify adequate sites and also appropriate sites for rezoning, the County undertook an extensive process to objectively identify feasible sites for accommodating the RHNA. The criteria have been described in detail in Section III – Background. From a fair housing perspective, the concern focuses on the overconcentration of lower income housing in areas already with disproportionate housing issues, high environmental burden, and limited access to resources and opportunities. This section evaluates the distribution of lower, moderate, and above moderate income units (adequate sites and rezone sites) across the PAs. Due to existing conditions such as significant environmental and hazard constraints (such as biologically sensitive areas and Very High Fire Hazard Severity Zones), no lower income sites are identified for Antelope Valley, Coastal Islands, San Fernando Valley, and Santa Monica Mountains.

California Tax Credit Allocation Committee Composite Score Map

TCAC Opportunity Map categorizations for RHNA units by Planning Area are presented in **Table E-11**Table E-11. The Opportunity Map for unincorporated Los Angeles County areas and RHNA units are shown in **Figure E-21**Error! Reference source not found.. As discussed previously, the Metro PA has the highest concentrations of low resource tracts and areas of high segregation and poverty.

Overall, the majority (74.2 percent) of lower income units are in census tracts that are considered highest, high, and moderate resource areas. The Metro PA has the largest number of lower income units. Within the Metro Planning Area, nearly half (49.4 percent) of the lower income units are located in moderate resource tracts, 30.3 percent are in low resource tracts, and 11.3 percent are in areas of high segregation and poverty. There are no lower income units in areas of high segregation and poverty in other Planning Areas. Approximately 49 percent of moderate income units are in moderate resource tracts, including moderate resource (rapidly changing), and 44.2 percent are in low resource tracts. A larger proportion of moderate income units are in high segregation and poverty areas compared to lower income units. Above moderate income units are generally dispersed amongst high resource tracts (31.9 percent), moderate resource tracts (29.4 percent), and low resource tracts (32.3 percent). There are no above moderate income RHNA units in areas of high segregation and poverty. Sites inventories and TCAC Opportunity Maps by Planning Area are included in Error! Reference source n ot found. through **Figure E-29**.

Table E-11: Distribution of Lower Income RHNA Units by TCAC Category

Planning Area	Highest		High		Moderate		Moderate (Rapidly Changing)		Low		High Segregation and Poverty		Total Units
Lower Income RHNA Units													
East San Gabriel Valley	0.1%	11	51.9%	5,076	34.8%	3,405	0.0%	0	13.1%	1,280	0.0%	0	9,772
Gateway	4.4%	97	69.2%	1,516	10.9%	239	0.0%	0	15.5%	340	0.0%	0	2,192
Metro	0.0%	0	0.0%	0	49.4%	9,354	9.0%	1,709	30.3%	5,729	11.3%	2,135	18,927
Santa Clarita Valley	79.5%	1,063	20.5%	274	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,337
South Bay	0.0%	0	45.5%	2,570	53.9%	3,044	0.0%	0	0.6%	33	0.0%	0	5,647
West San Gabriel Valley	50.7%	2,602	29.4%	1,511	19.9%	1,019	0.0%	0	0.0%	0	0.0%	0	5,132
Westside	3.6%	170	47.4%	2,240	25.4%	1,201	0.0%	0	23.5%	1,112	0.0%	0	4,723
Total	**8.3%**	**3,943**	**27.6%**	**13,187**	**38.3%**	**18,262**	**3.6%**	**1,709**	**17.8%**	**8,494**	**4.5%**	**2,135**	**47,730**
Moderate Income RHNA Units													
Antelope Valley	0.0%	0	6.3%	81	44.6%	570	0.0%	0	48.9%	626	0.2%	2	1,279
Metro	0.0%	0	0.0%	0	35.6%	2,545	14.1%	1,009	43.4%	3,102	6.9%	490	7,146
Total	**0.0%**	**0**	**1.0%**	**81**	**37.0%**	**3,115**	**12.0%**	**1,009**	**44.2%**	**3,728**	**5.8%**	**492**	**8,425**
Above Moderate Income RHNA Units													
East San Gabriel Valley	0.0%	0	80.8%	1,183	11.7%	171	0.0%	0	7.5%	110	0.0%	0	1,464
Gateway	0.0%	0	12.1%	541	1.3%	58	0.0%	0	86.6%	3,880	0.0%	0	4,479
Metro	0.0%	0	0.0%	0	94.9%	1,315	0.0%	0	5.1%	70	0.0%	0	1,385
South Bay	0.0%	0	11.8%	161	88.2%	1,205	0.0%	0	0.0%	0	0.0%	0	1,366
West San Gabriel Valley	28.8%	723	45.3%	1,135	25.9%	650	0.0%	0	0.0%	0	0.0%	0	2,508
Westside	5.7%	78	72.4%	998	22.0%	303	0.0%	0	0.0%	0	0.0%	0	1,379
Total	**6.4%**	**801**	**31.9%**	**4,018**	**29.4%**	**3,702**	**0.0%**	**0**	**32.3%**	**4,060**	**0.0%**	**0**	**12,581**

Figure E-21: Distribution of RHNA Units by TCAC Category

The following figures show TCAC Opportunity Maps and Sites Inventory by Planning Area. All Planning Areas have low resource tracts in the Sites Inventory areas except for the Santa Clarita Valley Planning Area shown in **Figure E-26**. The Antelope Valley Planning Area (Error! Reference source not found.) and Metro Planning Area (**Figure E-25**) have high segregation and poverty tracts in the Sites Inventory area. The Sites inventory areas by Planning Area contain the following Opportunity Map tract types:

- **Antelope Valley Planning Area** – tracts at every opportunity level (highest, high, moderate, low, and high segregation and poverty)
- **East San Gabriel Valley Planning Area** – low, moderate, high, and highest resource tracts
- **Gateway Planning Area** – low, moderate, high, and highest resource tracts
- **Metro Planning Area** – low, moderate, and high segregation and poverty tracts, and one high resource tract
- **Santa Clarita Valley Planning Area** – moderate, high, and highest resource tracts
- **South Bay Planning Area** – low, moderate, high, and highest resource tracts
- **West San Gabriel Valley Planning Area** – low, moderate, high, and highest resource tracts
- **Westside Planning Area** – low, moderate, high, and highest resource tracts

Figure E-22: Sites Inventory and TCAC Opportunity Map – Antelope Valley Planning Area

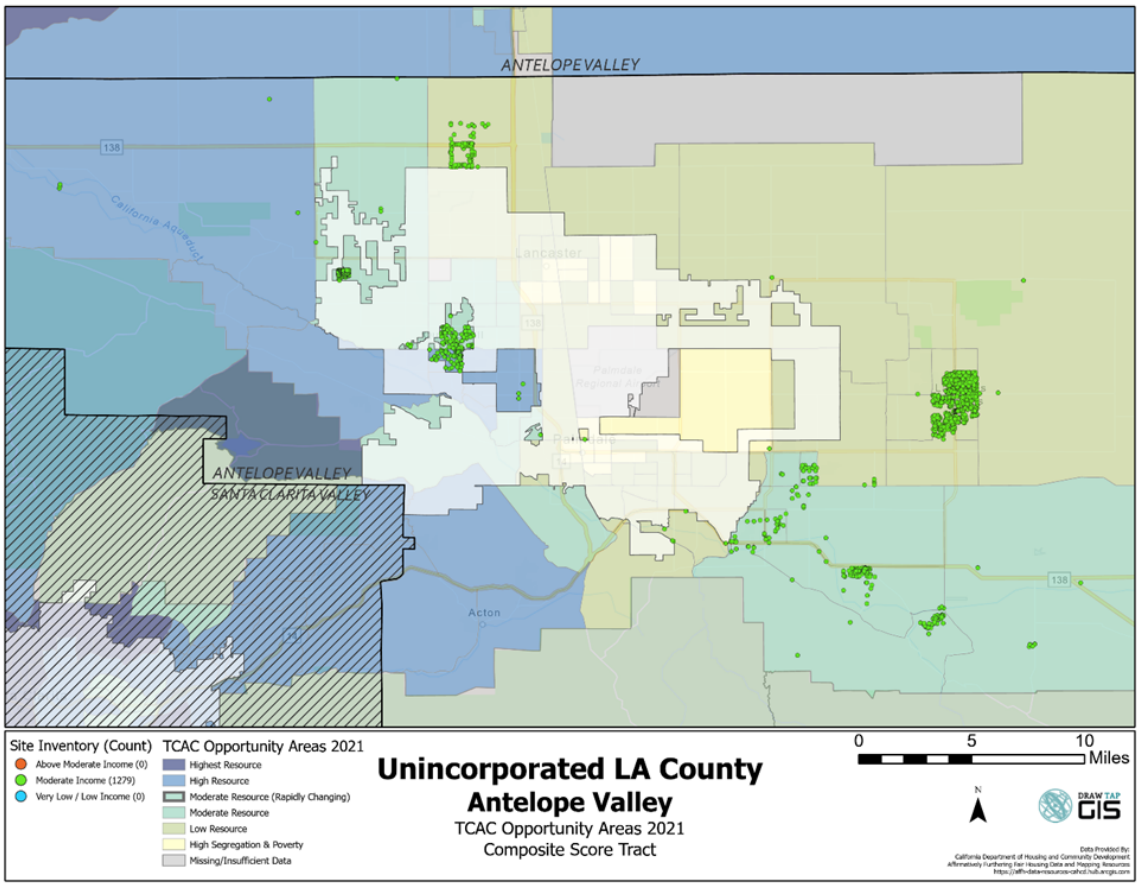


Figure E-23: Sites Inventory and TCAC Opportunity Map – East San Gabriel Valley Planning Area

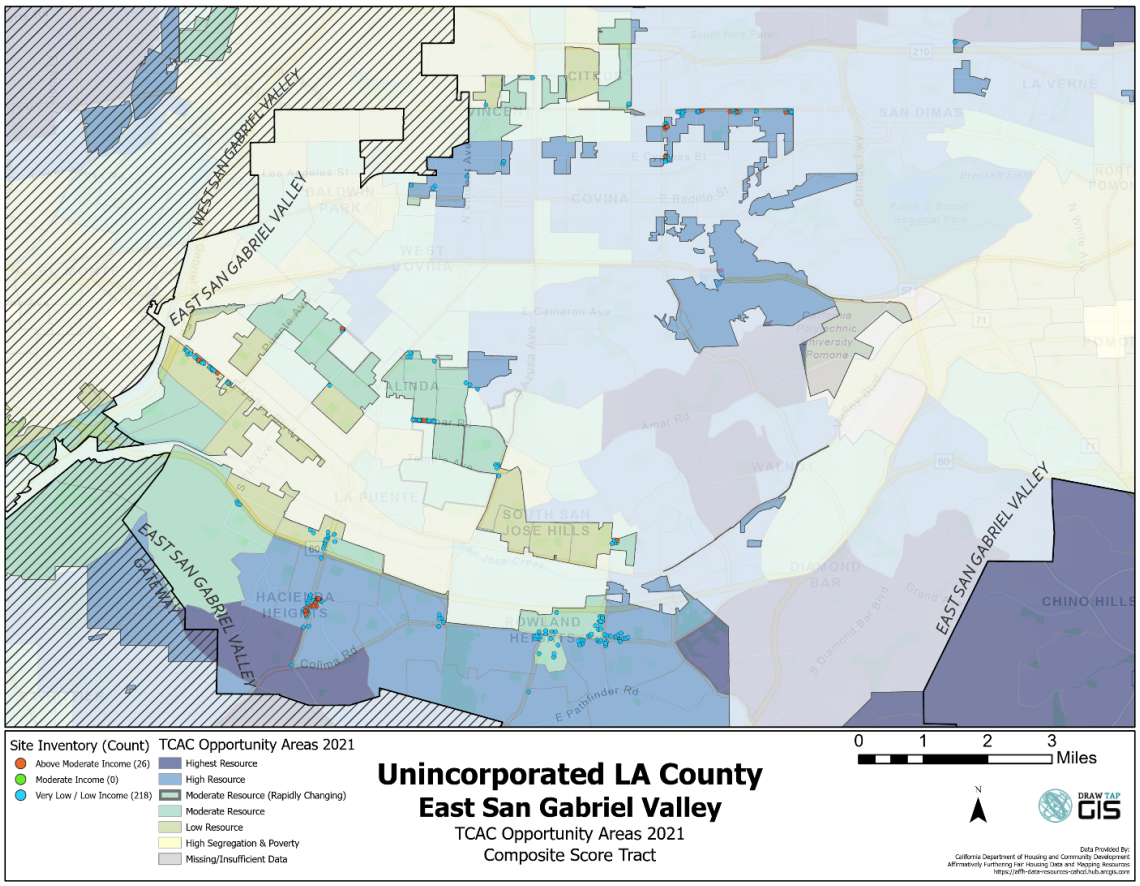


Figure E-24: Sites Inventory and TCAC Opportunity Map – Gateway Planning Area

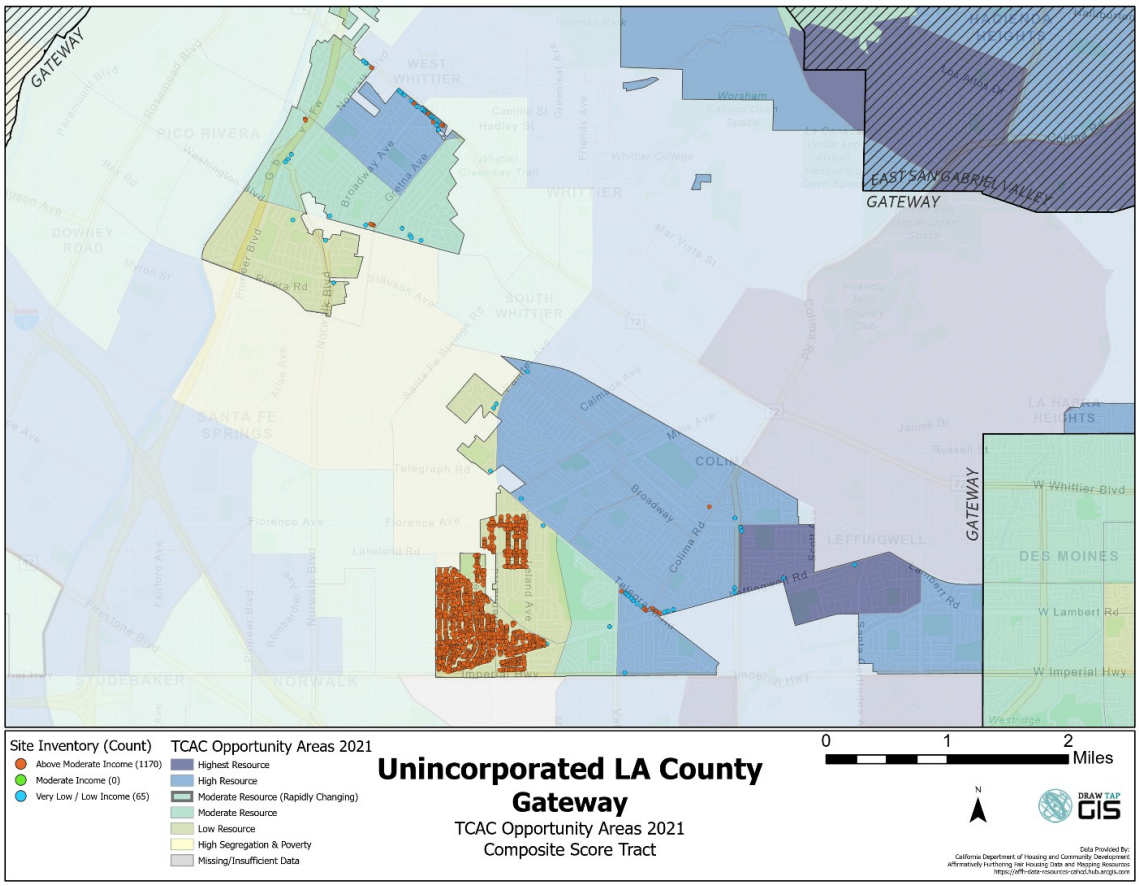


Figure E-25: Sites Inventory and TCAC Opportunity Map – Metro Planning Area

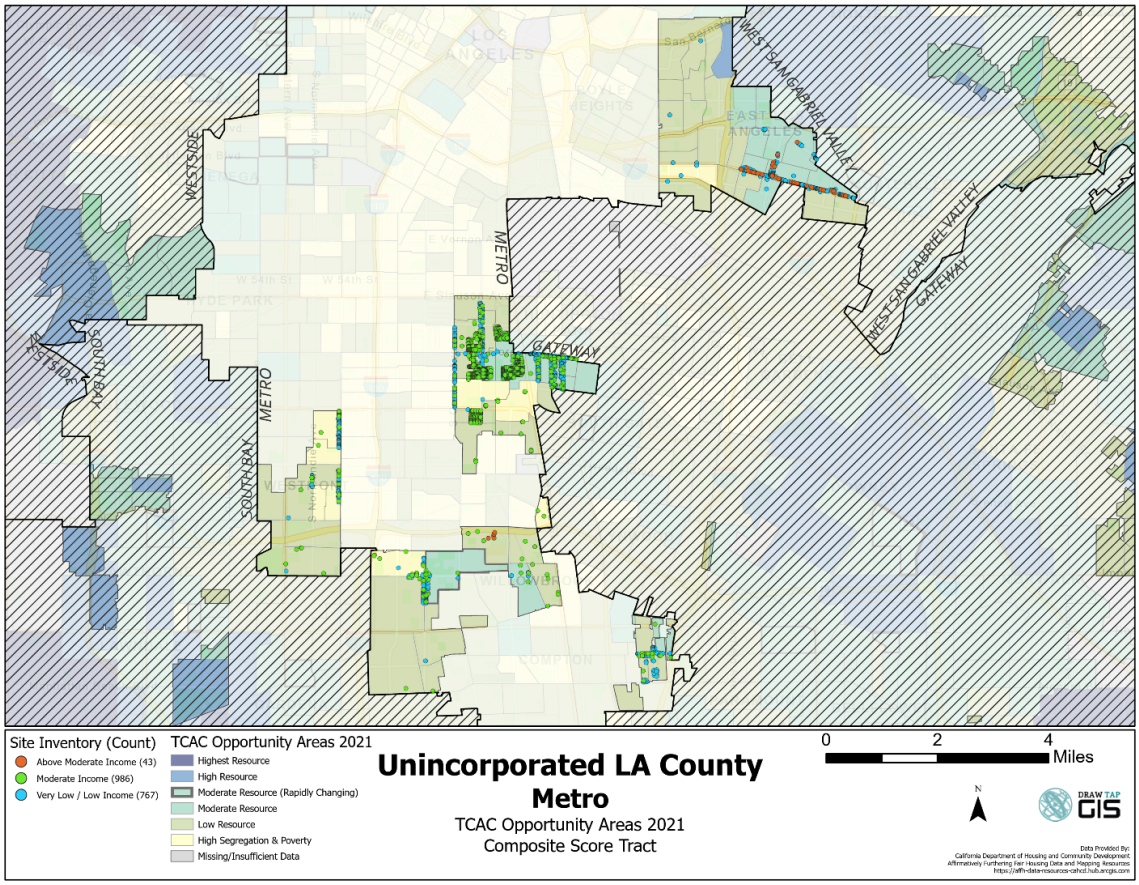


Figure E-26: Sites Inventory and TCAC Opportunity Map – Santa Clarita Valley Planning Area

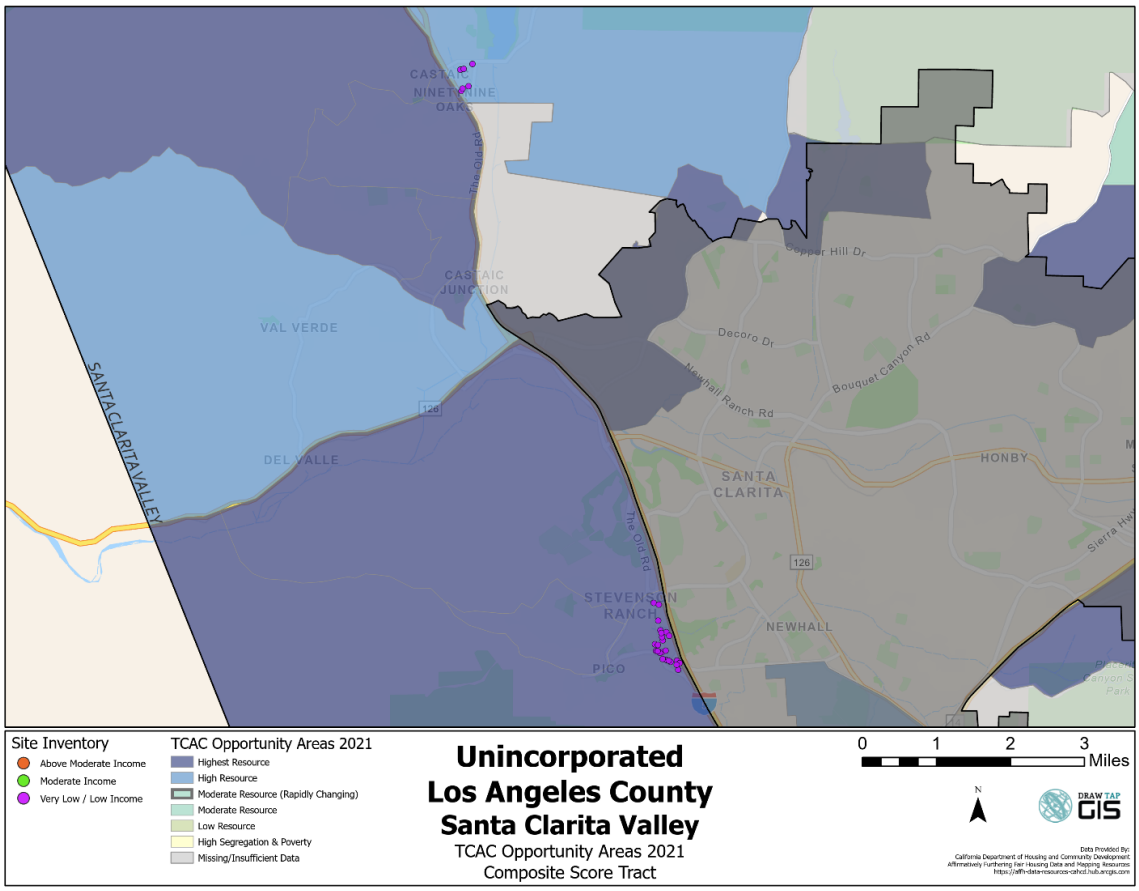


Figure E-27: Sites Inventory and TCAC Opportunity Map – South Bay Planning Area

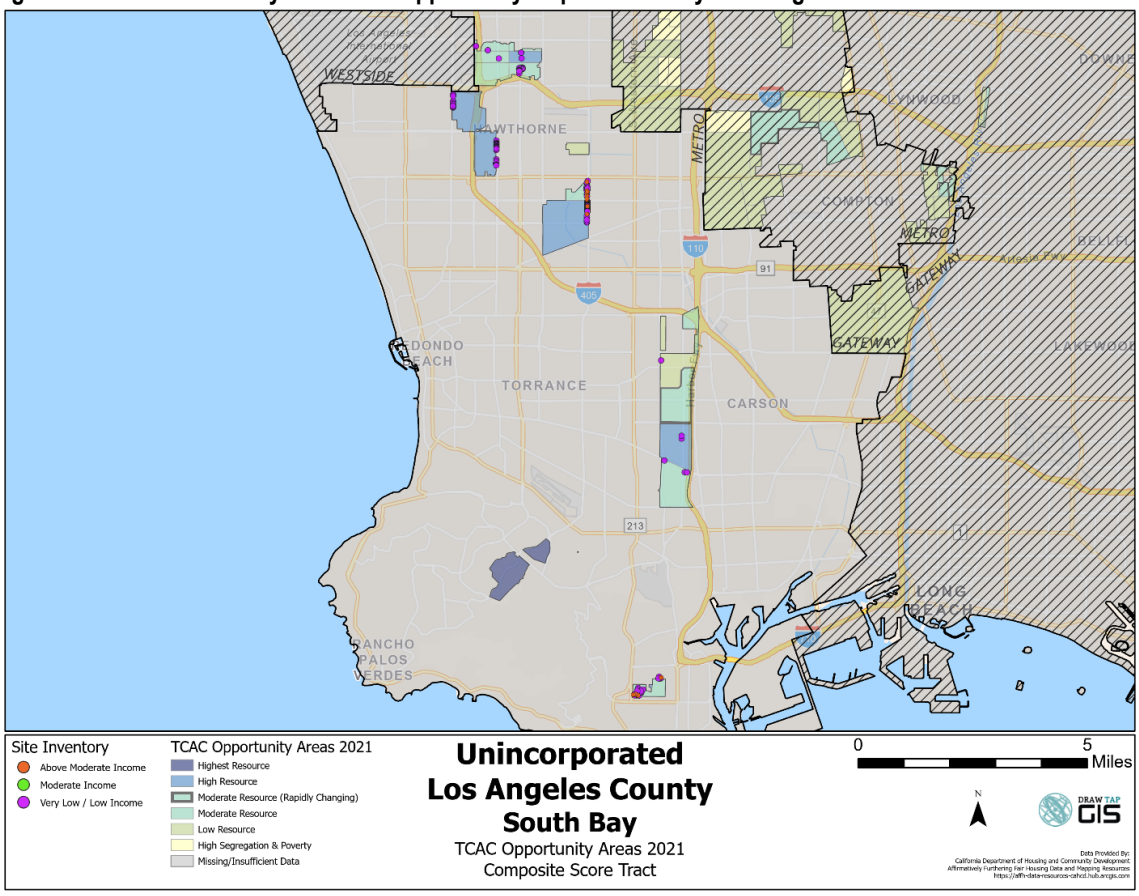


Figure E-28: Sites Inventory and TCAC Opportunity Map – West San Gabriel Valley Planning Area

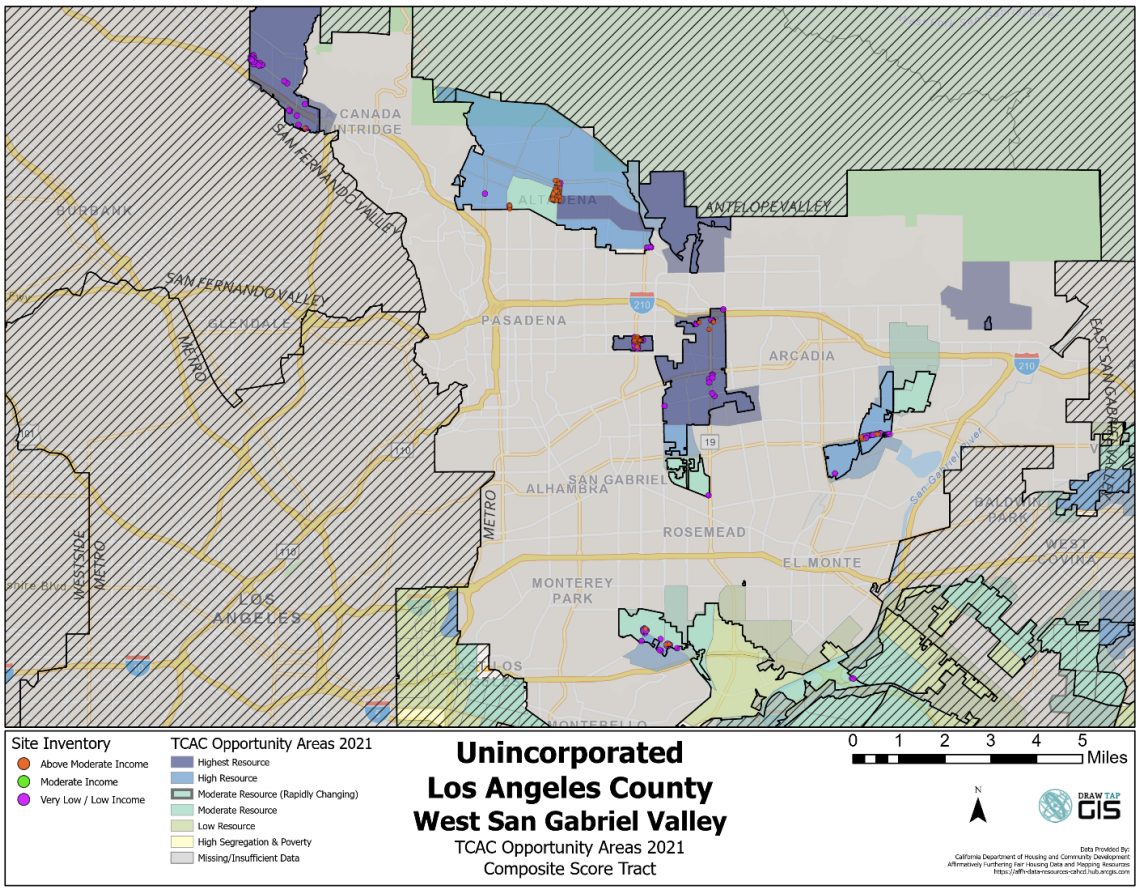
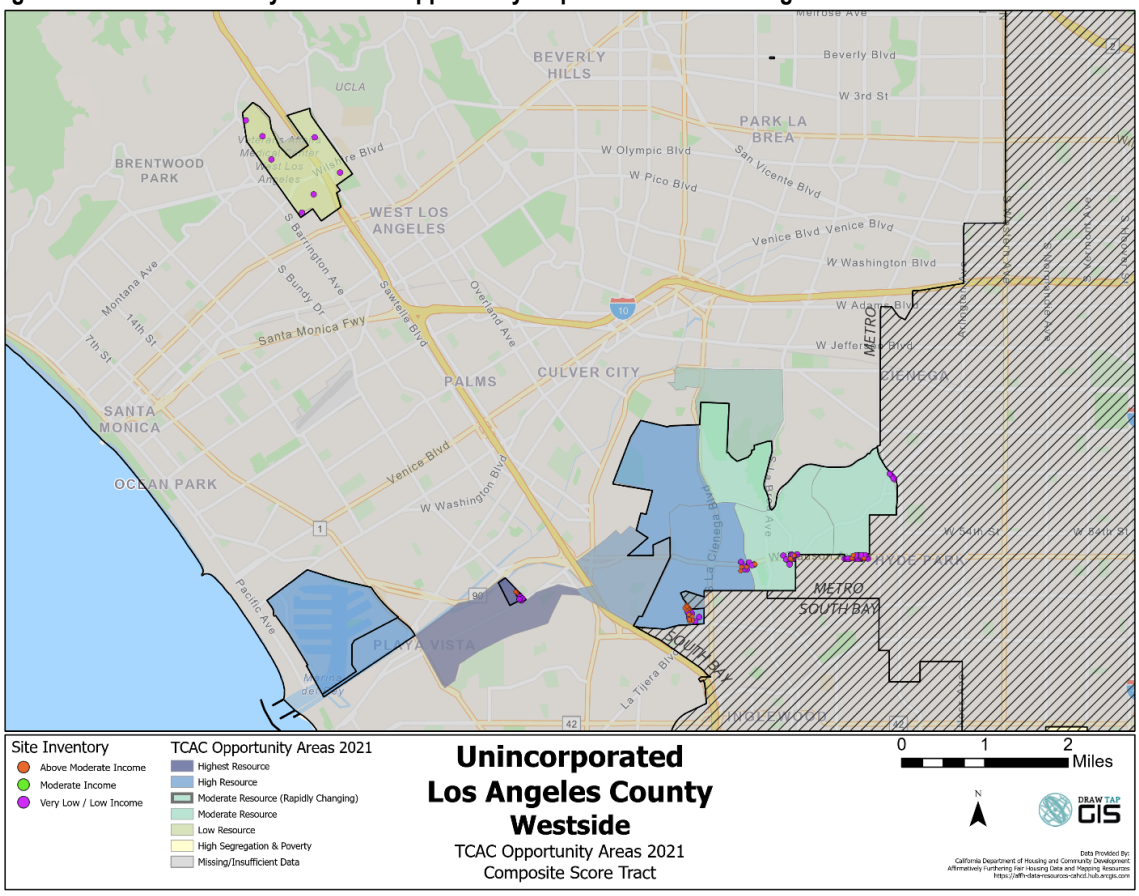


Figure E-29: Sites Inventory and TCAC Opportunity Map – Westside Planning Area



Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

As shown in **Table** , only six census tracts in the unincorporated areas are defined as R/ECAPs.[9] Four R/ECAPs are located in the Metro Planning Area, one in the South Bay Planning Area, and one in the Westside Planning Area. Error! Reference source not found. shows the location of sites used to meet t he lower income RHNA and unincorporated Los Angeles County R/ECAPs. As discussed previously, R/ECAPs are located in unincorporated Los Angeles County communities of Athens-Westmont (two R/ECAPs), Florence/Firestone, Lennox, Willowbrook, and Sawtelle VA Center.

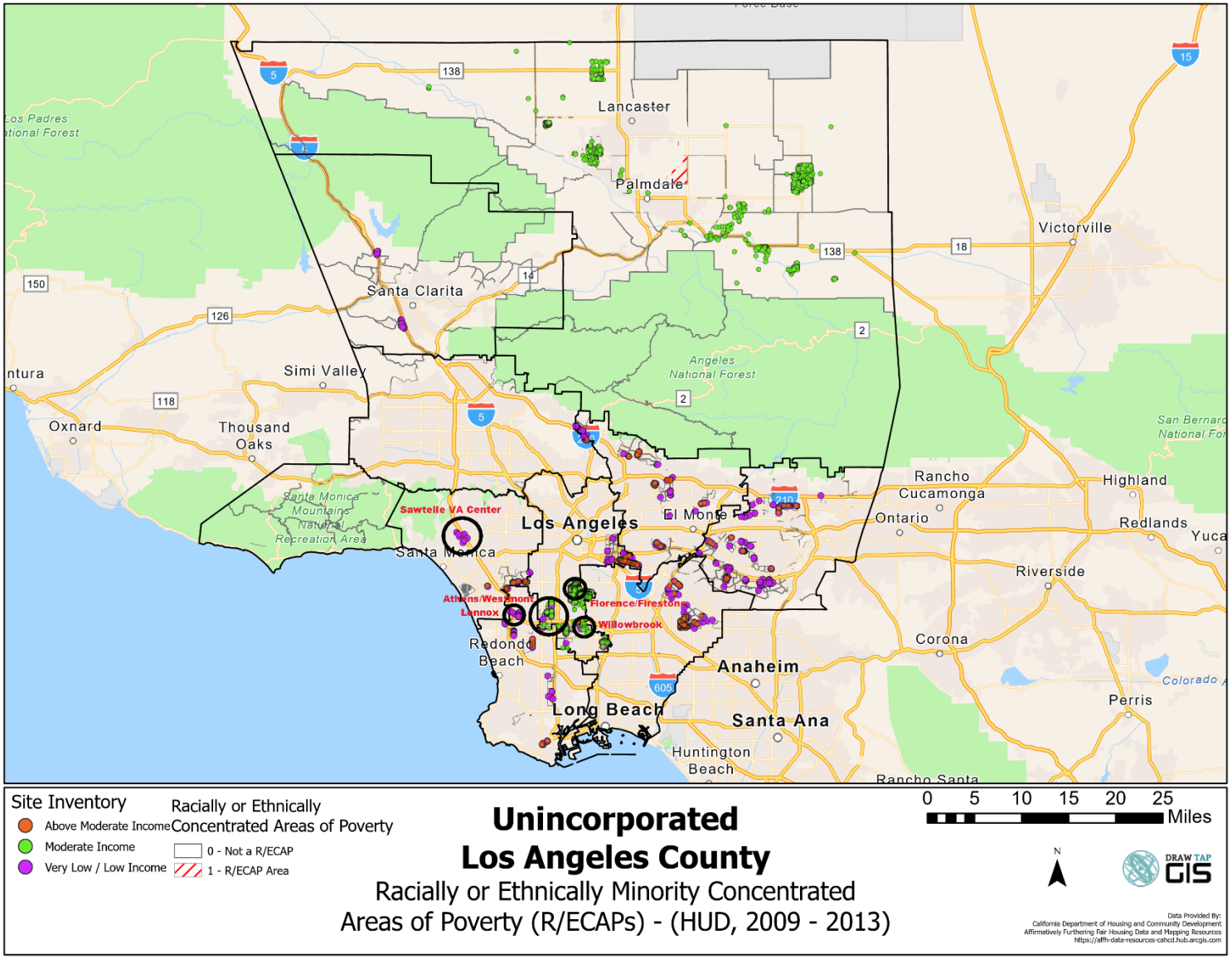
Table E-12 presents this distribution of units used to meet the County's 2021-2029 RHNA by R/ECAP designation and Planning Area. Approximately 6.2 percent of lower income RHNA units are located in a R/ECAP, including 7.5 percent of lower income units in the Metro Planning Area, 9.3 percent of lower income units in the South Bay Planning Area, ad 21.9 percent of lower income units in the Westside Planning Area. A smaller proportion of moderate income units are in R/ECAP tracts compared to lower income units. There are no above moderate income RHNA units in R/ECAP tracts. RHNA sites strategies and R/ECAPs in the Metro, South Bay, and Westside Planning Areas are detailed below.

Table E-12: Distribution of RHNA Units by R/ECAP Designation

Planning Area	Not a R/ECAP		R/ECAP Area		Total Units
Lower Income RHNA Units					
East San Gabriel Valley	100.0%	9,772	0.0%	0	9,772
Gateway	100.0%	2,192	0.0%	0	2,192
Metro	92.5%	17,502	7.5%	1,425	18,927
Santa Clarita Valley	100.0%	1,337	0.0%	0	1,337
South Bay	90.7%	5,123	9.3%	524	5,647
West San Gabriel Valley	100.0%	5,132	0.0%	0	5,132
Westside	78.1%	3,691	21.9%	1,032	4,723
Total	**93.8%**	**44,749**	**6.2%**	**2,981**	**47,730**
Moderate Income RHNA Units					
Antelope Valley	100.0%	1,279	0.0%	0	1,279
Metro	97.6%	6,974	2.4%	172	7,146
Total	**98.0%**	**8,253**	**2.0%**	**172**	**8,425**
Above Moderate Income RHNA Units					
East San Gabriel Valley	100.0%	1,464	0.0%	0	1,464
Gateway	100.0%	4,479	0.0%	0	4,479
Metro	100.0%	1,385	0.0%	0	1,385
South Bay	100.0%	1,366	0.0%	0	1,366
West San Gabriel Valley	100.0%	2,508	0.0%	0	2,508
Westside	100.0%	1,379	0.0%	0	1,379
Total	**100.0%**	**12,581**	**0.0%**	**0**	**12,581**

[9] There is one census tract near Lancaster that is also considered an R/ECAP. However, the majority of that tract falls with the boundaries of the City of Lancaster.

Figure E-30: Distribution of RHNA Units by R/ECAP Designation



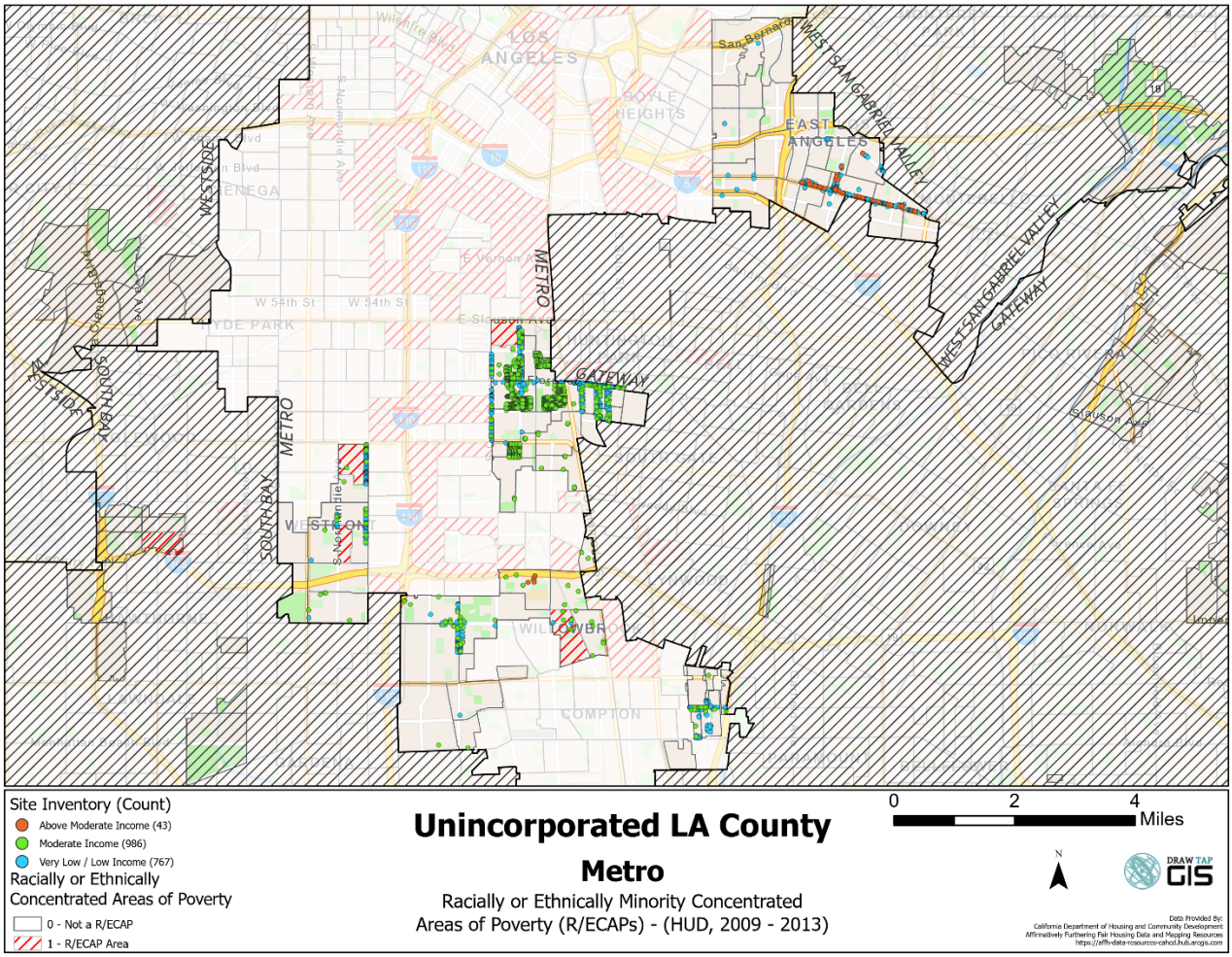
Metro Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Metro Planning Area are shown in **Figure E-31**. There are four R/ECAPs in the Metro Planning Area, in the unincorporated communities of Athens/Westmont (two R/ECAPs), Florence/Firestone, and Willowbrook. All R/ECAPs are in the southern Metro Planning areas. Approximately 5.8 percent of RHNA units in the Metro Planning Area are in R/ECAPs, including 7.5 percent of lower income units and 2.4 percent of moderate income units (**Table E-13**).

Table E-13: Metro Planning Area RHNA Units and R/ECAPs

	Total Units	Units in R/ECAP	Percent in R/ECAP
Lower Income	18,927	1,425	7.5%
Moderate Income	7,146	172	2.4%
Above Moderate Income	1,385	0	0.0%
Total	**27,458**	**1,597**	**5.8%**

Figure E-31: Sites Inventory and R/ECAPs – Metro Planning Area



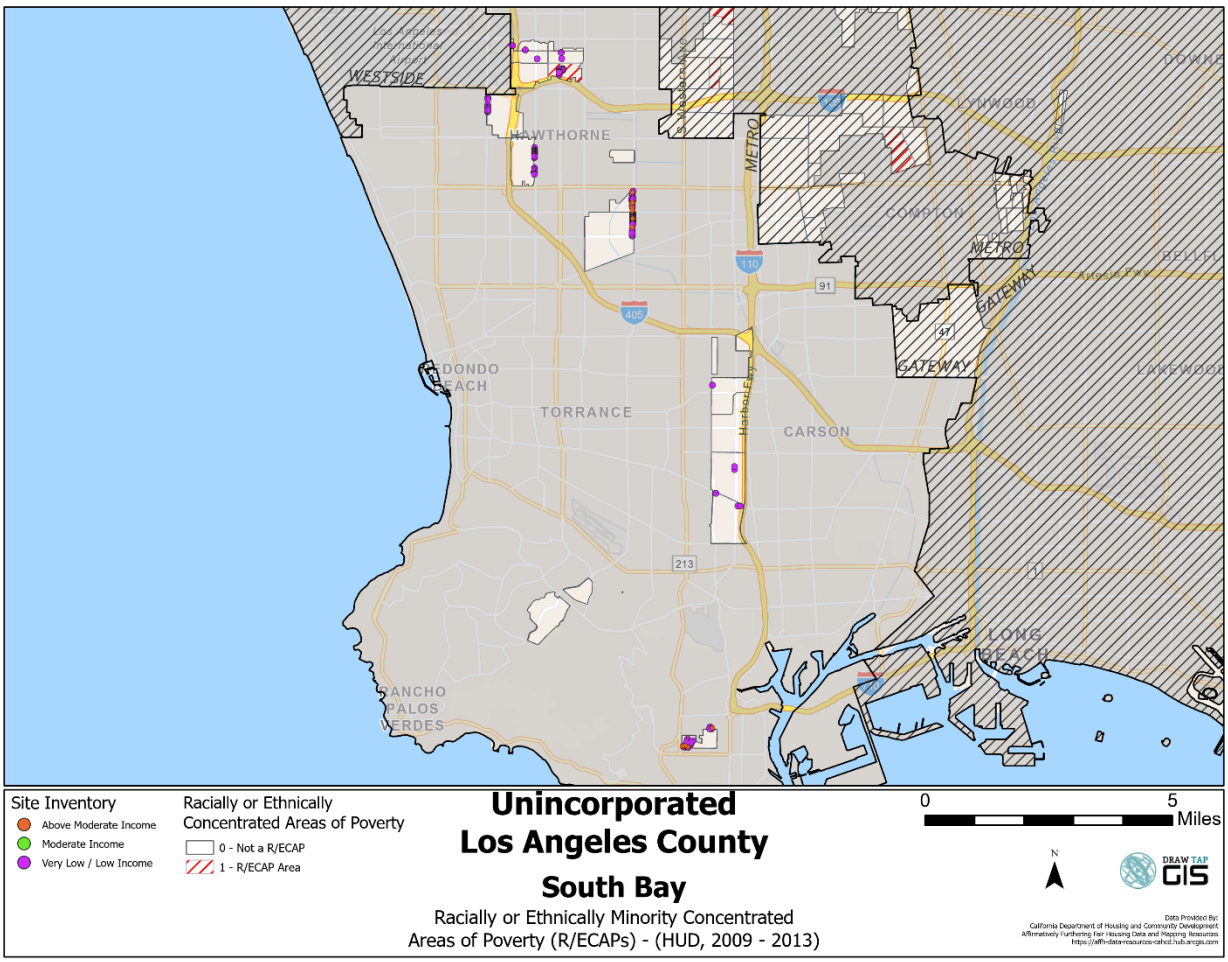
South Bay Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the South Bay Planning Area are shown in **Figure E-32**. There is one R/ECAP the South Bay Planning Area in the unincorporated community of Lennox. The R/ECAP is in the northern portion of the South Bay Planning Area adjacent to the Westside and Metro Planning Areas. Approximately 7.5 percent of RHNA units in the South Bay Planning Area are the R/ECAP, including 9.3 percent of lower income units. There are no above moderate income units in the R/ECAP (**Table E-14**).

Table E-14: Sites Inventory and R/ECAPs – South Bay Planning Area

	Total Units	Units in R/ECAP	Percent in R/ECAP
Lower Income	5,647	524	9.3%
Above Moderate Income	1,336	0	0.0%
Total	**6,983**	**524**	**7.5%**

Figure E-32: Sites Inventory and R/ECAPs – South Bay Planning Area



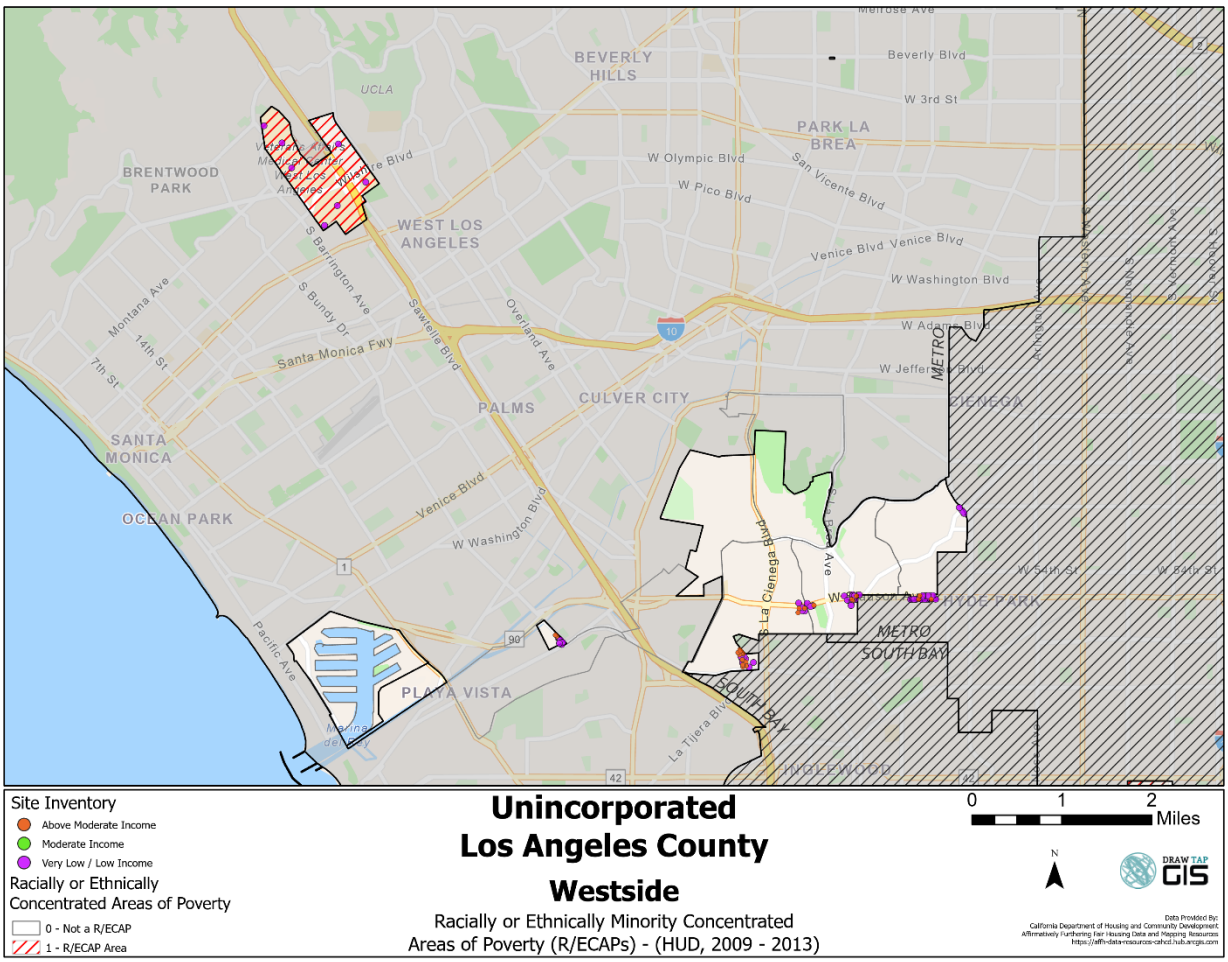
Westside Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Westside Planning Area are shown in **Figure E-33**. There is one R/ECAP the Westside Planning Area in the unincorporated community of West Los Angeles/Sawtelle VA Center. The R/ECAP is in the central portion of the Westside Planning Area. Approximately 17 percent of RHNA units in the Westside Planning Area are in the R/ECAP, including 21.9 percent of lower income units. There are no above moderate income units in the R/ECAP (**Table E-15**).

Table E-15: Sites Inventory and R/ECAPs – Westside Planning Area

	Total Units	Units in R/ECAP	Percent in R/ECAP
Lower Income	4,723	1,032	21.9%
Above Moderate Income	1,379	0	0.0%
Total	**6,102**	**1,032**	**16.9%**

Figure E-33: Sites Inventory and R/ECAPs – Westside Planning Area



Low and Moderate Income Area[10]

By nature of the objective criteria for selecting nonvacant sites with potential for redevelopment over the next eight years, the RHNA sites are more likely to be located in areas with higher rates of marginally operating uses or underutilized properties. These are generally lower-cost areas with low and moderate income households. The distribution of sites by Low and Moderate Income (LMI) population and Planning Area is presented in **Figure E-34** and **Table E-16**.

Overall, about 67 percent of the RHNA units are located in Low and Moderate Income Areas, including 65.3 percent of lower income units, 86.8 percent of moderate income units, and 62.2 percent of above moderate income units. The Metro, (91.5 percent), Gateway (79.1 percent), South Bay (72.8 percent), and Antelope Valley (70.6 percent) Planning Areas have the highest concentration of RHNA units in LMI areas. The sites inventory and LMI concentration for these Planning Areas are shown in **Antelope Valley** Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Antelope Valley Planning Area are shown in **Figure E-35.** In general, the western side of the City has greater concentrations of LMI households than

[10] Low and Moderate Income Area per HUD definition – where more than 51 percent of the population earns no more than 80 percent of the Area Median Income.

the eastern side. As discussed previously, most of northwestern corner of the Antelope Valley Planning Area is also categorized as low resource by the Fair Housing Task Force. All units in the Antelope Valley Planning Area are moderate income units. Of the 1,279 units moderate income RHNA units, 30.3 percent are in tracts with LMI populations between 50 and 75 percent, and 40.3 percent are in tracts with LMI populations exceeding 75 percent.

Figure E-35, **Gateway Planning** Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Gateway Planning Area are shown in **Figure E-36.** LMI populations in the Gateway Planning Area are most concentrated in the northeastern corner where sites have been identified to meet the RHNA. Lower and above moderate income units have been identified in the Gateway Planning Area to meet the RHNA. Approximately 41 percent of units are in tracts where 75 to 100 percent of the population is LMI, including 23 percent of lower income units and 50 percent of above moderate units (**Table E-17**).

Table E-17: Sites Inventory and LMI Areas – Gateway Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	3.5%	45.6%	27.4%	23.4%	2,192
Above Moderate Income	0.0%	7.0%	43.1%	49.9%	4,479
Total	**1.2%**	**19.7%**	**38.0%**	**41.2%**	**6,671**

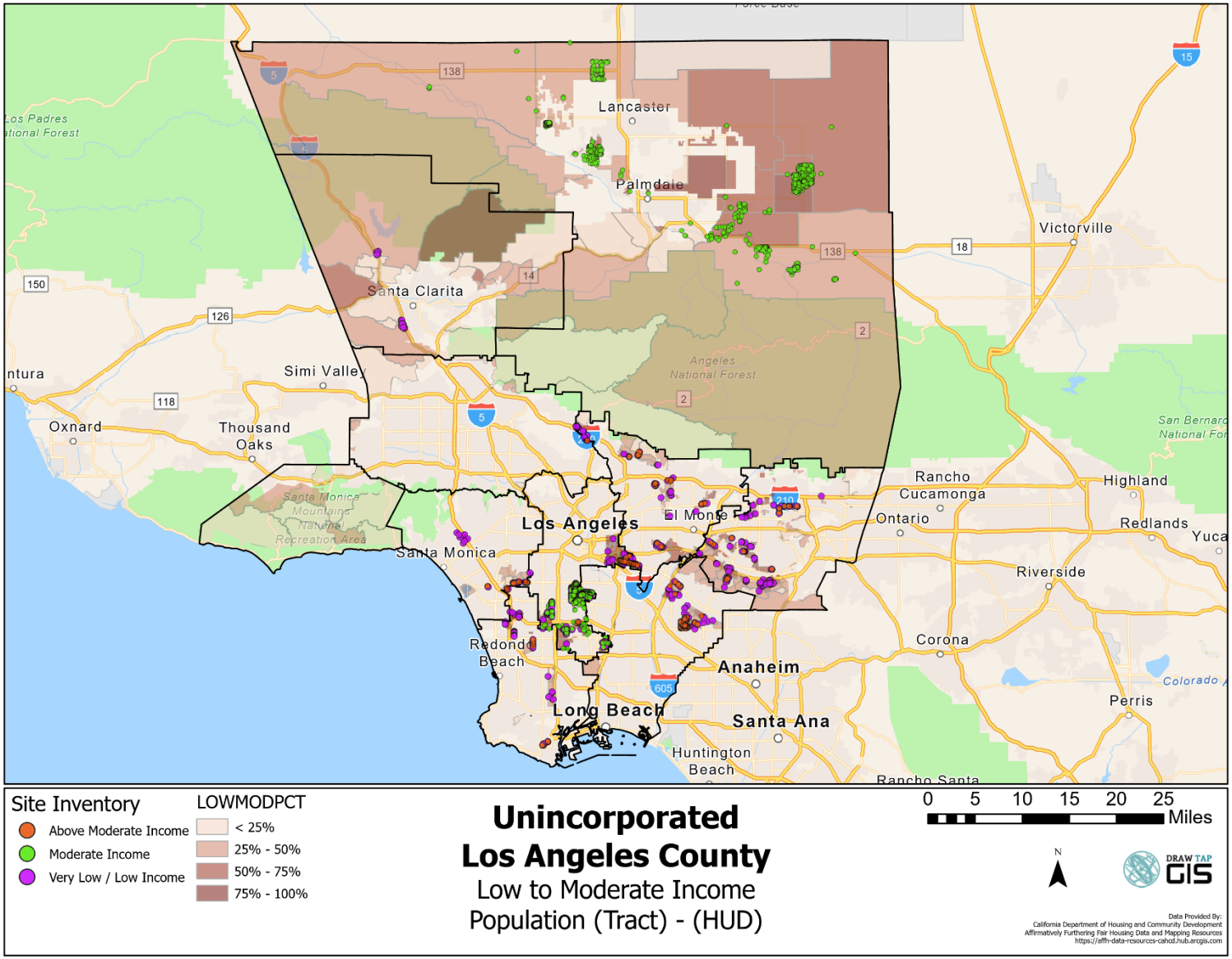
Figure E-36, **Figure E-37**, and **Figure E-38**.

Table E-16: Distribution of RHNA Units by HUD Low/Moderate Income Area

Planning Area	<25%		25-50%		50-75%		75-100%		Total Units
Lower Income RHNA Units									
East San Gabriel Valley	3.6%	351	35.6%	3,477	53.7%	5,247	7.1%	697	9,772
Gateway	3.5%	77	45.6%	1,000	27.4%	601	23.4%	514	2,192
Metro	0.0%	0	8.4%	1,594	34.7%	6,562	56.9%	10,771	18,927
Santa Clarita Valley	14.7%	196	64.8%	867	20.5%	274	0.0%	0	1,337
South Bay	0.0%	0	29.7%	1,676	63.0%	3,558	7.3%	413	5,647
West San Gabriel Valley	4.1%	211	70.4%	3,613	23.3%	1,194	2.2%	114	5,132
Westside	2.5%	119	72.1%	3,407	3.5%	165	21.9%	1,032	4,723
Total	**2.0%**	**954**	**32.8%**	**15,634**	**36.9%**	**17,601**	**28.4%**	**13,541**	**47,730**
Moderate Income RHNA Units									
Antelope Valley	22.0%	282	7.3%	94	30.3%	388	40.3%	515	1,279
Metro	0.0%	0	10.3%	736	24.7%	1,763	65.0%	4,647	7,146
Total	**3.3%**	**282**	**9.9%**	**830**	**25.5%**	**2,151**	**61.3%**	**5,162**	**8,425**
Above Moderate Income RHNA Units									
East San Gabriel Valley	19.7%	288	31.7%	464	48.6%	712	0.0%	0	1,464
Gateway	0.0%	0	7.0%	314	43.1%	1,931	49.9%	2,234	4,479
Metro	0.0%	0	0.0%	0	48.7%	674	51.3%	711	1,385
South Bay	0.0%	0	17.2%	235	33.0%	451	49.8%	680	1,366

West San Gabriel Valley	11.8%	297	73.9%	1,854	11.8%	297	2.4%	60	2,508
Westside	4.4%	61	90.5%	1,248	5.1%	70	0.0%	0	1,379
Total	**5.1%**	**646**	**32.7%**	**4,115**	**32.9%**	**4,135**	**29.3%**	**3,685**	**12,581**

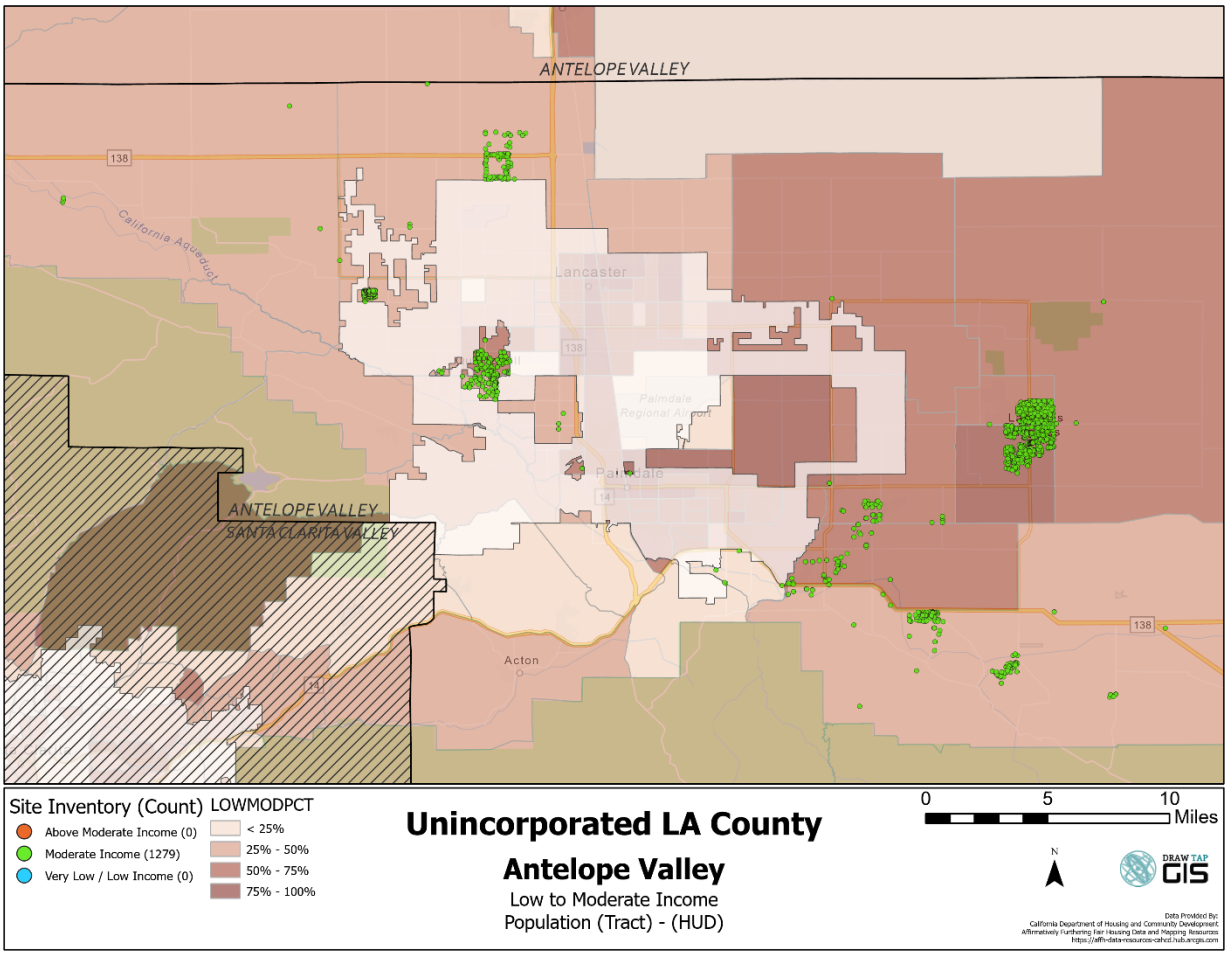
Figure E-34: Distribution of Lower Income RHNA Units by HUD Low/Moderate Income Area



Antelope Valley Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Antelope Valley Planning Area are shown in **Figure E-35**. In general, the western side of the City has greater concentrations of LMI households than the eastern side. As discussed previously, most of northwestern corner of the Antelope Valley Planning Area is also categorized as low resource by the Fair Housing Task Force. All units in the Antelope Valley Planning Area are moderate income units. Of the 1,279 units moderate income RHNA units, 30.3 percent are in tracts with LMI populations between 50 and 75 percent, and 40.3 percent are in tracts with LMI populations exceeding 75 percent.

Figure E-35: Sites Inventory and LMI Areas – Antelope Valley Planning Area



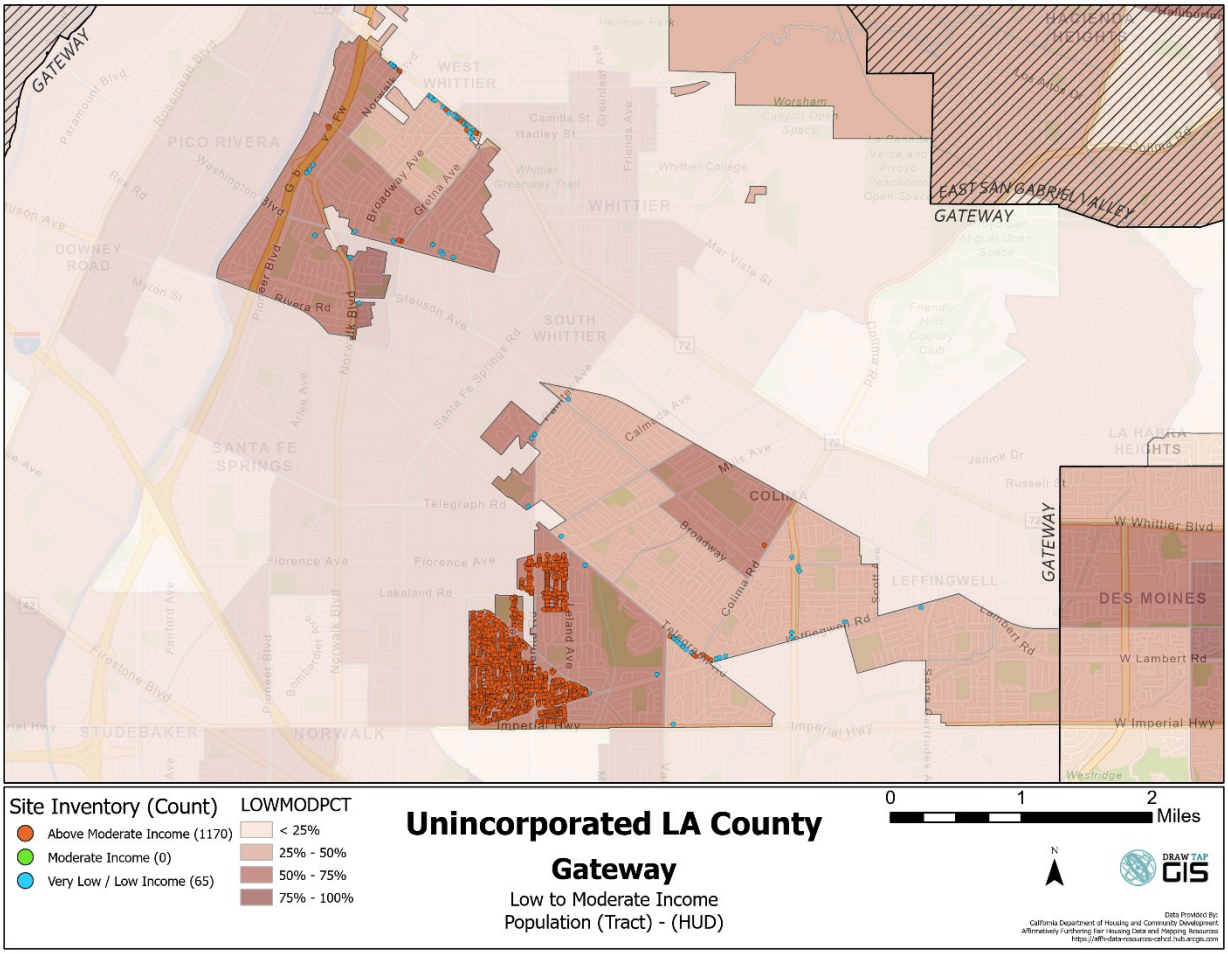
Gateway Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Gateway Planning Area are shown in **Figure E-36**. LMI populations in the Gateway Planning Area are most concentrated in the northeastern corner where sites have been identified to meet the RHNA. Lower and above moderate income units have been identified in the Gateway Planning Area to meet the RHNA. Approximately 41 percent of units are in tracts where 75 to 100 percent of the population is LMI, including 23 percent of lower income units and 50 percent of above moderate units (**Table E-17**).

Table E-17: Sites Inventory and LMI Areas – Gateway Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	3.5%	45.6%	27.4%	23.4%	2,192
Above Moderate Income	0.0%	7.0%	43.1%	49.9%	4,479
Total	**1.2%**	**19.7%**	**38.0%**	**41.2%**	**6,671**

Figure E-36: Sites Inventory and LMI Areas – Gateway Planning Area



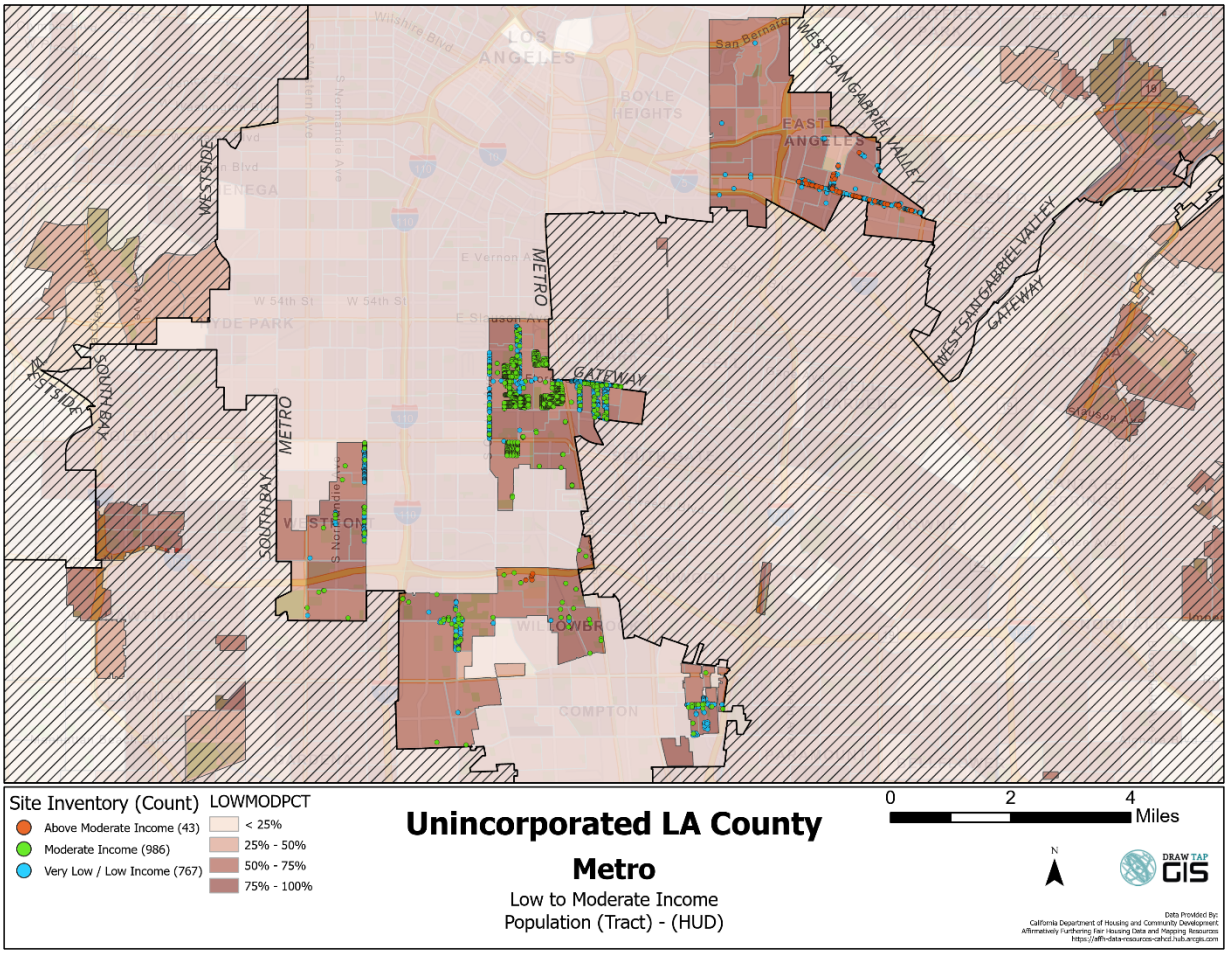
Metro Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Metro Planning Area are shown in **Figure E-37**. Most unincorporated areas in the Metro Planning Area have concentrations of LMI households. Lower, moderate, and above moderate income units have been identified in the Metro Planning Area to meet the RHNA. Approximately 58.7 percent of units are in tracts where 75 to 100 percent of the population is LMI, including 56.9 percent of lower income units, 65 percent of moderate income units, and 51.3 percent of above moderate units (**Table E-18**).

Table E-18: Sites Inventory and LMI Areas – Metro Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	0.0%	8.4%	34.7%	56.9%	18,927
Moderate	0.0%	10.3%	24.7%	65.0%	7,146
Above Moderate Income	0.0%	0.0%	48.7%	51.3%	1,385
Total	**0.0%**	**8.5%**	**32.8%**	**58.7%**	**27,458**

Figure E-37: Sites Inventory and LMI Areas – Metro Planning Area



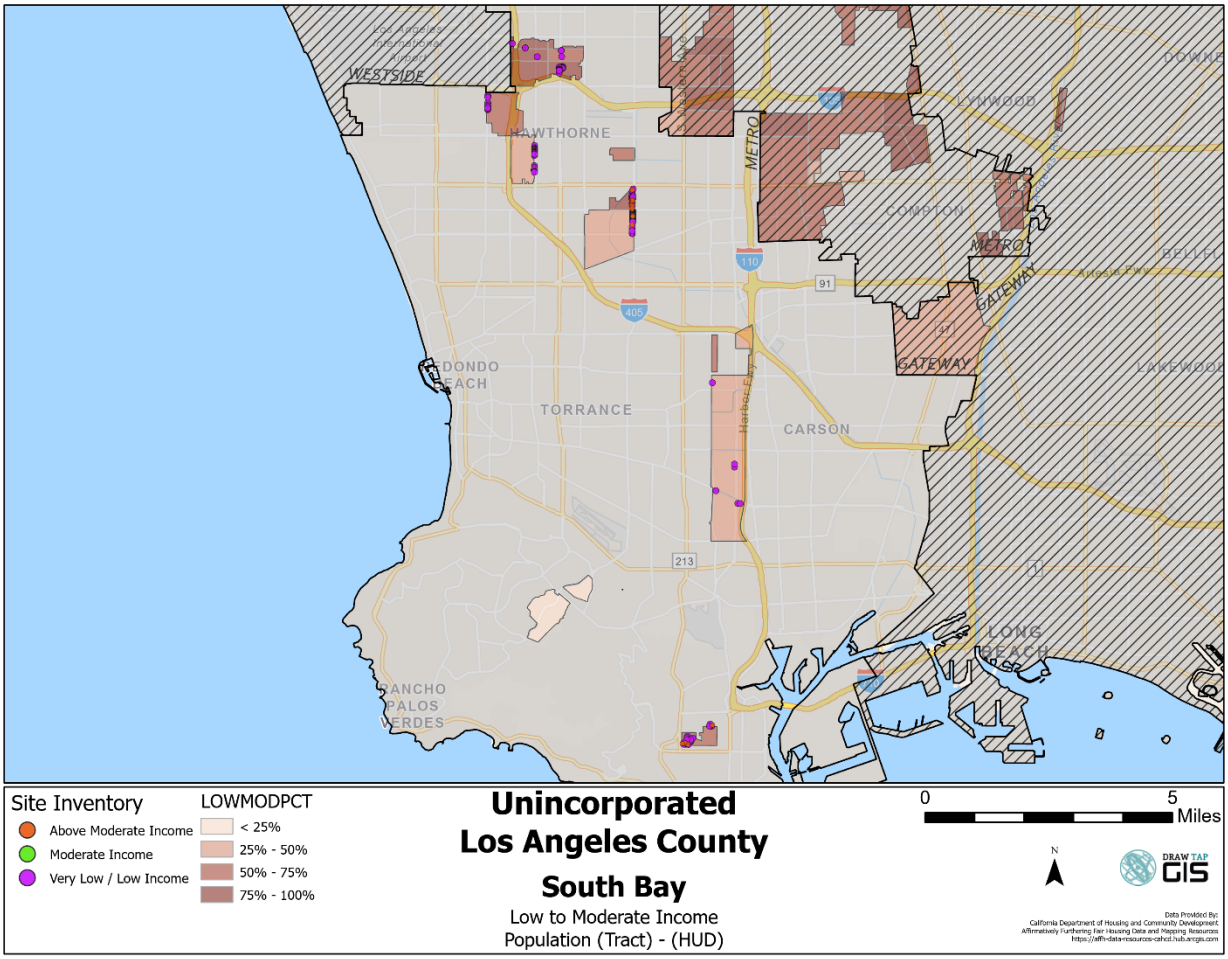
South Bay Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the South Bay Planning Area are shown in **Figure E-38**. Northern unincorporated areas in the South Bay Planning Area generally have higher concentrations of LMI households. Lower and above moderate income units have been identified in the South Bay Planning Area to meet the RHNA. Approximately 15.6 percent of units are in tracts where 75 to 100 percent of the population is LMI and 57.2 percent are in tracts where 50 to 75 percent of the population is LMI (**Table E-19**).

Table E-19: Sites Inventory and LMI Areas – South Bay Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	0.0%	29.7%	63.0%	7.3%	5,647
Above Moderate Income	0.0%	17.2%	33.0%	49.8%	1,366
Total	**0.0%**	**27.2%**	**57.2%**	**15.6%**	**7,013**

Figure E-38: Sites Inventory and LMI Areas – South Bay Planning Area



Environmental Health (CalEnviroScreen Score)

CalEnviroScreen 4.0 scores percentiles based on exposures (i.e., ozone, toxic releases, traffic, etc.), environmental effects (i.e., cleanup sites), sensitive populations, and socioeconomic factors. Lower scores indicate better environmental health. Tracts in the 80th percentile, for example, are exposed to worse environmental conditions than 80 percent of tracts in the region. The distribution of RHNA units by CalEnviroScreen score is shown in **Table E-20** and **Figure E-39**.

Overall, nearly half of the RHNA units are located in tracts in the 81st percentile or higher . A smaller proportion of lower income units are located in these tracts (43.8 percent) compared to 84.9 percent of moderate income units. Approximately 12.6 percent of units scored are in tracts in the 40th percentile or lower, including 13.2 percent of lower income units, 7.8 percent of moderate income units, and 13.5 percent of above moderate income units.

The Gateway, Metro, and South Bay Planning Areas have the highest concentration of RHNA units in the 81st percentile or higher (see **Figure E-40**, **Figure E-41**, and **Figure E-42**). Approximately 64.7 percent of units in the Gateway Planning Area, 87 percent of units in the Metro Planning Area, and 47.3 percent of units in the South Bay Planning Area are in the 81st percentile or higher. In comparison, only 12.7 percent of units in the East San Gabriel Valley Planning Area, 3.6 percent of units in the West San Gabriel Planning Area, and 0.2 percent of units in the Antelope Valley Planning Area scored in the same range. There are no units in Westside or Santa Clarita Valley Planning Areas in tracts in the 81st percentile or above.

Table E-20: Distribution of RHNA Units by Environmental Health

CalEnviroScreen 4.0 Percentile	Lower Income		Moderate Income		Above Moderate Income	
	Units	Percent	Units	Percent	Units	Percent
1-20%	1,808	3.8%	73	0.9%	797	6.3%
21-40%	4,504	9.4%	585	6.9%	907	7.2%
41-60%	8,994	18.8%	572	6.8%	3,390	26.9%
61-80%	11,518	24.1%	46	0.5%	2,325	18.5%
81-100%	20,906	43.8%	7,149	84.9%	5,162	41.0%
Total	**47,730**	**100.0%**	**8,425**	**100.0%**	**12,581**	**100.0%**

Figure E-39: Distribution of Lower Income RHNA Units by Environmental Health

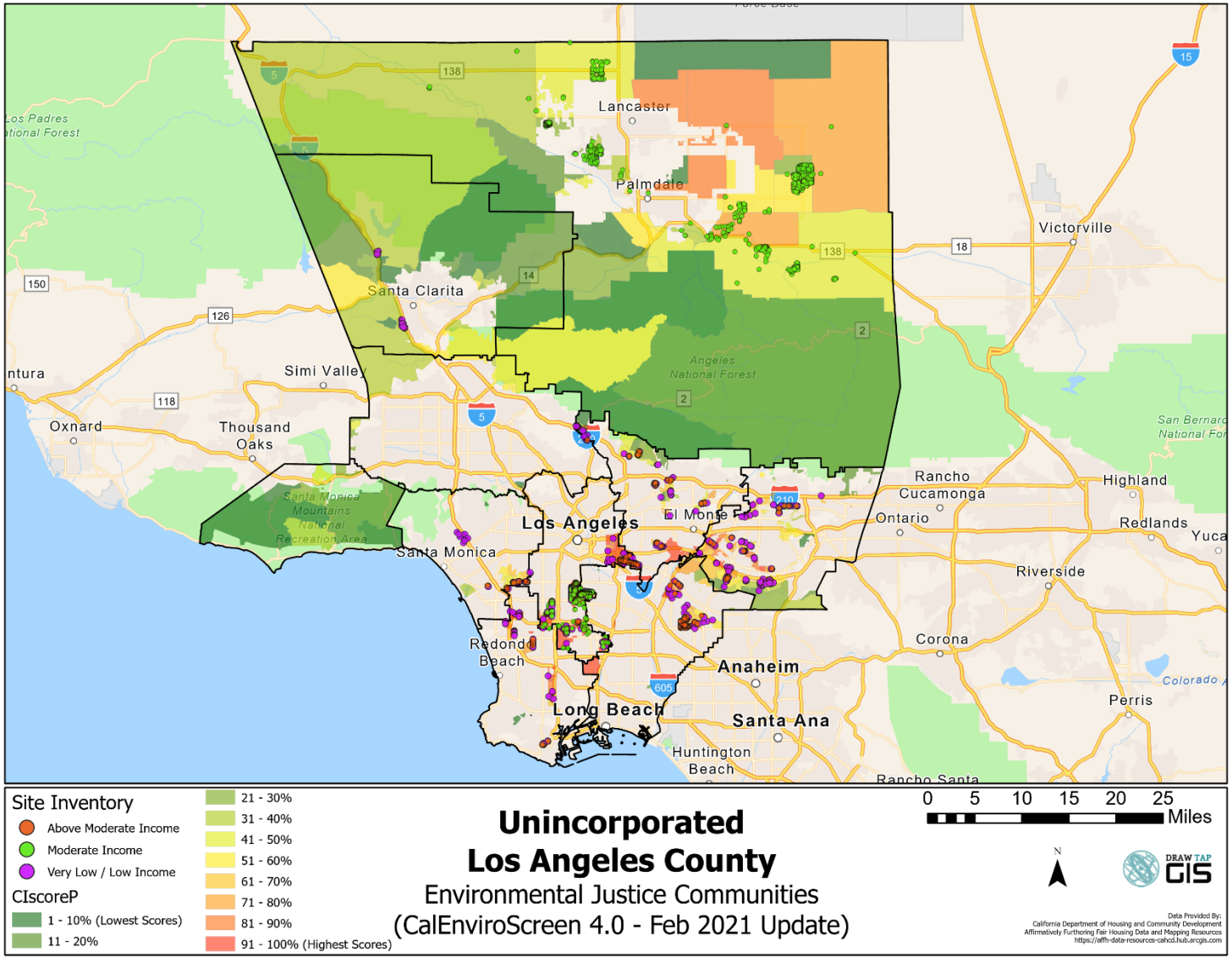


Figure E-40: Sites Inventory and CalEnviroScreen Percentile – Gateway Planning Area

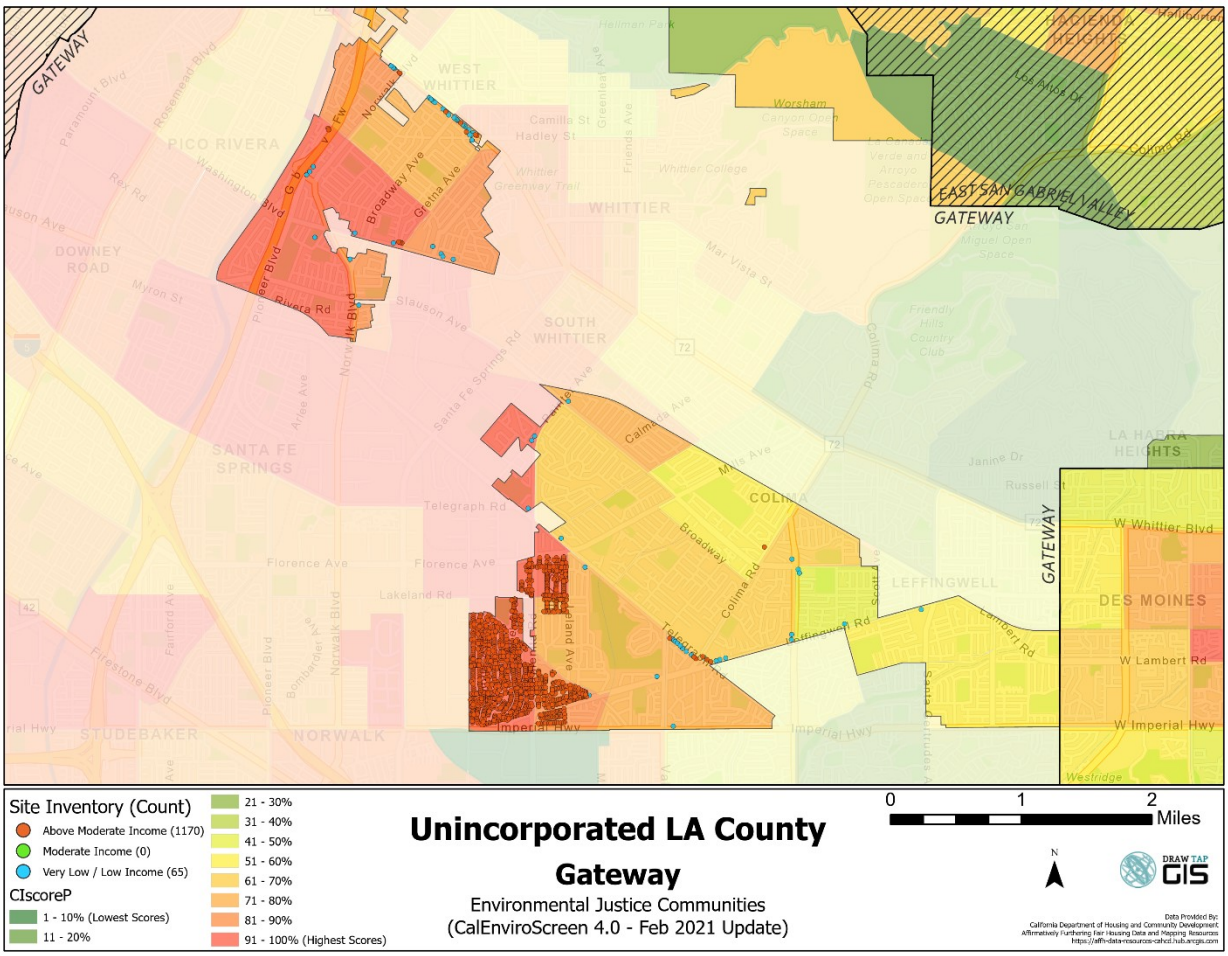


Figure E-41: Sites Inventory and CalEnviroScreen Percentile – Metro Planning Area

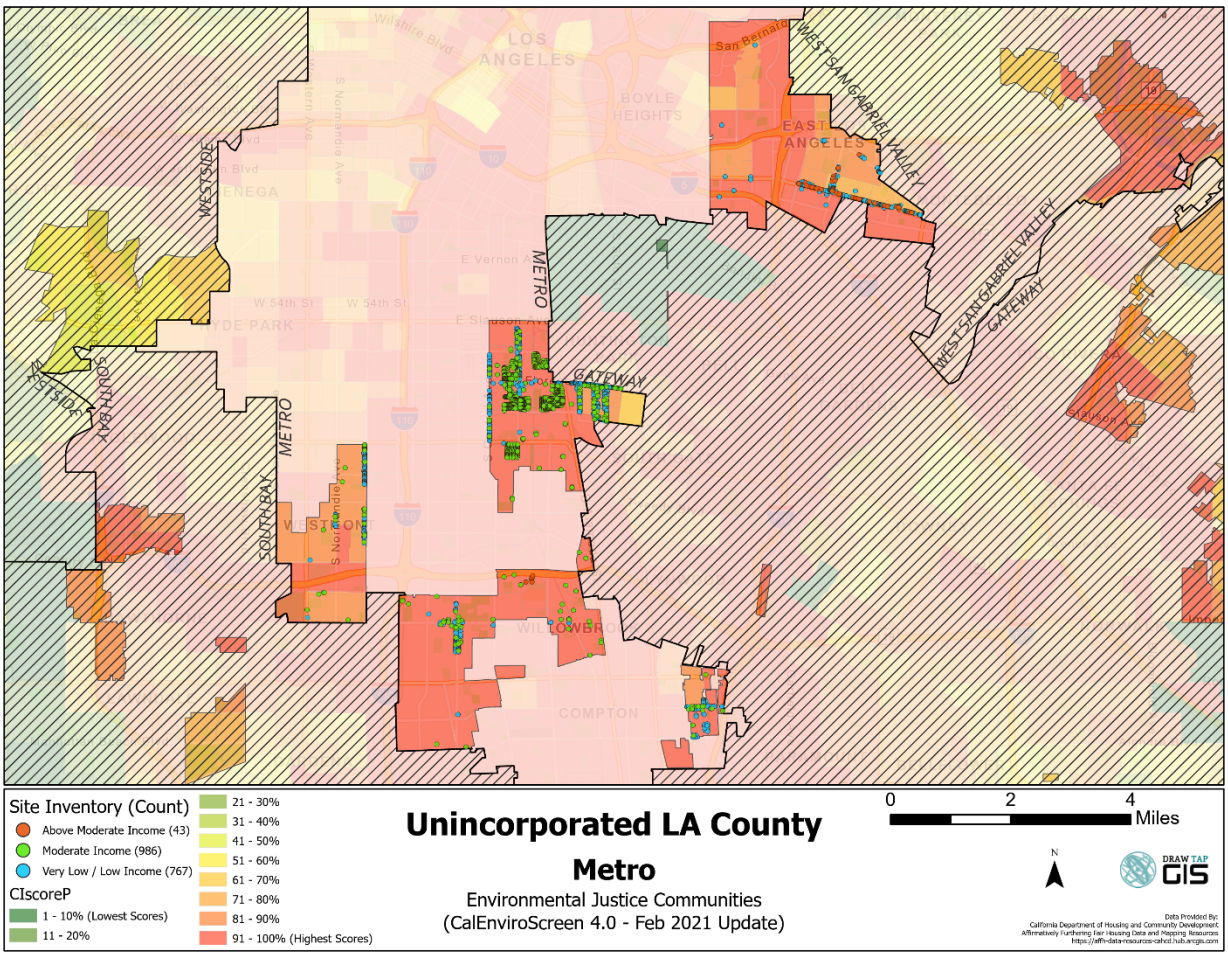
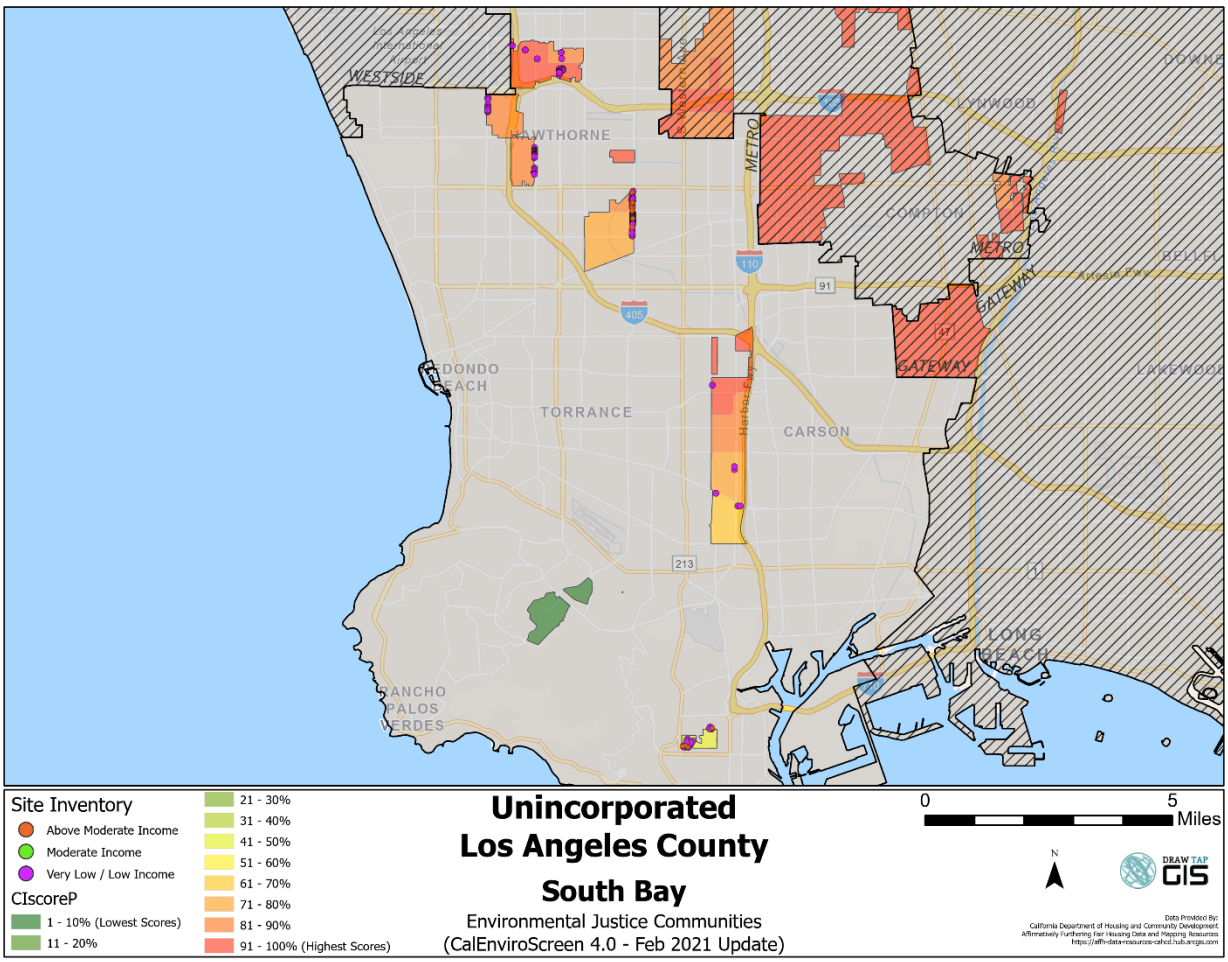


Figure E-42: Sites Inventory and CalEnviroScreen Percentile – South Bay Planning Area



Integration and Segregation/Disproportionate Needs

Concentration of People of Color

Concentrations of people of color are shown in **Table E-21** and **Figure E-43**. As discussed previously, most of unincorporated Los Angeles County has high concentrations of racial/ethnic minority populations.

There are no RHNA units located in block groups where people of color make up less 20 percent of the population. A majority of RHNA units are in block groups where more than 80 percent of the population is people of color, including 72 percent of lower income units, 85.2 percent of moderate income units, and 69.6 percent of above moderate income units.

The lower income RHNA sites are concentrated in the Metro, East San Gabriel Valley, South Bay, and West San Gabriel Valley Planning Areas. These are areas with historically high concentrations of people of color. The sites inventory and concentration of people of color by Planning Areas are shown in **Table E-21.**

Table E-21: Distribution of RHNA Units by Population, People of Color

Planning Area	<20%		20-40%			40-60%		60-80%		>80%		Total Units	
Lower Income RHNA Units													
East San Gabriel Valley	0.0%	0	0.0%	0		0.3%	30	31.0%		3,027	68.7%	6,715	9,772
Gateway	0.0%	0	0.0%	0		0.0%	0	6.4%		140	93.6%	2,052	2,192
Metro	0.0%	0	0.0%	0		0.0%	0	0.0%		0	100.0%	18,927	18,927
Santa Clarita Valley	0.0%	0	0.0%	0		79.5%	1,063	20.5%		274	0.0%	0	1,337
South Bay	0.0%	0	0.0%	0		0.0%	0	65.5%		3,699	34.5%	1,948	5,647
West San Gabriel Valley	0.0%	0	3.9%	198		22.0%	1,128	50.3%		2,582	23.9%	1,224	5,132
Westside	0.0%	0	0.0%	0		3.6%	170	21.9%		1,032	74.6%	3,521	4,723
Total	**0.0%**	**0**	**0.4%**	**198**	**5.0%**	**2,391**	**22.5%**	**10,754**		**72.0%**	**34,387**	**47,730**	
Moderate Income RHNA Units													
Antelope Valley	0.0%	0	10.7%	137	41.5%	531	45.5%	582		2.3%	29	1,279	
Metro	0.0%	0	0.0%	0	0.0%	0	0.0%	0		100.0%	7,146	7,146	
Total	**0.0%**	**0**	**1.6%**	**137**	**6.3%**	**531**	**6.9%**	**582**		**85.2%**	**7,175**	**8,425**	
Above Moderate Income RHNA Units													

East San Gabriel Valley	0.0 %	0	0.0 %	0	0.0%	0	54.8 %	802	45.2 %	662	1,464
Gateway	0.0 %	0	0.0 %	0	0.0%	0	0.0%	0	100. 0%	4,479	4,479
Metro	0.0 %	0	0.0 %	0	0.0%	0	0.0%	0	100. 0%	1,385	1,385
South Bay	0.0 %	0	0.0 %	0	0.0%	0	43.0 %	587	57.0 %	779	1,366
West San Gabriel Valley	0.0 %	0	7.3 %	18 3	23.2 %	583	63.2 %	1,586	6.2%	156	2,508
Westside	0.0 %	0	0.0 %	0	5.7%	78	0.0%	0	94.3 %	1,301	1,379
Total	**0.0 %**	**0**	**1.5 %**	**18 3**	**5.3%**	**661**	**23.6 %**	**2,975**	**69.6 %**	**8,762**	**12,581**

Figure E-43: Distribution of Lower Income RHNA Units by Population, People of Color

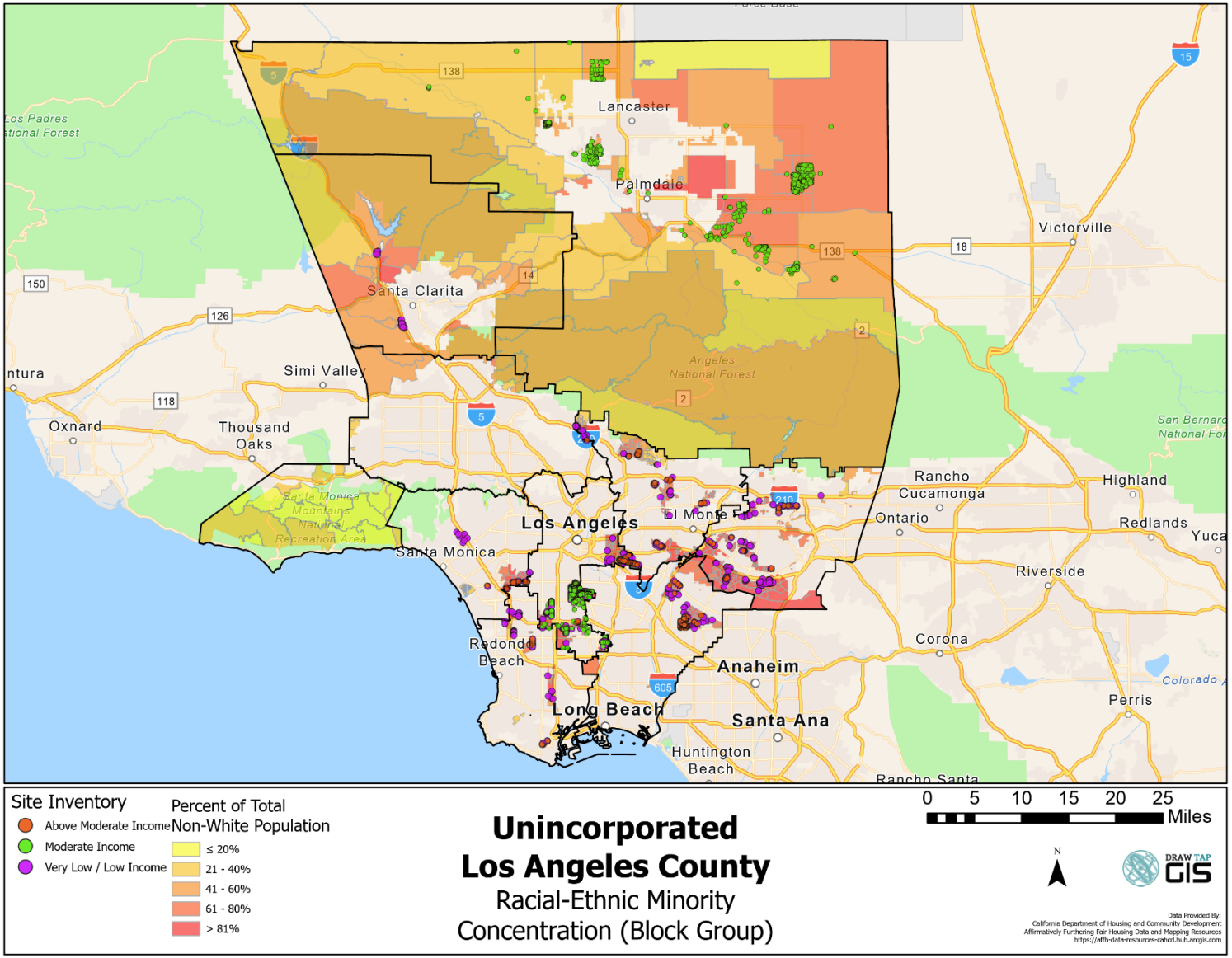


Figure E-44: Sites Inventory and Concentration of People of Color – Antelope Valley Planning Area

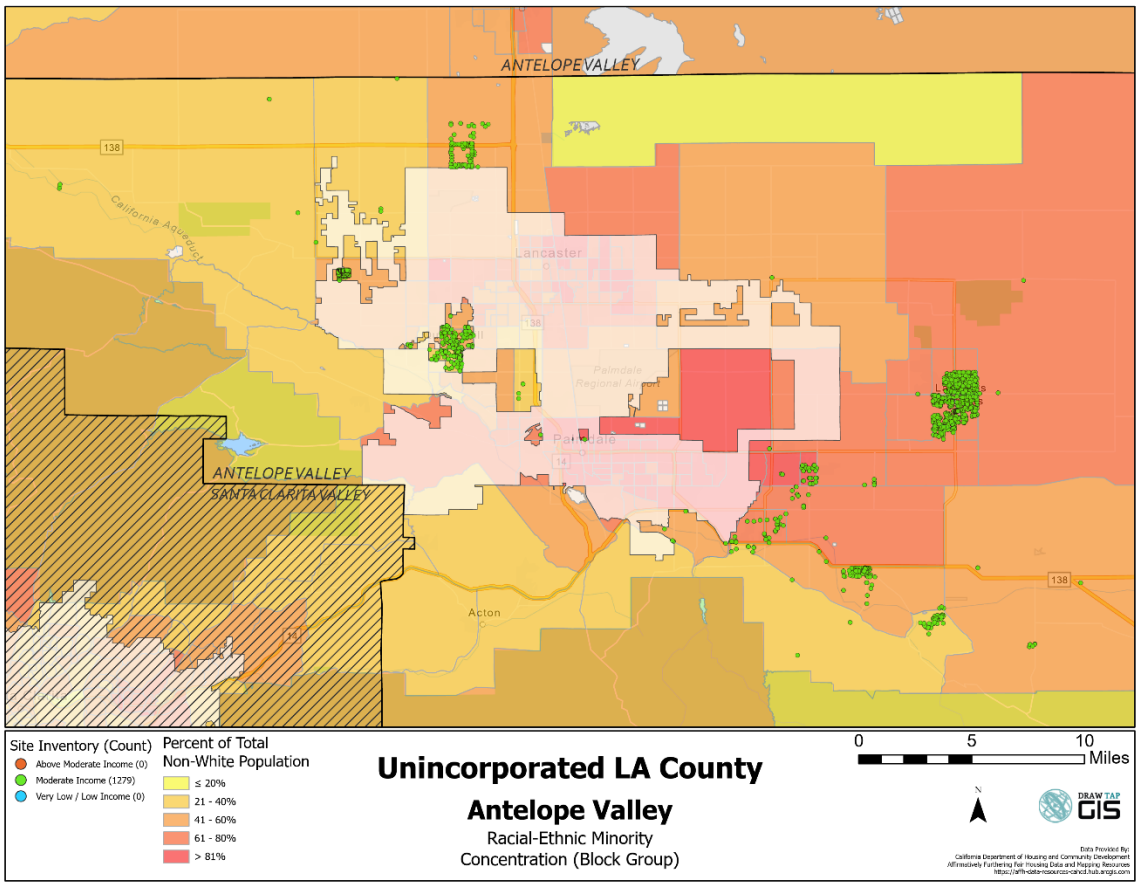


Figure E-45: Sites Inventory and Concentration of People of Color – East San Gabriel Valley Planning Area

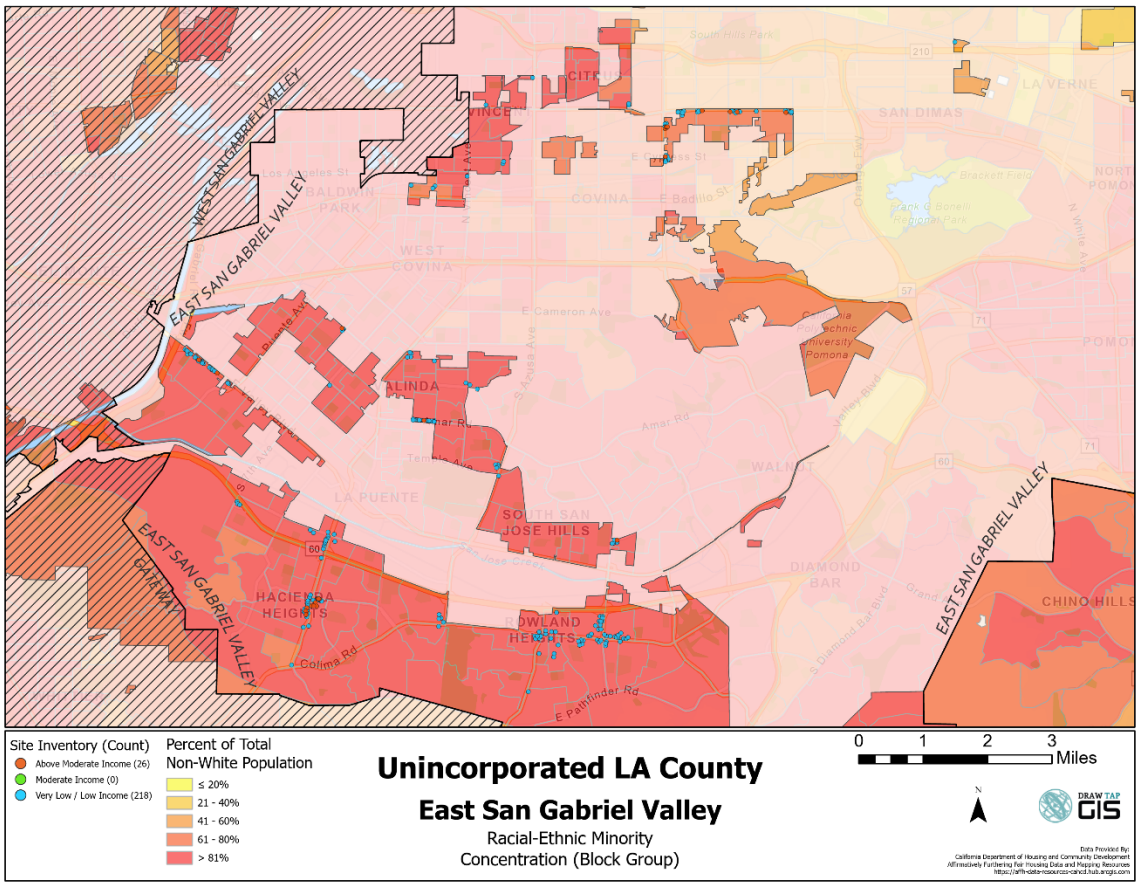


Figure E-46: Sites Inventory and Concentration of People of Color – Gateway Planning Area

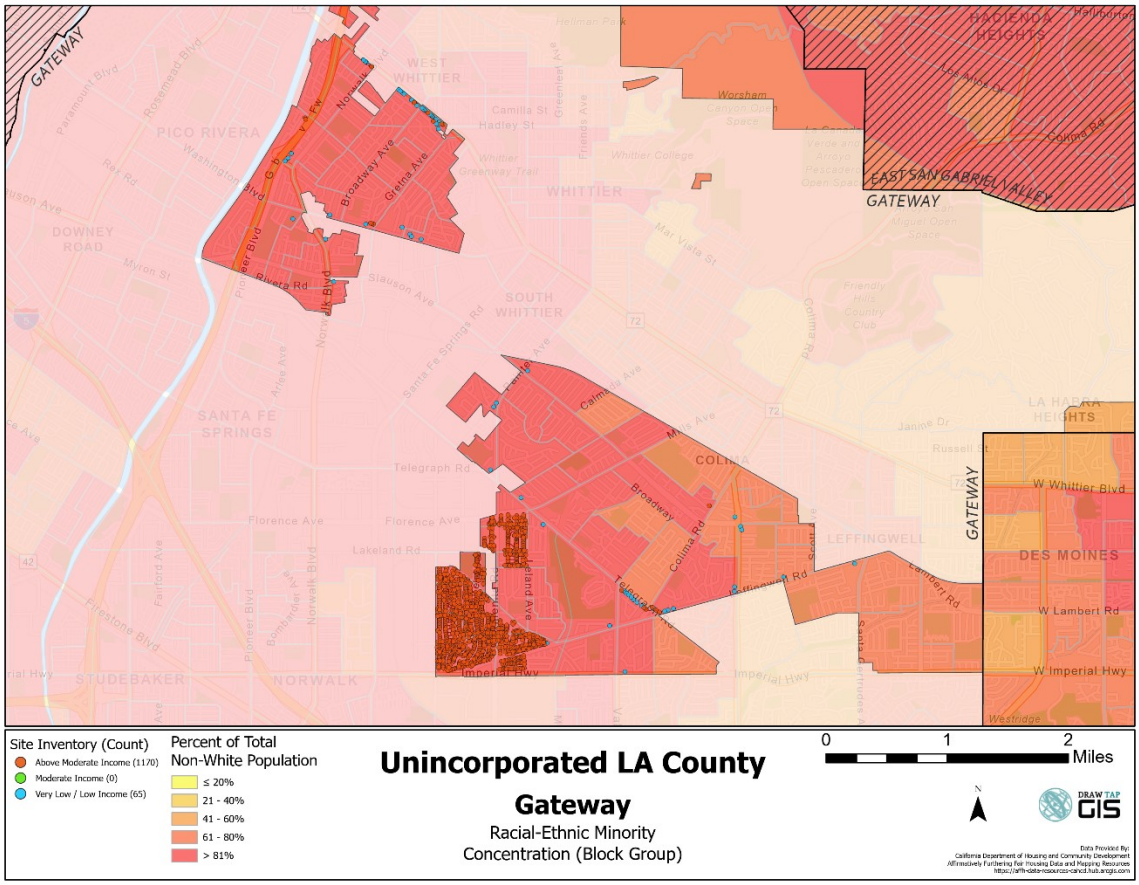


Figure E-47: Sites Inventory and Concentration of People of Color – Metro Planning Area

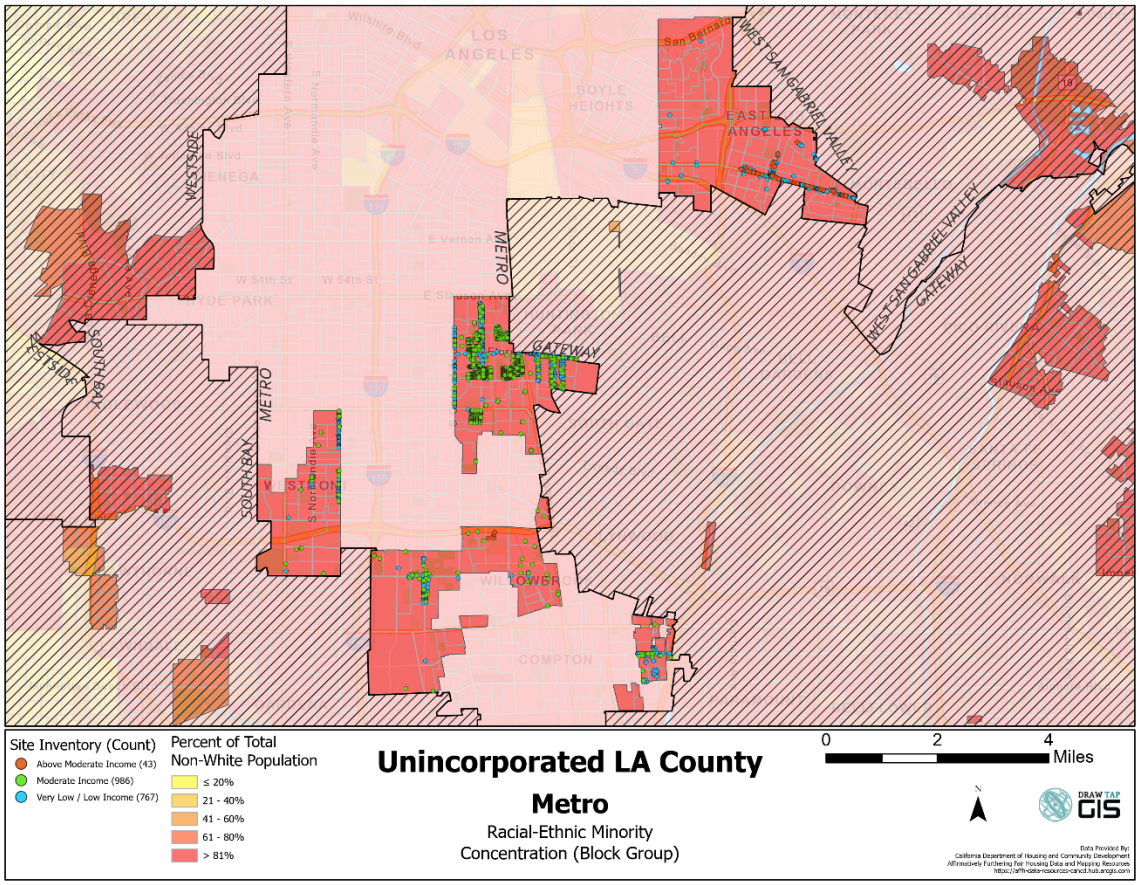


Figure E-48: Sites Inventory and Concentration of People of Color – Santa Clarita Valley Planning Area

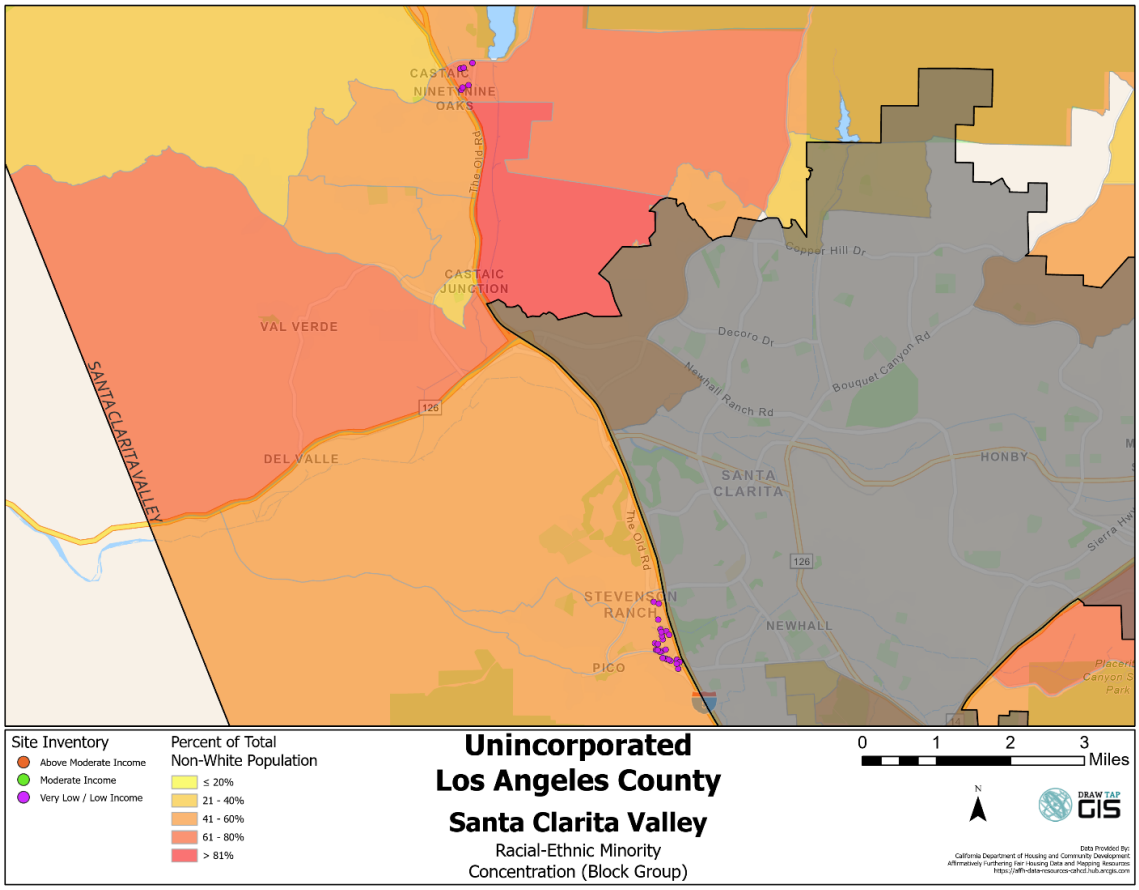


Figure E-49: Sites Inventory and Concentration of People of Color – South Bay Planning Area

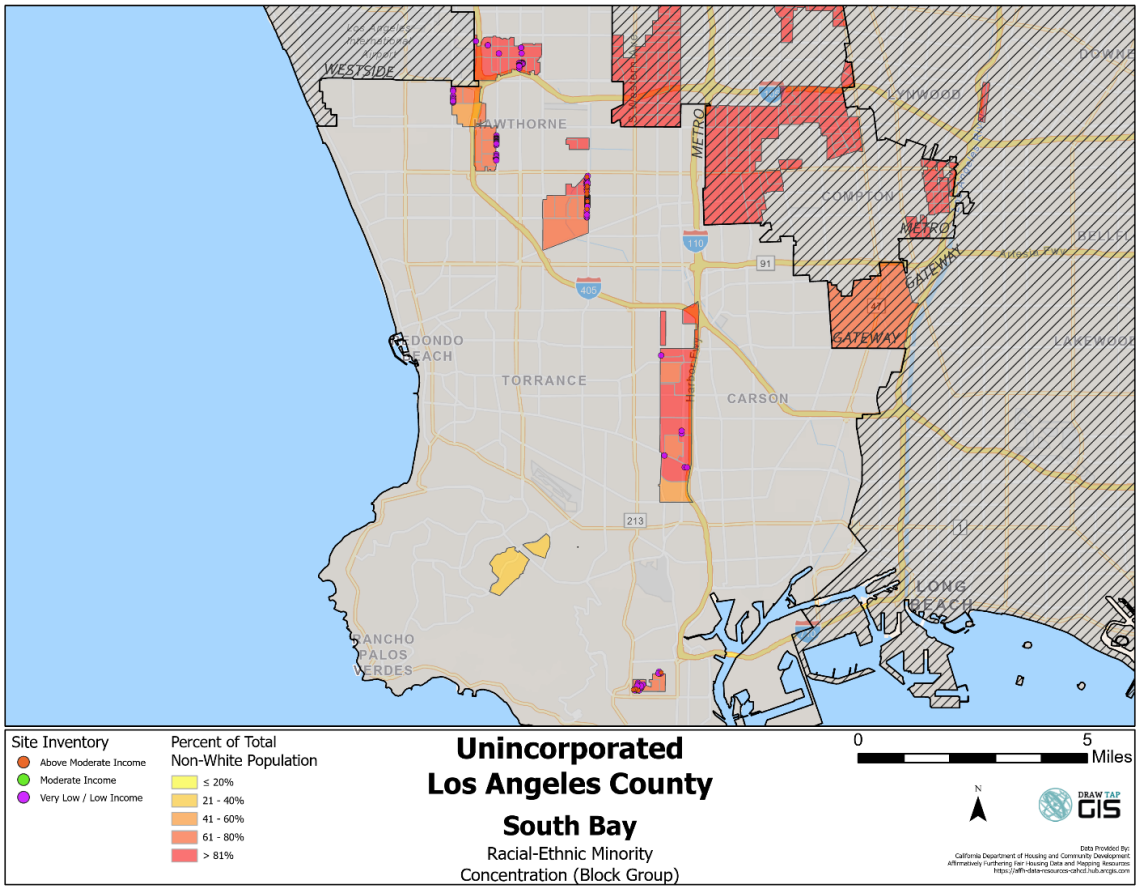


Figure E-50: Sites Inventory and Concentration of People of Color – West San Gabriel Valley Planning Area

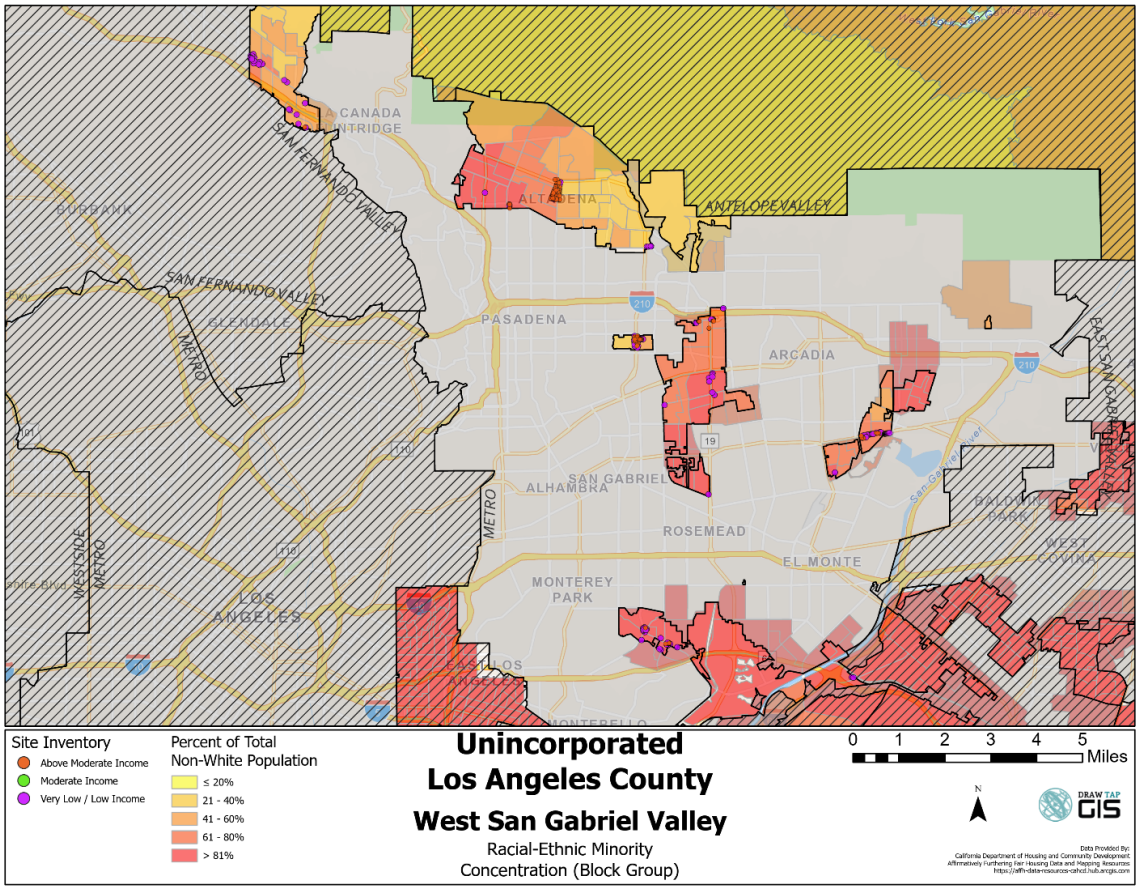
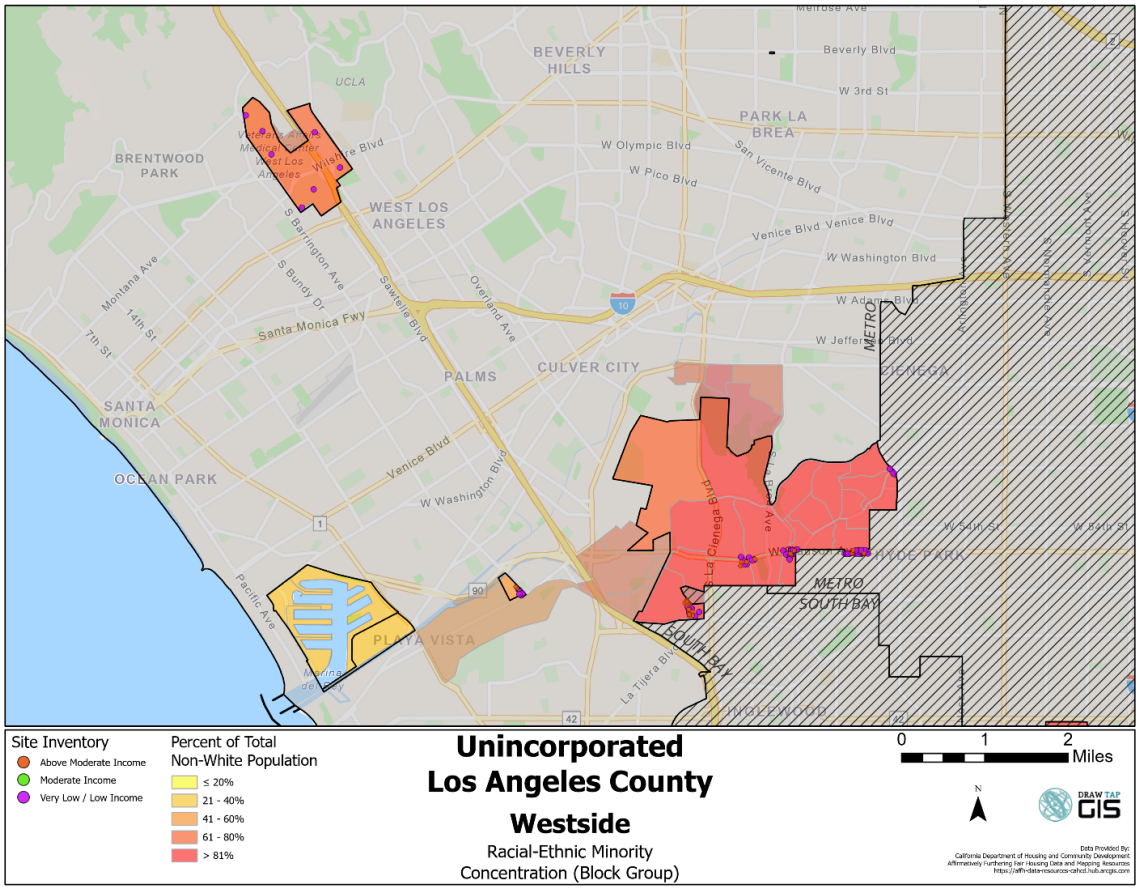


Figure E-51: Sites Inventory and Concentration of People of Color – Westside Planning Area



Familial Status

Most census tracts with RHNA units have moderately high concentrations of children in married couple households and low concentrations of children in female-headed households, not unlike the general distribution of families throughout the unincorporated areas. The distribution of RHNA units by percent of children in married couple households is shown in **Table E-22** and **Figure E-52**. **Table E-23** and **Figure E-53** show the distribution of RHNA units and percent of children in female-headed households.

There are no RHNA units in tracts where less than 20 percent of children live in married couple households. Most above moderate units (91.7 percent) are in tracts where a majority of children, 60 percent or more, live in married couple households, compared to only 66.8 percent of lower income units and 25.9 percent of moderate income. There are no RHNA units in tracts where more than 60 percent of children live in single-parent female-headed households. Almost all units are in tracts where fewer than 40 percent of children live in female-headed households.

Westside and Metro are the only Planning Areas with sites in tracts where more than 40 percent of children live in female-headed households. Approximately 14 percent of units in the Westside Planning Area and 1.8 percent of units in the Metro Planning Area have 40 to 60 percent of children living in female-headed households. The sites distribution and concentration of children in female-headed households for the Metro and Westside Planning Areas are shown in **Table E-22**.

Table E-22: Distribution of RHNA Units by Percent of Children in Married Couple Households

Planning Area	<20%		20-40%		40-60%		60-80%		>80%		Total Units
Lower Income RHNA Units											
East San Gabriel Valley	0.0%	0	0.0%	0	3.7%	363	83.3%	8,142	13.0%	1,267	9,772
Gateway	0.0%	0	0.0%	0	3.8%	84	53.1%	1,163	43.1%	945	2,192
Metro	0.0%	0	3.9%	733	69.8%	13,212	26.1%	4,932	0.3%	50	18,927
Santa Clarita Valley	0.0%	0	0.0%	0	0.0%	0	100.0%	1,337	0.0%	0	1,337
South Bay	0.0%	0	0.0%	0	0.3%	17	58.7%	3,314	41.0%	2,316	5,647
West San Gabriel Valley	0.0%	0	0.0%	0	3.8%	195	49.9%	2,561	46.3%	2,376	5,132
Westside	0.0%	0	0.0%	0	27.1%	1,281	25.4%	1,202	47.4%	2,240	4,723
Total	**0.0%**	**0**	**1.5%**	**733**	**31.7%**	**15,152**	**47.5%**	**22,651**	**19.3%**	**9,194**	**47,730**
Moderate Income RHNA Units											
Antelope Valley	0.0%	0	0.0%	0	61.0%	780	26.3%	336	12.7%	163	1,279
Metro	0.0%	0	2.7%	192	73.7%	5,270	23.6%	1,684	0.0%	0	7,146
Total	**0.0%**	**0**	**2.3%**	**192**	**71.8%**	**6,050**	**24.0%**	**2,020**	**1.9%**	**163**	**8,425**
Above Moderate Income RHNA Units											
East San Gabriel Valley	0.0%	0	0.0%	0	0.0%	0	80.3%	1,176	19.7%	288	1,464
Gateway	0.0%	0	0.0%	0	0.0%	0	94.7%	4,240	5.3%	239	4,479
Metro	0.0%	0	5.1%	70	25.6%	355	69.3%	960	0.0%	0	1,385
South Bay	0.0%	0	0.0%	0	0.0%	0	88.2%	1,205	11.8%	161	1,366

West San Gabriel Valley	0.0%	0	0.0%	0	12.6%	315	53.6%	1,344	33.9%	849	2,508
Westside	0.0%	0	0.0%	0	22.0%	303	5.7%	78	72.4%	998	1,379
Total	**0.0%**	**0**	**0.6%**	**70**	**7.7%**	**973**	**71.6%**	**9,003**	**20.1%**	**2,535**	**12,581**

Table E-23: Distribution of RHNA Units by Percent of Children in Female-Headed Households

Income Category	<20%		20-40%		40-60%		60-80%		>80%		Total Units
Lower	52.3%	24,946	46.1%	22,016	1.6%	768	0.0%	0	0.0%	0	47,730
Moderate	24.4%	2,059	75.3%	6,348	0.2%	18	0.0%	0	0.0%	0	8,425
Above Moderate	75.8%	9,531	22.5%	2,833	1.7%	217	0.0%	0	0.0%	0	12,581
Total	**53.2%**	**36,536**	**45.4%**	**31,197**	**1.5%**	**1,003**	**0.0%**	**0**	**0.0%**	**0**	**68,736**

Figure E-52: Distribution of RHNA Units by Children in Married Couple Households

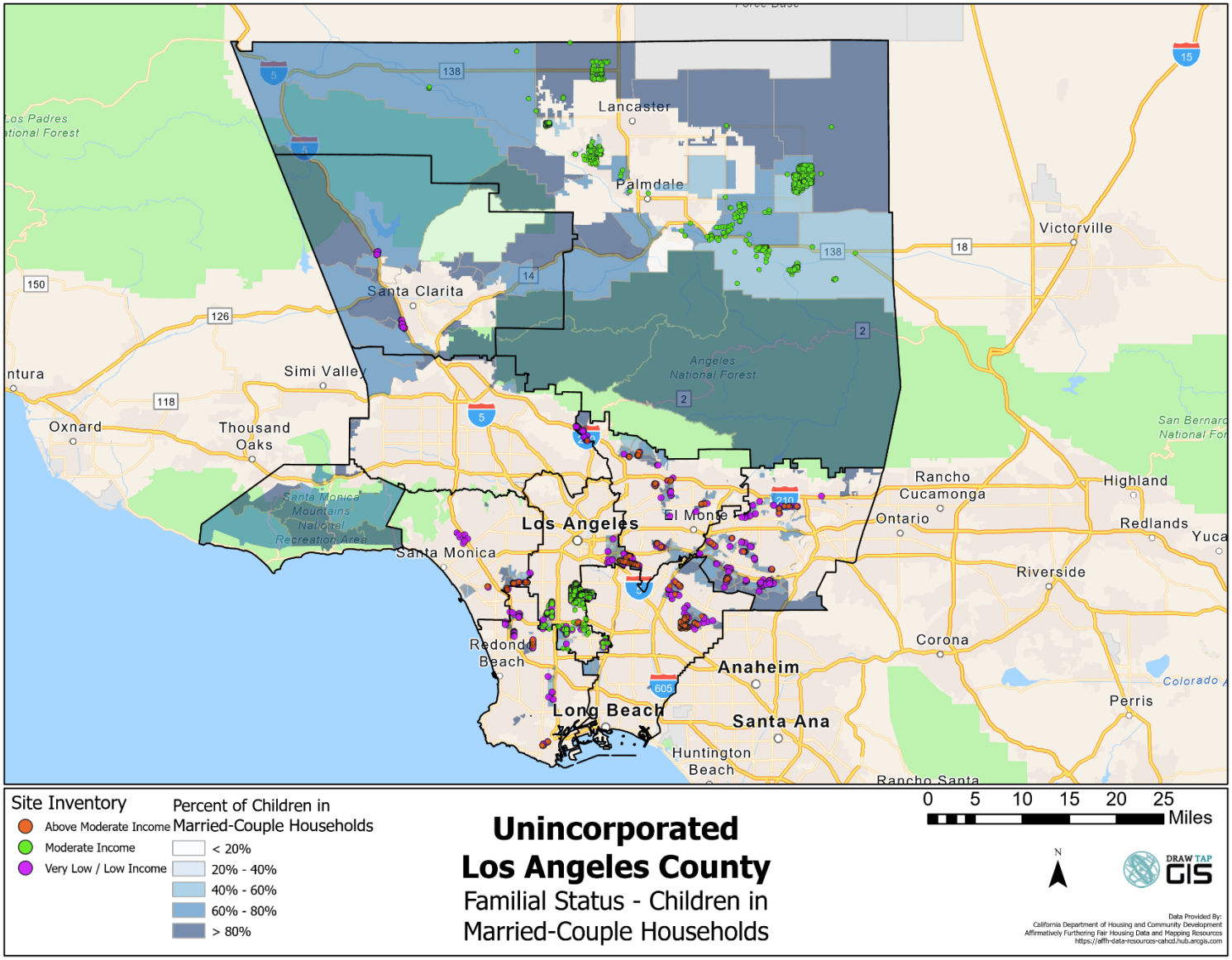


Figure E-53: Distribution of RHNA Units by Percent of Children in Female Headed Households

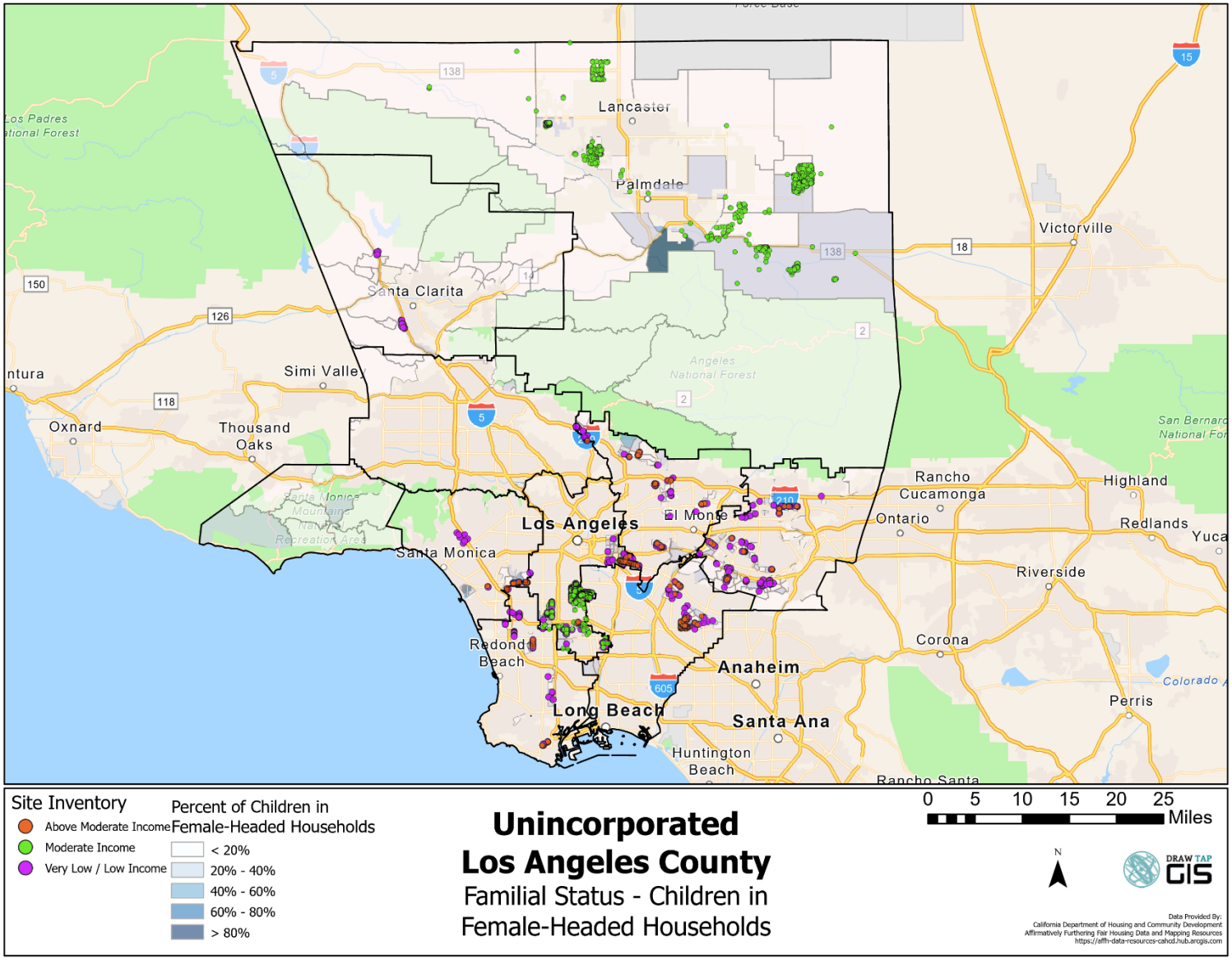


Figure E-54: Sites Inventory and Children in Female-Headed Households – Metro Planning Area

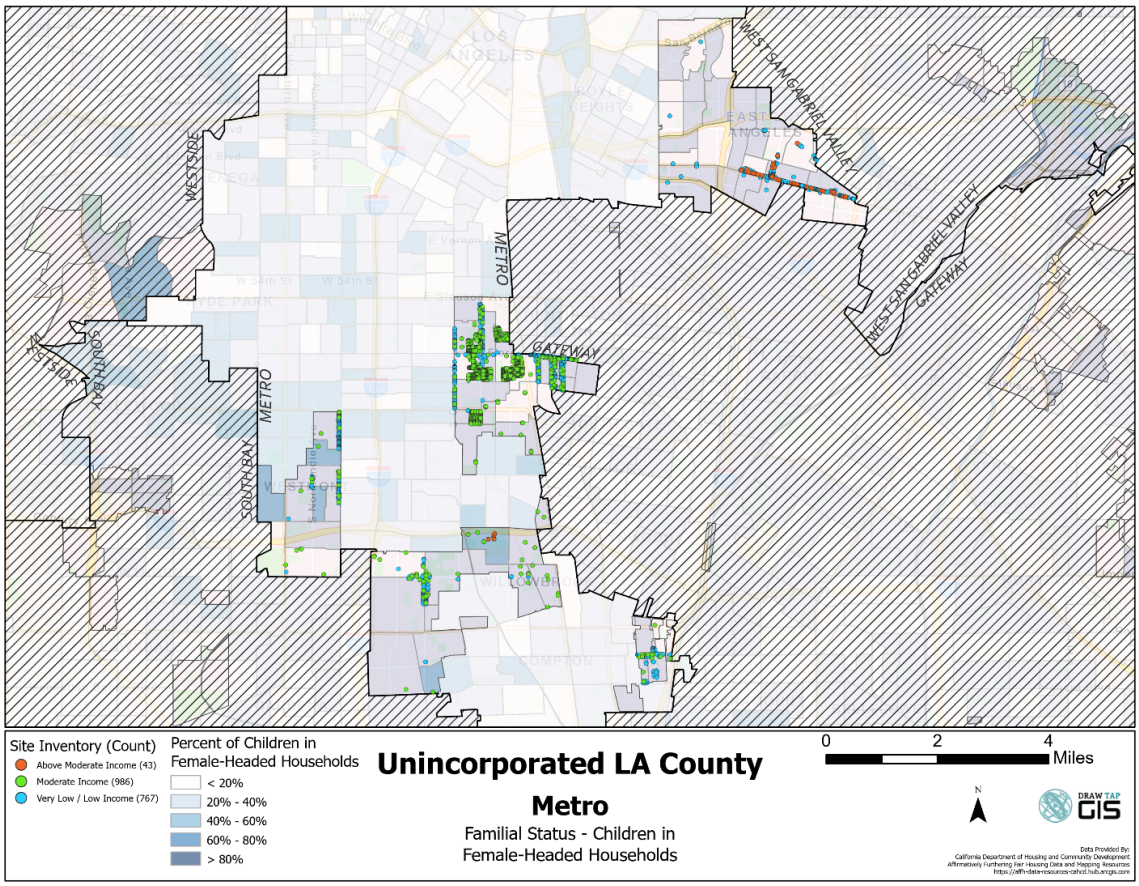
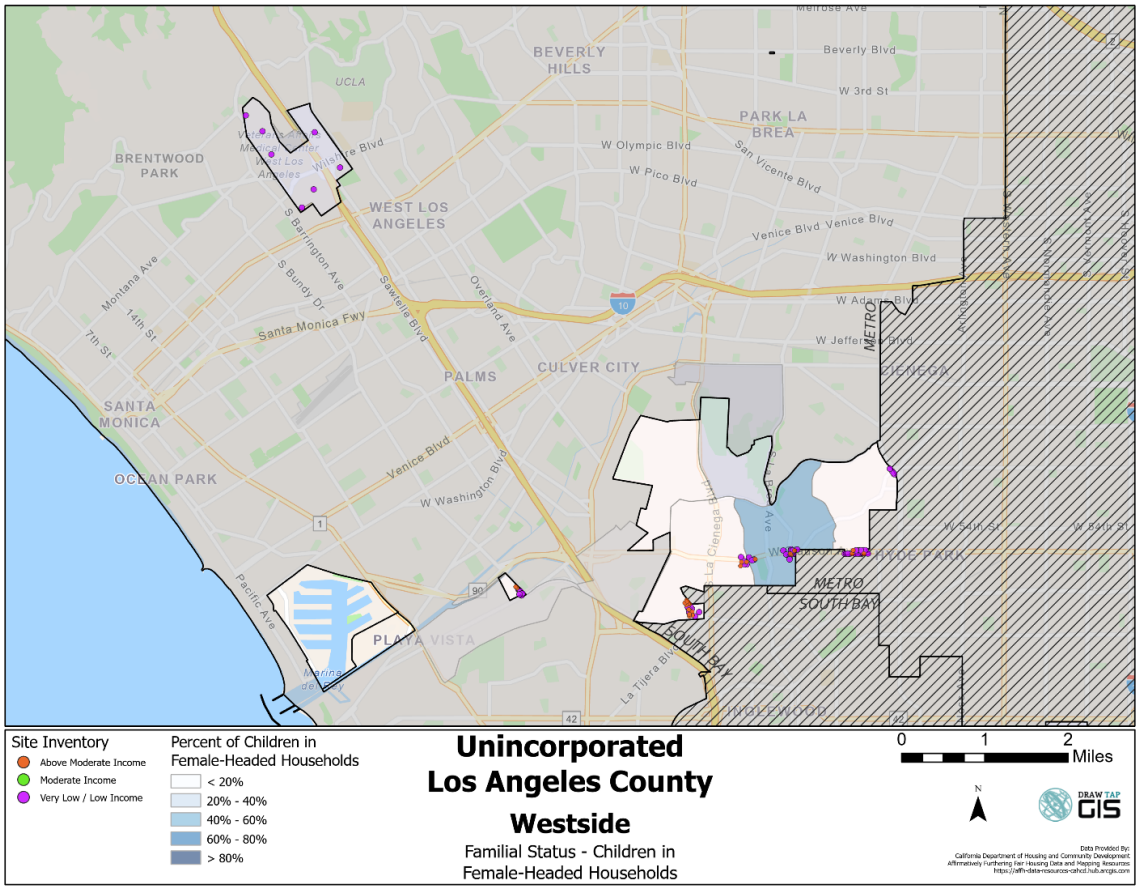


Figure E-55: Sites Inventory and Children in Female-Headed Households – Westside Planning Area



Persons with Disabilities

As discussed previously, the distribution of persons with disabilities is fairly consistent throughout the unincorporated areas. The construction of new units, especially multifamily units, has the potential to expand accessible housing opportunities for persons with disabilities. Multifamily housing new construction is subject to the accessibility requirements of ADA and the California Building Codes. The distribution of RHNA units by disability status is shown in **Table E-24** and **Figure E-56.**

All moderate and above moderate units used to meet the 2021-2029 RHNA are in tracts with a population of persons with disabilities smaller than 20 percent. There are no units in tracts where the population of persons experiencing disabilities exceeds 60 percent. Only 2.1 percent of lower income units are in tracts with a population of persons with disabilities between 20 and 60 percent. The remaining 97.7 lower income units are in tracts where less than 20 percent of the population experiences a disability.

Gateway and Westside are the only Planning Areas with lower income units exceeding 20 percent. Approximately 2 percent of lower income units in the Gateway Planning Area are in tracts where persons with disabilities make up 20 to 40 percent of the population, and 22 percent of lower income units in the Westside Planning Area are in tracts where persons with disabilities make up 40 to 60 percent of the population. Populations of persons with disabilities and the sites inventory are shown in **Table E-24** for the Gateway and Westside Planning Areas.

Table E-24: Distribution of RHNA Units by Disability Status

Planning Area	<20%		20-40%		40-60%		60-80%		>80%		Total Units
Lower Income RHNA Units											
East San Gabriel Valley	100.0%	9,772	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9,772
Gateway	97.9%	2,147	2.1%	45	0.0%	0	0.0%	0	0.0%	0	2,192
Metro	100.0%	18,927	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18,927
Santa Clarita Valley	100.0%	1,337	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,337
South Bay	100.0%	5,647	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5,647
West San Gabriel Valley	100.0%	5,132	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5,132
Westside	78.1%	3,691	0.0%	0	21.9%	1,032	0.0%	0	0.0%	0	4,723
Total	**97.7%**	**46,653**	**0.1%**	**45**	**2.2%**	**1,032**	**0.0%**	**0**	**0.0%**	**0**	**47,730**
Moderate Income RHNA Units											
Antelope Valley	100.0%	1,279	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,279
Metro	100.0%	7,146	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7,146
Total	**100.0%**	**8,425**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**8,425**
Above Moderate Income RHNA Units											
East San Gabriel Valley	100.0%	1,464	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,464
Gateway	100.0%	4,479	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4,479
Metro	100.0%	1,385	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,385
South Bay	100.0%	1,366	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,366

West San Gabriel Valley	100.0%	2,508	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2,508
Westside	100.0%	1,379	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,379
Total	**100.0%**	**12,581**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**12,581**

Figure E-56: Distribution of RHNA Units by Disability Status

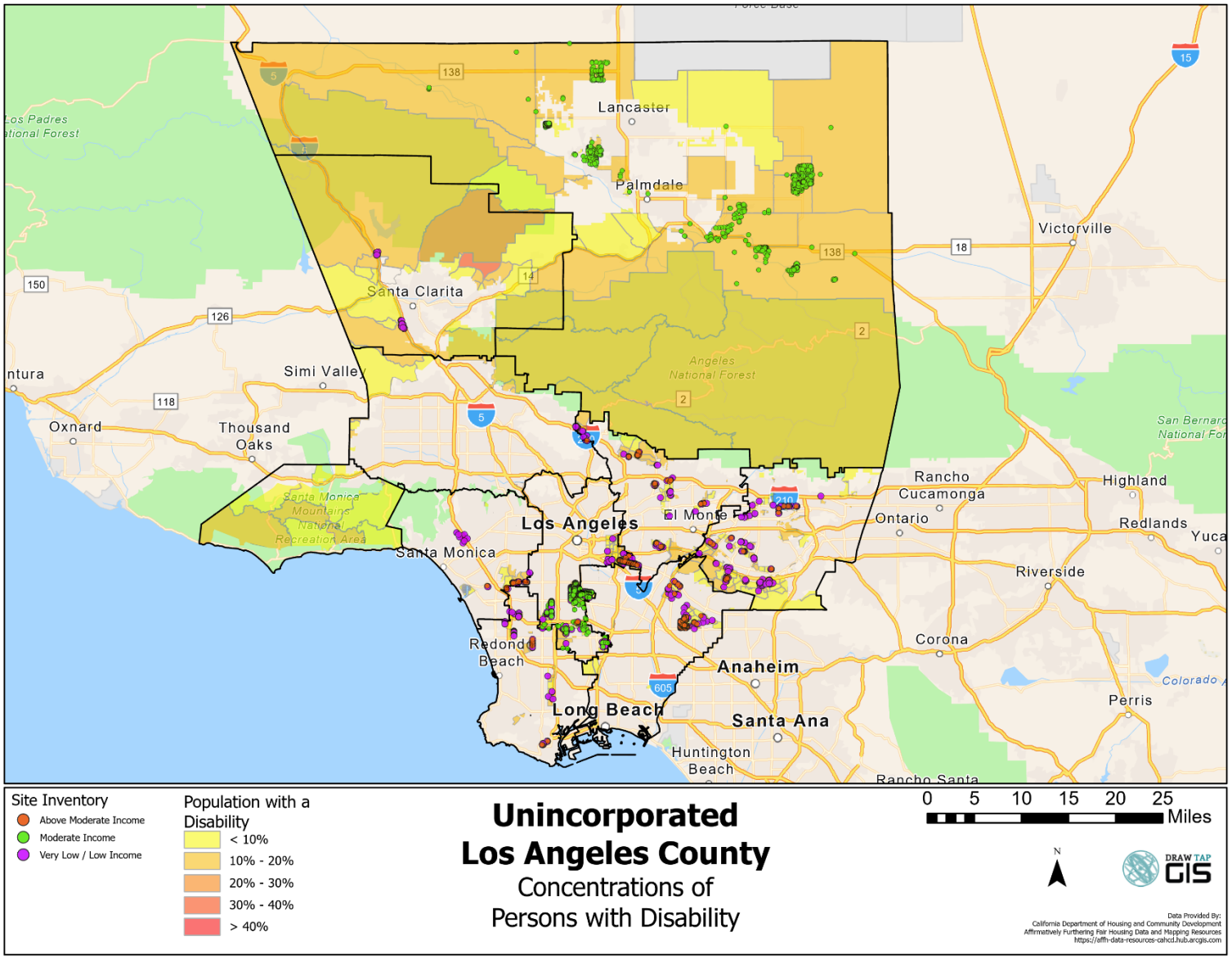

Lancaster
Palmdale
Victorville
Santa Clarita
Simi Valley
Oxnard
Thousand Oaks
Los Angeles
El Monte
Santa Monica
Rancho Cucamonga
Ontario
Highland
Redlands
Riverside
Corona
Redondo Beach
Anaheim
Long Beach
Santa Ana
Huntington Beach
Perris
Angeles National Forest
Santa Monica Mountains National Recreation Area
Los Padres National Forest
Site Inventory
Above Moderate Income
Moderate Income
Very Low / Low Income
Population with a Disability
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%
Unincorporated
Los Angeles County
Concentrations of
Persons with Disability
0 5 10 15 20 25 Miles
N
DRAW TAP GIS
Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
https://affh-data-resources-cahcd.hub.arcgis.com

Figure E-57: Sites Inventory and Concentration of Persons with Disabilities – Gateway Planning Area

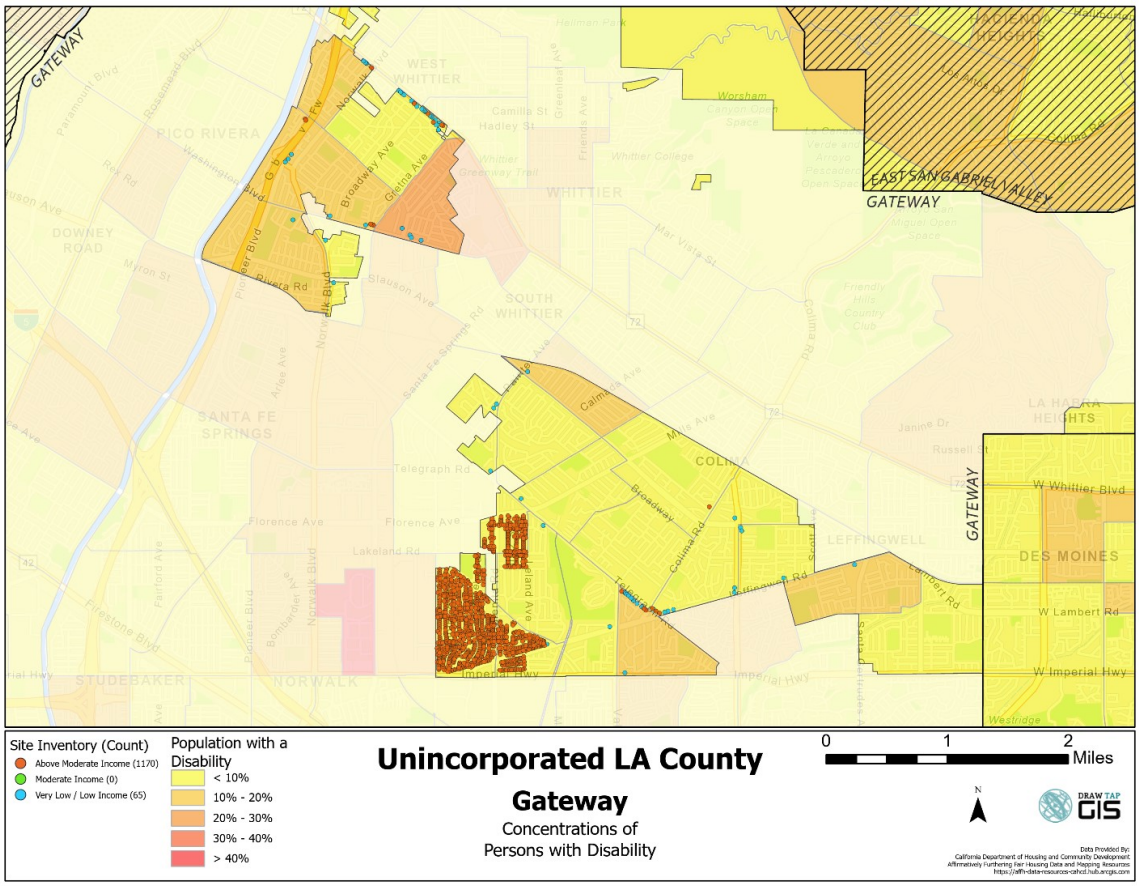
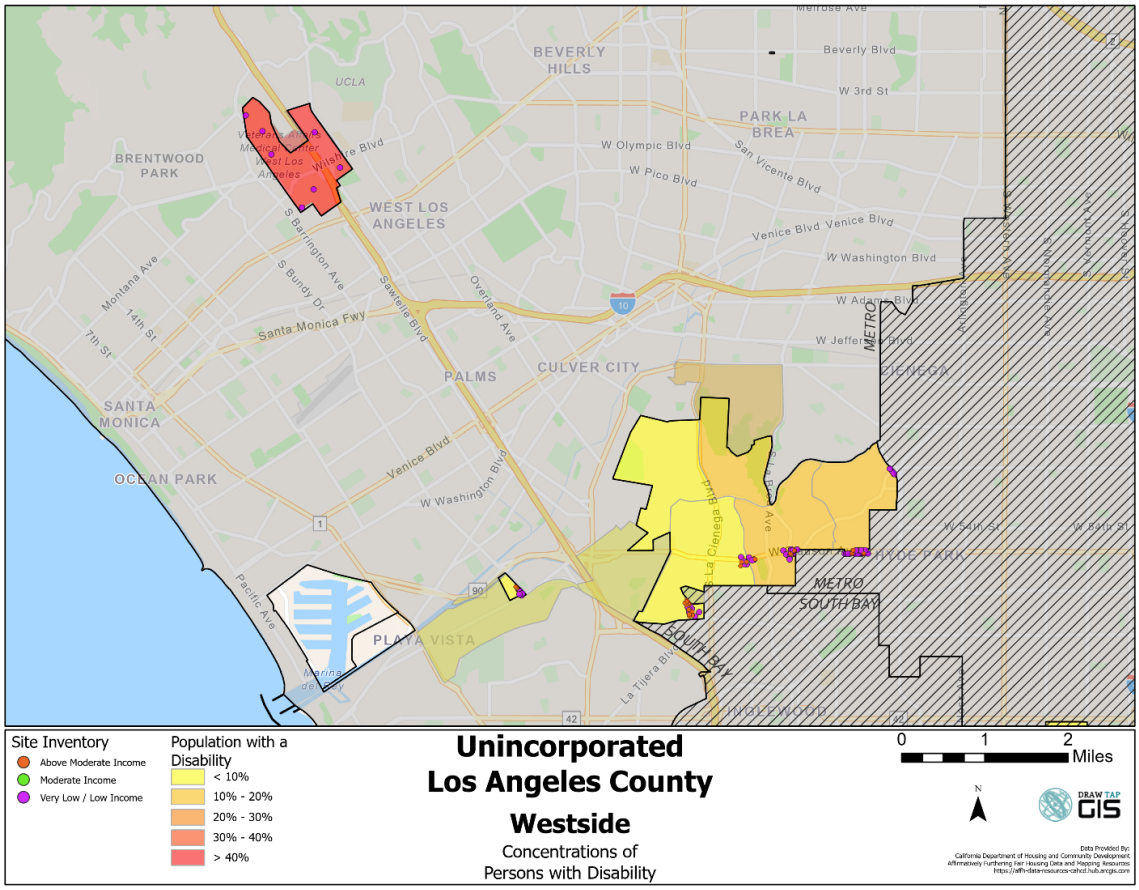


Figure E-58: Sites Inventory and Concentration of Persons with Disabilities – Westside Planning Area



IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

To address the fair housing issues identified in this analysis, the County has identified the following contributing factors to prioritize through the actions presented in Section 4, *Priorities, Goals, and Actions*, below:

- **Presence of a R/ECAP** – As shown in **Figure E-8**, there are six R/ECAP census tracts located in the unincorporated areas. To mitigate the presence of R/ECAPs, the County will focus on the concentration of affordable housing units and Housing Choice Voucher holders, the limitations of economic mobility opportunities, and lack of public investment.
- **Displacement of residents due to economic pressures** – Sensitive communities at risk of displacement as shown in **Figure E-20**. The County will address unaffordable rents and sales prices, the shortage of subsidized housing units, the concentration of poverty in low resource areas, costs of repairs or rehabilitation, dominance of single-family housing, and discriminatory lending practices to reduce displacement risk among unincorporated area households.
- **Disproportionate access to services** – Access to services, including economic, education, and transportation opportunities, are discussed in the *Access to Opportunities* section. To address some of the issues identified in this analysis, the County will focus on expanding the supply of housing units that are accessible to public transit and high-quality school systems.
- **Substandard housing conditions** – As discussed, substandard housing conditions, including aging housing and housing in need of repair, often disproportionately affect lower income households. To mitigate substandard housing issues for all unincorporated area residents, the County will address the aging housing stock, cost of repairs, and code enforcement.

These contributing factors and supplementary actions are further described in the following section.

PRIORITIES, GOALS, AND ACTIONS

To affirmatively further fair housing, the County will engage in a range of activities:

Table E-25: AFFH Strategies

Fair Housing Issue	Contributing Factors	Relevant Programs
Presence of a R/ECAP	Concentration of affordable housing units	• Marina del Rey Affordable Housing Policy • Inclusionary Housing Feasibility and Implementation • Workforce Housing Opportunity Zones • East San Gabriel Valley Area Plan • Accessory Dwelling Units Construction • Missing Middle Program
	Concentration of Housing Choice Voucher holders	• See Programs under "Concentration of affordable housing units." • Section 8 Rental Assistance
	Limited economic mobility opportunities	• Florence-Firestone TOD Specific Plan • Metro Area Plan

Table E-25: AFFH Strategies

Fair Housing Issue	Contributing Factors	Relevant Programs
		• Family Self-Sufficiency Program • Equity Audit of Land Use Plans, and Zoning Code, and Infrastructure Planning
	Lack of public investment	• Florence-Firestone TOD Specific Plan • Metro Area Plan • Affordable Housing and Sustainable Communities • Park Access for New Residential Development • Equity Audit of Land Use Plans, and Zoning Code, and Infrastructure Planning
Displacement of residents due to economic pressures	Unaffordable rents and sales prices	• Metro Area Plan • Pilot Community Land Trust Program • Housing for Acutely Low Income Households Program • Section 8 Rental Assistance • Affordable Housing Program Budget • Countywide Affordable Rental Housing Development • State Housing Legislation Advocacy • Emergency Preservation and Tenant Assistance Fund • Rent Stabilization and Mobilehome Rent Stabilization Ordinances • Stay Housed L.A. County • Rapid Re-Housing and Shallow Subsidy Programs • Supportive Housing Programs • Homebuyer Assistance
	Shortage of subsidized housing units	• Countywide Affordable Rental Housing Development • Affordable Housing Program Budget • Preservation of At-Risk Housing • State Housing Legislation Advocacy • Preservation Database • Emergency Preservation and Tenant Assistance Fund • Affordable Housing and Sustainable Communities • Development of County-owned Sites
	Cost of repairs or rehabilitation	• Lead-based Paint Settlement Housing Remediation • Employee Home Repair Community Service • Ownership Housing Rehabilitation Assistance
	Dominance of single family housing, which is typically more expensive than multifamily	• East San Gabriel Valley Area Plan • Missing Middle Program • Workforce Housing Opportunity Zones • Accessory Dwelling Units Construction • Housing Types Definitions Program • Adaptive Reuse Ordinance
	Discriminatory lending practices	• Affirmatively Furthering Fair Housing Program • Homebuyer Assistance
Disproportionate access to services	Insufficient supply of accessible housing units	• Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing • Best Practices for Accessible Housing

Table E-25: AFFH Strategies

Fair Housing Issue	Contributing Factors	Relevant Programs
		• Public Housing Modernization Program
	Limited public transit availability	• Climate Action Plan • East San Gabriel Valley Area Plan
Substandard housing conditions	Age of housing stock	• Lead-based Paint Settlement Housing Remediation • Public Housing Modernization Program • Ownership Housing Rehabilitation Assistance • Childhood Lead Poisoning Prevention Program • Multifamily Housing Rehabilitation • Systematic Code Enforcement
	Cost of repairs or rehabilitation	• Lead-based Paint Settlement Housing Remediation • Ownership Housing Rehabilitation Assistance • Multifamily Housing Rehabilitation • Systematic Code Enforcement
	Lack of code enforcement or delayed maintenance	• Lead-based Paint Settlement Housing Remediation • Ownership Housing Rehabilitation Assistance • Multifamily Housing Rehabilitation • Systematic Code Enforcement

APPENDIX F: LIST OF QUALIFIED ENTITIES

Organization	Address	City	ZIP Code	Phone number	Added to List
New Economics for Women	303 South Loma Drive	Los Angeles	90017	(213) 483-2060 ext 304	12/6/19
San Gabriel Valley Habitat for Humanity, Inc.	400 S Irwindale Ave	Azusa	91702	(626) 709-3277	8/12/2019
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	90058	(310) 663-6665	5/2/19
Los Angeles County Development Authority	700 W. Main Street	Alhambra	91801	(626) 586-1816	4/18/19
Community Development Commission	700 W. Main Street	Los Angeles	91801	(626) 586-1812	8/17/17
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	92612	(949) 863-9740	4/6/17
Abbey Road Inc.	15305 Rayen Street	North Hills	91343	(818) 332-8008	3/28/12
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	65050	(408) 984-5600 Ext 17	3/30/11
CSI Support & Development Services	201 E. Huntington Drive	Monrovia	91016	(626) 599-8464	9/27/10
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	90017		5/3/07
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	90020	(213) 252-4411	6/8/06
Keller & Company	4309 Argos Drive	San Diego	92116		2/8/06
Poker Flats LLC	1726 Webster	Los Angeles	90026		2/8/06
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	92086	(714) 630-1007	12/27/05
Home and Community	2425 Riverside Place	Los Angeles	90039	(213) 910-9738	11/28/05
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	92866	(714) 288-7600	6/10/05
Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	90017	(213) 808-8654	3/15/05
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	91362	(805) 496-4948	4/28/04
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	91302	(818) 222-2800	4/28/04
A Community of Friends	9 Cushing, Ste. 200	Irvine	92618	(415) 856-0010	2/4/04

Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	90305	(323) 756-6533	9/18/03
Nexus for Affordable Housing	1572 N. Main Street	Orange	92867	(714) 282-2520	7/13/01
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	90013	(213) 473-1606	4/25/01
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	90022	(323) 838-8556	1/29/01
Southern California Presbyterian Homes	516 Burchett St	Glendale	91203	(818) 247-0420	12/29/00
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	90015	(213) 629-2702	3/9/00
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	92677	(323) 726-9672	6/10/99
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	90803	(562) 434-3333	5/19/99
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	90005	(213) 365-7400	1/19/99
The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	94549	(925) 385-0754	1/12/99
PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	90015	(213) 747-2790	1/12/99
American Family Housing	15161 Jackson St.	Midway City	92655	(714) 897-3221	1/6/99
FAME Corporation	1968 W. Adams Blvd.	Los Angeles	90018	(323) 730-7727	12/28/98
Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	90057	(213) 252-4269	12/24/98
Century Housing Corporation	1000 Corporate Pointe	Culver City	90230	(310) 642-2007	12/24/98
West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	90046	(323) 650-8771	12/23/98
City of Pomona Housing Authority	505 South Garey Ave	Pomona	91766	(909) 620-2368	12/23/98
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	90028	(323) 469-0710	12/23/98
Hope - Net	760 S. Westmoreland Ave	Los Angeles	90005	(213) 389-9949	12/23/98
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	90021	(213) 683-0522	12/23/98
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	90802	(562) 570-6926	12/23/98
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	90058	(310) 663-6665	

IV. Land Use Legend

Table 6.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
RESIDENTIAL			
Residential 30	H30	Residential: ~~0~~ 20-30 du/net ac	Purpose: Single family residences, two family residences, multifamily residences.
Residential 50	H50	Residential: ~~0~~ 20-50 du/net ac	
Land Use	**Code**	**Permitted Density or FAR**	**Purpose**
COMMERCIAL			
General Commercial	CG	Residential: ~~0~~ 20-50 du/net ac** Non-Residential: Maximum FAR 1.0 Mixed Use: ~~0~~ 20-50 du/net ac** and FAR 1.0	Purpose: Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses. **Also applicable to residential developments or the residential component in mixed-use developments on lots with one of the following land use designations: - Altadena Community Plan: Business Park (BP) or General Commercial (GC); - East Los Angeles Community Plan: Community Commercial (CC), Major Commercial (MC), or Commercial Manufacturing (CM); - Rowland Heights Community Plan: Commercial (C); - Walnut Park Neighborhood Plan: General Commercial (GC), Mixed Commercial (MC), or Office Commercial (OC); or - West Athens-Westmont Community Plan: Regional Commercial (C.1), Community Commercial (C.2), Neighborhood Commercial (C.3),

			Commercial Manufacturing (C.4), or Commercial Recreation (CR).
Land Use	**Code**	**Permitted Density or FAR**	**Purpose**
MIXED USE			
Mixed Use	MU	Residential: ~~0~~ 50-150 du/net ac Non-Residential: Maximum FAR 3.0 Mixed Use: ~~0~~ 50-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning, of the Los Angeles County Code, to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD) to ensure that sites that are designated for mixed-uses in the Housing Element Update rezoning program meet the requirements set forth in section 65583.2(h) of the California Government Code.

SECTION 1. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

…

D. Development Standard. All new development projects in Zone MXD shall be subject to the following development standards:

1. Floor Area.

a. Floor Area Ratio (FAR). The maximum allowable FAR shall be 3.0 for commercial-only, mixed use, and joint live and work developments.

b. Minimum Floor Area for Residential Use in Mixed Use Developments. At least two-thirds of the square footage of the mixed use development shall be designated for residential use. For the purpose of this Subsection D.1.b:

i. The two-thirds calculation is based upon the proportion of gross square footage of residential space and related facilities to gross development building square footage for an unrelated commercial use;

ii. "Related facilities" means any manager's units and any and all common area spaces that are included within the physical boundaries of the development, including, but not limited to, common area space, walkways, balconies,

patios, clubhouse space, meeting rooms, laundry facilities, and parking areas that are exclusively available to residential users, except any portions of the overall development that are specifically commercial space; and

iii. Additional density, floor area, or units granted pursuant to Chapter 22.120 (Density Bonus) are excluded from this calculation.

…

Final Draft Program Environmental Impact Report for the Los Angeles County Housing Element Update

Prepared for:

County of Los Angeles Department of Regional Planning
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Los Angeles, California 90012

Prepared by:

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Encinitas, California 92024

AUGUST 2021

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Acronym/Abbreviation	Definition
AQMP	Air Quality Management Plan
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AVAQMD	Antelope Valley Air Quality Management District
AB	Assembly Bill
BenMAP	Benefits Mapping and Analysis Program
BMP	best management practice
CARB	California Air Resources Board
CAAQS	California Ambient Air Quality Standards
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
Caltrans	California Department of Transportation
CalEEMod	California Emissions Estimator Model
CESA	California Endangered Species Act
CEC	California Energy Commission
Cal/EPA	California Environmental Protection Agency
CEQA	California Environmental Quality Act
CalGEM	California Geologic Energy Management Division
CALGreen	California Green Building Standards Code
CNDDB	California Natural Diversity Database
CNRA	California Natural Resources Agency
CPUC	California Public Utilities Commission
CRPR	California Rare Plant Rank
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CO	carbon monoxide
CUPA	Certified Unified Program Agency
LABS	City of Los Angeles Bureau of Sanitation
CWA	Clean Water Act
CSD	Community Standards District
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DTSC	Department of Toxic Substances Control
DPM	diesel particulate matter
EISA	Energy Independence and Security Act
EO	Executive Order
FESA	federal Endangered Species Act
FHSZ	fire hazard severity zone
FAR	floor area ratio
GWP	global warming potential
OPR	Governor's Office of Planning and Research
GHG	greenhouse gas
HCP	Habitat Conservation Plan

HAP	hazardous air pollutant
HIA	health impact assessment
HQTA	high-quality transit area
HMA	Hillside Management Area
HFCs	hydrofluorocarbons
ITE	Institute of Transportation Engineers
ISTEA	Intermodal Surface Transportation Efficiency Act
IFC	International Fire Code
I	Interstate
kWh	kilowatt-hours
LEED-ND	Leadership in Energy and Environmental Design–Neighborhood Development
LOS	level of service
LST	localized significance threshold
LACoFD	Los Angeles County Fire Department
LACL	Los Angeles County Library
Metro	Los Angeles County Metropolitan Transportation Authority
OWCMP	Los Angeles County Oak Woodlands Conservation Management Plan
COE	Los Angeles County Office of Education
OEM	Los Angeles County Office of Emergency Management
LACSD	Los Angeles County Sanitation Districts
LASD	Los Angeles County Sheriff's Department
LCFS	Low Carbon Fuel Standard
CH_4	methane
MT	metric ton
MPO	Metropolitan Planning Organization
mgd	million gallons per day
MMT	million metric tons
MRZ	Mineral Resource Zone
MM	Mitigation Measure
MDAB	Mojave Desert Air Basin
MATES	Multiple Air Toxics Exposure Study
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHTSA	National Highway Traffic Safety Administration
NCCP	Natural Communities Conservation Plan
NF_3	nitrogen trifluoride
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NO_x	oxides of nitrogen
O_3	ozone
PM	particulate matter

PM_{10}	particulate matter 10 microns or less in diameter
$PM_{2.5}$	particulate matter 2.5 microns or less in diameter
ppm	parts per million
PFCs	perfluorocarbons
PCBs	polychlorinated biphenyls
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
PC	Production-Consumption
PEIR	Program Environmental Impact Report
RHNA	Regional Housing Needs Assessment
RTP	Regional Transportation Plan
RFS	Renewable Fuel Standard
RPS	Renewables Portfolio Standard
RCRA	Resource Conservation and Recovery Act
RWQCB	Regional Water Quality Control Board
SAFE	Safer Affordable Fuel-Efficient
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMA	Seismic Margin Assessment
SB	Senate Bill
SEA	Significant Ecological Area
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
SR	State Route
SWRCB	State Water Resources Control Board
SWPPP	stormwater pollution prevention plan
SO_2	sulfur dioxide
SF_6	sulfur hexafluoride
SO_x	sulfur oxides
SARA	Superfund Amendments and Reauthorization Act
SMARA	Surface Mining and Reclamation Act
SCS	Sustainable Communities Strategy
TAC	toxic air contaminant
TOD	Transit-Oriented District
USACE	U.S. Army Corps of Engineers
EPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USFS	U.S. Forest Service
VMT	vehicle miles traveled
VHFHSZ	very high fire hazard severity zone
VOC	volatile organic compound

WQC	water quality certification
WRP	Water Reclamation Plant

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AQMP	Air Quality Management Plan
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AVAQMD	Antelope Valley Air Quality Management District
AB	Assembly Bill
BenMAP	Benefits Mapping and Analysis Program
BMP	best management practice
CARB	California Air Resources Board
CAAQS	California Ambient Air Quality Standards
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
Caltrans	California Department of Transportation
CalEEMod	California Emissions Estimator Model
CESA	California Endangered Species Act
CEC	California Energy Commission
Cal/EPA	California Environmental Protection Agency
CEQA	California Environmental Quality Act
CalGEM	California Geologic Energy Management Division
CALGreen	California Green Building Standards Code
CNDDB	California Natural Diversity Database
CNRA	California Natural Resources Agency
CPUC	California Public Utilities Commission
CRPR	California Rare Plant Rank
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CO	carbon monoxide
CUPA	Certified Unified Program Agency
LABS	City of Los Angeles Bureau of Sanitation
CWA	Clean Water Act
CSD	Community Standards District
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DTSC	Department of Toxic Substances Control
DPM	diesel particulate matter
EISA	Energy Independence and Security Act
EO	Executive Order
FESA	federal Endangered Species Act
FHSZ	fire hazard severity zone
FAR	floor area ratio
GWP	global warming potential
OPR	Governor's Office of Planning and Research
GHG	greenhouse gas
HCP	Habitat Conservation Plan
HAP	hazardous air pollutant
HIA	health impact assessment

Acronym/Abbreviation	Definition
HQTA	high-quality transit area
HMA	Hillside Management Area
HFCs	hydrofluorocarbons
ITE	Institute of Transportation Engineers
ISTEA	Intermodal Surface Transportation Efficiency Act
IFC	International Fire Code
I	Interstate
kWh	kilowatt-hours
LEED-ND	Leadership in Energy and Environmental Design–Neighborhood Development
LOS	level of service
LST	localized significance threshold
LACoFD	Los Angeles County Fire Department
LACL	Los Angeles County Library
Metro	Los Angeles County Metropolitan Transportation Authority
OWCMP	Los Angeles County Oak Woodlands Conservation Management Plan
COE	Los Angeles County Office of Education
OEM	Los Angeles County Office of Emergency Management
LACSD	Los Angeles County Sanitation Districts
LASD	Los Angeles County Sheriff's Department
LCFS	Low Carbon Fuel Standard
CH_4	methane
MT	metric ton
MPO	Metropolitan Planning Organization
mgd	million gallons per day
MMT	million metric tons
MRZ	Mineral Resource Zone
MM	Mitigation Measure
MDAB	Mojave Desert Air Basin
MATES	Multiple Air Toxics Exposure Study
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHTSA	National Highway Traffic Safety Administration
NCCP	Natural Communities Conservation Plan
NF_3	nitrogen trifluoride
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NO_x	oxides of nitrogen
O_3	ozone
PM	particulate matter
PM_{10}	particulate matter 10 microns or less in diameter
$PM_{2.5}$	particulate matter 2.5 microns or less in diameter
ppm	parts per million
PFCs	perfluorocarbons
PCBs	polychlorinated biphenyls
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
PC	Production-Consumption

Acronym/Abbreviation	Definition
PEIR	Program Environmental Impact Report
RHNA	Regional Housing Needs Assessment
RTP	Regional Transportation Plan
RFS	Renewable Fuel Standard
RPS	Renewables Portfolio Standard
RCRA	Resource Conservation and Recovery Act
RWQCB	Regional Water Quality Control Board
SAFE	Safer Affordable Fuel-Efficient
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMA	Seismic Margin Assessment
SB	Senate Bill
SEA	Significant Ecological Area
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
SR	State Route
SWRCB	State Water Resources Control Board
SWPPP	stormwater pollution prevention plan
SO_2	sulfur dioxide
SF_6	sulfur hexafluoride
SO_x	sulfur oxides
SARA	Superfund Amendments and Reauthorization Act
SMARA	Surface Mining and Reclamation Act
SCS	Sustainable Communities Strategy
TAC	toxic air contaminant
TOD	Transit-Oriented District
USACE	U.S. Army Corps of Engineers
EPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USFS	U.S. Forest Service
VMT	vehicle miles traveled
VHFHSZ	very high fire hazard severity zone
VOC	volatile organic compound
WQC	water quality certification
WRP	Water Reclamation Plant

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1 Executive Summary

Chapter 1 provides a summary of the Proposed Los Angeles County Housing Element Update (Proposed Project), its environmental consequences, mitigation measures, and alternatives.

1.1 Introduction

This Draft Program Environmental Impact Report (PEIR) has been prepared by the County of Los Angeles (County) to evaluate potential environmental effects that would result from implementation of the Proposed Project. This Draft PEIR has been prepared in conformance with the California Environmental Quality Act (CEQA) of 1970 statute (California Public Resources Code, Section 2100 et seq., as amended) and its implementing guidelines (14 CCR 15000 et seq.). The Proposed Project constitutes a "Project" as defined in the CEQA Guidelines Section 15378. Pursuant to Section 15367 of the State CEQA Guidelines, the County is the lead agency for the Proposed Project.

The County is updating the Housing Element of the General Plan for the 2021–2029 planning period. The Housing Element is one of the seven required elements of the General Plan per the California Government Code, beginning at Section 65583. Generally, state law mandates updates to the Housing Element every 8 years. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (unincorporated areas). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. The County is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation.

1.2 Environmental Procedures

CEQA requires the preparation of an EIR for any project that a lead agency determines may have a significant impact on the environment. CEQA also establishes mechanisms whereby the public and decision makers can be informed about the nature of the project being proposed and the extent and types of impacts that the project and its alternatives would have on the environment, if they were to be implemented.

The basic purposes of CEQA are as follows (14 CCR 15002):

1. Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities;
2. Identify the ways that impacts to the environment can be avoided or significantly reduced;
3. Prevent significant, avoidable impacts to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and must adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.2.1 EIR Organization

This PEIR is organized as follows:

Chapter 1, Executive Summary, of the EIR is provided at the beginning of this document. This summary outlines the conclusions of the environmental analysis and provides a summary of the Proposed Project and the Proposed Project alternatives analyzed in the PEIR. This chapter also includes a table summarizing all environmental impacts identified in this PEIR along with the associated mitigation measures proposed to reduce or avoid each impact.

Chapter 2, Introduction, serves as a forward to this EIR, introducing the Proposed Project, the applicable environmental procedures, and the organization of the EIR.

Chapter 3, **Project Description,** provides a thorough description of the Proposed Project elements, the purpose and need for the Proposed Project, Project objectives, and Project components.

Chapter 4, Environmental Analysis, describes the potential environmental impacts of the Proposed Project, as well as proposed mitigation measures to reduce or avoid any potentially significant impacts. The discussion in Chapter 4 is organized by 20 environmental issue areas as follows:

- Section 4.1 - Aesthetics
- Section 4.2 – Agriculture and Forestry Resources
- Section 4.3 – Air Quality
- Section 4.4 – Biological Resources
- Section 4.5 – Cultural Resources
- Section 4.6 – Energy
- Section 4.7 – Geology and Soils
- Section 4.8 – Greenhouse Gas Emissions
- Section 4.9 – Hazards and Hazardous Materials
- Section 4.10 – Hydrology and Water Quality
- Section 4.11 – Land Use and Planning
- Section 4.12 – Mineral Resources
- Section 4.13 – Noise and Vibration
- Section 4.14 – Population and Housing
- Section 4.15 – Public Services
- Section 4.16 – Recreation
- Section 4.17 – Transportation

- Section 4.18 – Tribal Cultural Resources
- Section 4.19 – Utilities and Service Systems
- Section 4.20 – Wildfire

The Draft PEIR assesses how the Proposed Project would impact each of the above-listed resource areas. Each environmental issue addressed in this Draft PEIR is presented in terms of the following subsections:

- **Environmental Setting:** Provides information describing the existing setting on and/or surrounding the Project Area that may be subject to change as a result of implementation of the Proposed Project. This setting discussion describes the conditions that existed when the NOP was sent to responsible agencies and the State Clearinghouse.
- **Relevant Plans, Policies, and Ordinances:** Provides a discussion of federal, state, regional, and local regulations, plans, policies, and ordinances applicable to the Proposed Project.
- **Thresholds of Significance:** Provides criteria for determining the significance of Proposed Project impacts for each environmental issue.
- **Methodology:** Provides the methods and approach for determining the level of significance for the Proposed Project impacts.
- **Environmental Impacts:** Provides a discussion of the characteristics of the Proposed Project that may have an impact on the environment, analyzes the nature and extent to which the Proposed Project is expected to change the existing environment, and indicates whether the Proposed Project's impacts would meet or exceed the levels of significance thresholds.
- **Cumulative Impacts:** Provides a discussion of the characteristics of the Proposed Project that may have a cumulative impact on the environment.
- **Mitigation Measures:** Identifies mitigation measures to reduce significant adverse impacts to the extent feasible.
- **Level of Significance After Mitigation:** Provides a discussion of significant unavoidable environmental impacts that cannot be feasibly mitigated or avoided, potentially significant environmental impacts that can be feasibly mitigated or avoided, and impacts that are not significant.
- **References:** Lists the sources cited during preparation of the Draft PEIR.

Chapter 5, Other CEQA Considerations, addresses significant environmental impacts that cannot be avoided, the significant irreversible environmental changes that would result from implementation of the Proposed Project, and growth-inducing impacts associated with the Proposed Project, and potential secondary impacts of mitigation measures implemented to reduce the impacts of the Proposed Project.

Chapter 6, **Alternatives**, discusses alternatives to the Proposed Project, including a No Project Alternative. This subsection describes the rationale for selecting the range of alternatives discussed in the PEIR and identifies the alternatives considered by the County that were rejected from further discussion as infeasible during the scoping process. Lastly, Chapter 6 includes a discussion of the environmental impacts of the alternatives that were carried forward for analysis and identifies the environmentally superior alternative.

Chapter 7, **List of Preparers**, gives names and contact information of those responsible for writing this Draft PEIR.

Appendices include various supporting documentation for the Proposed Project and environmental analysis, as listed in the Table of Contents.

1.2.2 Type and Purpose of Draft PEIR

This Draft PEIR has been prepared to satisfy the requirements for a PEIR. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general or qualitative discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in Section 15168 of the State CEQA Guidelines, a Program EIR may be prepared on a series of actions that may be characterized as one large project. Use of a Program EIR provides the County (as lead agency) with the opportunity to consider broad policy alternatives and program wide mitigation measures and provides the County with greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis. According to Section 15168(a) of the State CEQA Program, a program EIR may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) Geographically
(2) A logical part in the chain of contemplated actions
(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

A program EIR is appropriate for the Proposed Project because it satisfies Section 15168(a). The Proposed Project is within one geographic area; is within a logical part in a chain of contemplated actions for the 6th Cycle Housing Element Update; would be under the County's rules, regulations, plans, and other general criteria; is carried out under one regulatory authority, the County; and would have generally similar environmental effects, as they relate to increasing housing units within the County, which can be mitigated in similar ways.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (14 CCR 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (14 CCR 15168[c][3]). If a subsequent activity would have effects that were not examined in the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. In this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis. The State CEQA Guidelines encourages the use of Program EIRs, citing five advantages in Section 15168(b):

(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,
(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,
(3) Avoid duplicative reconsideration of basic policy considerations,
(4) Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and
(5) Allow reduction in paperwork.

Further, a California Appellate Court described the difference between a Project EIR and a Program EIR. A Project-level EIR generally focuses on the environmental changes caused by a development project; a Program EIR, on the other hand, generally looks at the broad policy of a planning document (i.e., a general plan) and may not address potential site-specific impacts of the individual projects that may fall within the planning document (Citing *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* [2014] 227 Cal.App.4th 1036). The Proposed Project involves the implementation of a broad policy planning document. The project-level details of the implementation of the Proposed Project would not be known at the time of preparation of the EIR. The Program EIR approach would provide a sufficient level of analysis for the broad nature of the Proposed Project. The level of specificity required in an EIR is determined by the nature of the project and the rule of reason. (Citing *Al Larson Boat Shop, Inc. v. Board of Harbor Commissioners* [1993] 18 Cal.App.4th 729, 741-742.) Therefore, the Program EIR is an appropriate approach for the Proposed Project.

1.3 Project Location

The area for the Project (Project Area) includes only the unincorporated areas of Los Angeles County (unincorporated areas), which is approximately 65% of the total land area in Los Angeles County. The unincorporated areas in the northern portion of Los Angeles County are covered by large amounts of sparsely populated land and include the Angeles National Forest, part of the Los Padres National Forest, and part of the Mojave Desert. The unincorporated areas in the southern portion of Los Angeles County consist of noncontiguous land areas, which are often referred to as the "unincorporated urban islands." While the Project Area includes all unincorporated areas of the County, the analysis within this Draft PEIR focuses on candidate housing sites located generally in the areas included as part of the Proposed Project's rezoning program because these are the areas where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered.

1.4 Project Summary

The Housing Element, required to be updated regularly, is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development. The planning period for a Housing Element update is determined for the County by Southern California Association of Government's (SCAG's) adoption of its Regional Transportation Plan/Sustainable Communities Strategy. For SCAG member jurisdictions, the 6th Cycle Housing Element planning period extends from 2021-2029. As part of Connect SoCal, SCAG assigns a number of housing units that the County is required to plan for in the 8-year Housing Element cycle, the RHNA allocation. A jurisdiction then needs to show that there are enough sites within the jurisdiction to build that amount of housing.

The Proposed Project would include an update to the Los Angeles County Housing Element and associated components. The Proposed Project consists of an adequate sites inventory; rezoning program; analysis of constraints and barriers; goals, policies, and implementation programs; amendments to Title 22 of the County Code; and amendments to the General Plan Land Use Element.

- **Adequate Sites Inventory**: The RHNA is mandated by state law to quantify future housing growth throughout the state. The RHNA allocation for the County for the 2021–2029 planning period is approximately 90,052 units, which is broken down by income category to accommodate the estimated growth need at various income levels. As required by state law, the Housing Element must identify the County's ability to accommodate this estimated growth through available sites and appropriate land use and zoning.
- **Rezoning Program**: It is determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a

rezoning program to accommodate its RHNA in the Housing Element. The areas were selected using a mapping application that the County developed.

- **Constraints and Barriers**: The Housing Element update will identify the specific standards and processes of potential and actual governmental constraints and evaluate their impact on the supply and affordability of housing.
- **Goals, Policies and Implementation Programs**: The Housing Element update will also include goals, policies, and implementation programs to address housing needs.
- **Amendments to Title 22**: The Zoning Code will be amended to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD).
- **Amendments to the General Plan Land Use Element**: The Land Use Legend will be amended to (1) add a minimum allowable residential density to certain land use designations; (2) establish that the allowable residential density specified by the General Commercial (CG) land use designation in the General Plan will also apply to the commercial land use designations in certain community-based plans, where such land use designations do not currently specify the allowable residential density; and (3) clarify that in designations that allow mixed uses (CR, CG, CM, MU and MU-R), the maximum Floor Area Ratio only applies to the commercial component, while the residential component is subject to the allowable density.

The Proposed Project's rezoning program includes areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies. Additional housing sites in locations dispersed through the County may also be considered for future housing development, facilitated by the Proposed Project. However, further analysis is not included in this PEIR because the County had no further information and other potential sites or areas countywide are considered speculative at this time. Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

1.5 Summary of Project Alternatives

1.5.1 Alterative A: No-Project Alternative

The purpose of describing and analyzing a No Project Alternative is to allow decision-makers the ability to compare the impacts of approving versus not approving the Housing Element Update. The No Project Alternative is the circumstance under which future housing development within the rezoning program pursuant to the Housing Element Update would not proceed, but the existing environmental conditions would not necessarily be preserved without development as property owners of parcels within the rezoning program could choose to develop their respective properties per the 2014 Housing Element adopted on February 4, 2014. Under this alternative the parcels within the rezoning program would retain their current General Plan land use and zoning designations and no changes would be made to address the requirements of state law.

1.5.2 Alternative B: Reduced Buffer Alternative

The Reduced Buffer Alternative includes sufficient sites to meet the County's RHNA allocation but would reduce the extent of total housing sites that provides a buffer for the RHNA allocation and prevents spot-zoning. This alternative would not provide the 15%–30% buffer for the RHNA allocation in the event the RHNA eligible sites are not developed as 100% affordable units. This alternative would not include gap parcels to avoid spot zoning, provide a buffer for the RHNA allocation, and provide parcels for moderate and above moderate-income housing. This alternative would reduce the rezoning program to include just the required 39,339 very-low-income and low-income units, 14,180 moderate-income units, and 36,533 above-moderate-income units.

1.6 Issues To Be Resolved

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the Proposed Project, the major issues to be resolved include decisions by the lead agency as to the following:

1. Whether this Draft PEIR adequately describes the environmental impacts of the Proposed Project.
2. Whether the benefits of the Proposed Project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the Proposed Project besides the Mitigation Measures identified in the Draft PEIR.
6. Whether there are any alternatives to the Proposed Project that would substantially lessen any of the significant impacts of the Proposed Project and achieve most of the basic Project objectives.

1.7 Areas of Controversy

A Notice of Preparation for this Draft PEIR was released on January 5, 2021, beginning the 30-day public scoping period for the EIR (Appendix A). During the public scoping period, input is obtained from public agencies and the general public regarding the environmental issues and concerns that may potentially result from the Proposed Project. Comments on the NOP were received from two individuals, seven agencies, and two groups, which are provided in Appendix A. The County hosted the virtual Scoping Meeting on Saturday, January 23, 2021, from 10:00 a.m. to 11:30 a.m. Registration was made available through the County's website at https://planning.lacounty.gov/housing/involved and Spanish translation was made available. At the conclusion of the presentation, attendees of the webinar were able to provide comments and questions about the Proposed Project to the County, and the Housing Element and CEQA Consultants during the questions and answers portion of the meeting.

The primary areas of controversy identified by the public and agencies included the following potential issues (the Draft PEIR section that addresses the issue raised is provided in parentheses):

- Potential impacts on air quality (Section 4.3, Air Quality)
- Potential for housing to remove nesting habitat and bat roosting habitat (Section 4.4, Biological Resources)

- Potential increase in jobs/housing imbalance (Section 4.14, Population and Housing)
- Potential impacts on the Regional Road Network (Section 4.17, Transportation and Traffic)
- Potential for increased traffic (Section 4.17, Transportation)
- Potential increase in demand on utilities (4.19, Utilities and Service Systems)

1.8 Summary of Environmental Impacts, Mitigation Measures, And Levels of Significance After Mitigation

Table 1-1 summarizes the conclusions of the environmental analysis contained in this Draft PEIR. Impacts are identified as potentially significant or less than significant and for all potentially significant impacts mitigation measures are identified. The level of significance after imposition of the mitigation measures is also presented.

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Aesthetics			
AE-1: Have a substantial adverse effect on a scenic vista.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
AE-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
AE-3: Substantially degrade the existing visual character or quality of the site and its surroundings.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
AE-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Agriculture and Forestry Services			
AG-1: 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.	No Impact	No mitigation measures are required.	Not Applicable
AG-2: Conflict with existing zoning for agricultural use, or a Williamson Act contract.	No Impact	No mitigation measures are required.	Not Applicable
AG-3: 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)).	No Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
AG-4: Result in the loss of forest land or conversion of forest land to nonforest use.	No Impact	No mitigation measures are required.	Not Applicable
AG-5: 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 nonforest use.	No Impact	No mitigation measures are required.	Not Applicable
Air Quality			
AQ-1 Conflict with or obstruct implementation of the applicable air quality plan.	Potentially Significant	**MM AQ-1 Construction Equipment Emissions Reductions and Fugitive Dust Control.** If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable air quality management district (AQMD) adopted thresholds of significance, the County Department of Regional Planning shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to: a. Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. b. Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.	Significant and Unavoidable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		c. Limiting nonessential idling of construction equipment to no more than five consecutive minutes. d. Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. e. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). f. Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. g. Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. h. Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. i. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. j. Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM AQ-2Architectural Coating VOC Emissions. To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Proposed Project construction and operation application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September. **MM AQ-3 Energy Conservation**. The following energy conservation measures into Proposed Project building plans: a) Install Energy Star rated heating, cooling, lighting, and appliances. b) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher. c) Installation of water heaters with an energy factor of 0.92 or higher. d) Install solar water heaters or tank-less water heaters. e) Use passive solar cooling/heating. **Encourage Electric Vehicles**. Subsequent future projects under the Proposed Project shall install Level 2 EV charging stations in 15% of all parking spaces for multi-family developments and pre-wiring to allow for a Level 2 EV charging stations in all single-family residential garages.	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM AQ-4 Low-VOC/Green Cleaning Product Educational Program. The County shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program that can be provided to applicants, developers, tenants, and residents of development under the Proposed Project. **MM AQ-5** Applicants for sensitive land uses, including residences, within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities: • Industrial facilities within 1,000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • Major transportation projects (50,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 300 feet • Large gasoline dispensing facilities (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 50 feet; or any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet. Applicants with developments meeting the above criteria shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights. If the HRA shows that the	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to: Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the County Department of Regional Planning that there are operational limitations. Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County and shall be verified by the County Department of Regional Planning. MM TRA- 1 Residential Use Neighborhood Design/Site Enhancement (see Transportation Section of this Table) MM TRA-2 Residential Use Land use/Location (see Transportation Section of this Table) MM TRA-3 Residential Use Parking Policy/Parking (see Transportation Section of this Table)	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM TRA-4 Residential Use Commute Trip Reduction (see Transportation Section of this Table) MM TRA-5 Mixed Use Land use/Location (see Transportation Section of this Table) MM TRA-6 Mixed Use Commute Trip Reduction (see Transportation Section of this Table) MM TRA-7 Mixed Use Regional VMT Reduction/Mitigation Fee (see Transportation Section of this Table)	
AQ-2 Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	Potentially Significant	MM AQ-1 MM AQ-2 MM AQ-3 MM AQ-4 MM AQ-5	Significant and Unavoidable
AQ-3 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).	Potentially Significant	MM AQ-1 MM AQ-2 MM AQ-3 MM AQ-4 MM AQ-5	Significant and Unavoidable
AQ-4 Expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant	MM AQ-1 MM AQ-5	Significant and Unavoidable
AQ-5 Create objectionable odors affecting a substantial number of people.	Less Than Significant	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Biological Resources			
B-1 Development of the Project would impact, either directly or through habitat modifications, species identified as 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.	Potentially Significant	MM BIO-1: Biological resources shall be analyzed on a project-specific level by a qualified biological consultant. A general survey shall be conducted to characterize the project site, focused surveys should be conducted as necessary to determine the presence/absence of special-status species (e.g., focused sensitive plant or wildlife surveys), and a jurisdictional delineation may be required if there are signs of potentially regulated wetlands and non-wetland waters. A biological resources assessment report shall be prepared to characterize the biological resources on site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of biological resources on site (e.g., observed and detected species as well as an analysis of those species with potential to occur on site). MM BIO-2: If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological resources assessment report mentioned in Mitigation Measure BIO–1 shall include mitigation measures requiring pre-construction surveys for special-status species and/or construction monitoring to ensure avoidance, relocation, or safe escape of special-status species from the construction activities, as appropriate. If special-status species are found to be nesting, brooding, denning, etc. on site during the pre-construction survey or monitoring, construction	Less Than Significant

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. Relocations into areas of appropriate restored habitat would have the best chance of replacing/incrementing populations that are lost due to habitat converted to development. Relocation to restored habitat areas should be the preferred goal of this measure. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.	
B-2 Development of the Project would result in the loss of riparian habitat or sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	Potentially Significant	MM BIO-1 MM BIO-2	Less Than Significant
B-3 The Project would impact 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.	Potentially Significant	MM BIO-1 MM BIO-3: Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement.	Less Than Significant
B-4 The Project would affect wildlife movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	No Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
B-5 The Project would require compliance with adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state policies or ordinances protecting biological resources.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Cultural Resources			
C-1 Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5.	Potentially Significant Impact	MM C-1 Evaluate Historic Built Environment Resources: Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall record any previously identified built environment resources and evaluate all previously unevaluated buildings or structures over 45 years old within the project site in accordance with the County's Historic Preservation Ordinance and CEQA. The report shall include a detailed physical description of the resource(s) evaluated, detailed photographs, an appropriate site-specific historic context, and a historical significance evaluation in consideration of County, CRHR, and NRHP designation criteria and integrity requirements. The appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms) shall be appended to the report. If historical resources are identified within the project site, the architectural historian shall develop clear mitigation measures in accordance with CEQA for addressing project-related impacts to historical resources. The architectural historian shall give consideration to all feasible mitigation, even if it cannot reduce impacts below a level of significance.	Significant and Unavoidable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM C-2 Review for Conformance with the Secretary of the Interior's Standards: Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall review all proposed alterations or modifications to historical resources within the project site for conformance with the Secretary of the Interior's Standards (Standards) for Rehabilitation. If the proposed work conforms to the Standards for Rehabilitation, impacts to historical resources would be considered less than significant, and no additional review would be required for purposes of CEQA. In most instances, a project that conforms to the Standards can be exempted from further review under CEQA, and no additional environmental documentation is necessary. If the architectural historian determines that the proposed work is not in conformance with the Standards, the project shall be further evaluated to determine whether impacts to the resource's significance can be lessened through effective project-specific mitigation.	
C-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Potentially Significant Impact	**MM C-3 WEAP Training**: All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the	Less Than Significant Impact

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor. **MM C-4 Inadvertent Discovery of Archaeological Resources:** A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during initial excavation in native soil. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs. In the event that potential prehistoric or historical archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted. If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.	
C-3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially Significant Impact	**MM C-5 Paleontological Monitoring Program.** Prior to the commencement of any grading activity for individual proposed rezoning component, the applicant shall retain a qualified paleontologist to ensure the implementation of a paleontological monitoring program. The paleontologist shall meet the requirements of a qualified paleontologist, as defined by the Society of Vertebrate Paleontology (SVP 2010). The qualified paleontologist shall attend any preconstruction meetings and manage the paleontological monitor(s) if they are not doing the monitoring. A paleontological monitor shall be on site during all excavations below the depth of previously disturbed sediments. The paleontological monitor shall monitor construction excavations below a depth of five feet below ground surface in areas underlain	Less than Significant

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		by Quaternary alluvium. The qualified paleontologist shall determine the level of monitoring required based on subsurface conditions. If Pleistocene sedimentological indicators or paleontologically sensitive formations are not observed below five feet, the qualified paleontologist or paleontological monitor shall spot-check excavations at five-foot intervals to determine if Pleistocene sediments or other paleontologically sensitive geological units are being impacted. Project components underlain by Pleistocene sedimentary deposits, the Pico Formation, the Fernando Formation, the Puente Formation, or the Monterey Formation on the surface shall be monitored full-time for paleontological resources. The paleontological monitor shall be equipped with necessary tools for the collection of fossils and associated geological and paleontological data. If sedimentological indicators conducive to the preservation of microvertebrates (as defined by SVP [2010]) are encountered, test sediment samples shall be collected and screened on- or off-site to determine the presence of microvertebrate fossils. The monitor shall complete daily logs detailing the day's excavation activities and pertinent geological and paleontological data. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Following the	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		paleontological monitoring program, a final monitoring report shall be submitted to the County for approval. The report shall summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the Project.	
C-4 Disturb any human remains, including those interred outside of formal cemeteries.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Energy			
E-1 Would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
E-2 Would conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Geology and Soils			
G-1 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.)	No Impact	No mitigation measures are required.	Not Applicable
ii. Strong seismic ground shaking.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
iii. Seismic-related ground failure, including liquefaction.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
iv. Landslides	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
G-2 Result in substantial soil erosion or the loss of topsoil.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
G-3 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
G-4 Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
G-5 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.	No Impact	No mitigation measures are required.	Not Applicable
Greenhouse Gas Emissions			
GHG-1 Generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
GHG-2 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Hazards and Hazardous Materials			
H-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
H-2: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
H-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
H-4: Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
H-5: 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 result in a safety hazard for people residing or working in the Project Area.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
H-6: For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
H-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
H-8: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Hydrology			
HYD-1 Violate and water-quality standards or waste-discharge requirements.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-3: 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 a substantial erosion or siltation on- or off-site.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-4: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-5: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-6: Otherwise substantially degrade water quality.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
HYD-7: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-8: Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-9: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
HYD-10: Be subject to inundation by seiche, tsunami, or mudflow.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Land Use			
LU-1: Physically divide an established community.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
LU-2: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
LU-3: Conflict with any applicable habitat conservation plan or natural community conservation plan.	No Impact	No mitigation measures are required.	Not Applicable
Mineral Resources			
M-1: Result in the loss of availability of a known mineral resource that would be of	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
value to the region and the residents of the state.			
M-2: 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Noise and Vibration			
N-1: 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. For noise compatibility, noise levels at noise-sensitive exterior areas exceed 65 dBA CNEL. For noise compatibility, interior noise levels in habitable noise-sensitive areas exceed 45 dBA CNEL.	Potentially Significant	MM N-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways, freeways, and rail transit routes, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling) to ensure compliance with the County's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 of the California Code of Regulations).	Significant and Unavoidable
N-2: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Potentially Significant	MM N-2Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second (in/sec) vibration velocity [within the range of 1 to 100 Hz frequency]), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be	Significant and Unavoidable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver). MM N-3New development that occurs within 200 feet of a railroad track (according to the FTA's vibration screening distances) shall be evaluated for potential vibration impacts. The project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that vibration impacts would remain below acceptable levels of 0.08 root mean square (RMS) in/sec vibration velocity for residential uses.	
N-3: A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Project-related traffic noise increase the ambient noise level at noise-sensitive locations by 3 dBA or more and the ambient noise levels under with-project conditions fall within the "Normally Unacceptable" or "Clearly Unacceptable" categories; OR Project-related traffic noise increases the ambient noise level at noise-sensitive locations by 5 dBA or more.	Potentially Significant	No feasible mitigation measures.	Significant and Unavoidable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
N-4: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Potentially Significant	**MM N-4** Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with more effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other BACT, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.	Significant and Unavoidable
N-5: 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, expose people residing or working in the Project Area to excessive noise levels.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
N-6: For a project within the vicinity of a private airstrip, expose people residing or working the Project Area to excessive noise levels.	No Impact	No mitigation measures are required.	Not Applicable
Population and Housing			
P-1: 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).	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
P-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Public Services			
FP-1: Result in a substantial adverse physical impact associated with the provisions 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 fire protection services.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Recreation			
R-1: Would 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
R-2: Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Transportation and Traffic			
T-1: Conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
T-2: Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).	Potentially Significant	**MM TRA-1 Neighborhood Design/Site Enhancement:** • Provide pedestrian network improvements (CAPCOA SDT-1) • Providing a pedestrian access network to link areas of a Project encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The provision of sidewalks on-site that connect to off-site pedestrian walkways linking to other complementary land uses is estimated to result in a VMT reduction • Provide Traffic Calming Measures (CAPCOA SDT-2) • Features such as marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, etc. encourage people to walk or bike. • Incorporate Bike-Lane Street Design On-site (CAPCOA SDT-5) • Incorporate bicycle lanes, routes, and shared-use paths into street systems and large developments. This is a grouped strategy so quantification is not provided. • Provide bike-parking with Multi-Unit Residential Projects (CAPCOA SDT-7)	Significant and Unavoidable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Long-term bicycle parking provided at apartment complexes or condominiums without garages to promote bike use. This is a grouped strategy so quantification is not provided. • Provide Electric Vehicle Parking (CAPCOA SDT-8) • The provision of electric vehicle parking is grouped with use of electric vehicle and provision of neighborhood electric vehicle network, therefore, quantification is not provided MM TRA-2 Land Use/Location: • Increase Density (CAPCOA LUT-1) *Designing projects with increased dwelling units per unit area where allowed by the General Plan and/or Zoning Ordinance reduces GHG emissions associated with traffic in several ways* • Increase transit accessibility (CAPCOA LUT-5) *Enhancing and expanding non-motorized access to transit will encourage a shift toward taking transit, instead of driving. This may include adding sidewalks, walkways that connect to/from dead end streets, and walkways in easements to enhance connectivity in neighborhoods, bike lanes, and lighting and other amenities in the site design and site frontage improvements.* • Integrate Affordable and Below Market Rate Housing (CAPCOA LUT-6) *Affordable housing provides greater opportunity for lower income families to live closer to jobs centers and achieve jobs/housing match near transit. It also addresses to some degree the risk that new transit-oriented development would displace lower income families.*	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM TRA-3 Parking Policy/Parking: • Unbundle Parking Costs from Property Cost (CAPCOA PDT-2) *Unbundling separates parking from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost from the property cost. This removes the burden from those who do not wish to utilize a parking space.* • Encourage to not overpark projects to maintain the ability for projects to screen out in areas. Parking requirements can be updated in County's code. **MM TRA-4 Commute Trip Reduction:** • Provide Ridesharing Programs (CAPCOA TRT-3) *Increasing the vehicle occupancy by ride sharing will result in fewer cars driving the same trip, and thus a decrease in VMT. Funding maybe provided by Community Facilities, District, County Service Area.* • Subsidized or Discounted Transit Programs (CAPCOA TRT-4) *A project can provide subsidized/discounted daily or monthly public transit passes. It could provide free transfers between all shuttles and transit to participants. These passes can be partially or wholly subsidized by the employer, school, or development.* **MM TRA-5 Land use/Location:** • Increase diversity of Urban and Suburban Developments (Mixed-Use) (CAPCOA LUT-3)	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport. MM TRA-6 Commute Trip Reduction • Implement Commute Trip Reduction Marketing (CAPCOA TRT-7) For larger multi-family and mixed-use parcels, a project can implement marketing strategies to reduce commute trips by establishing a kiosk in common amenity area where information regarding transportation options and commute trip reduction can be provided to residents. MM TRA-7 Regional VMT Reduction/Mitigation Fee • An impact fee maybe leveed on projects that have significant VMT impact as determined by the SCAG regional VMT reduction/ mitigation program.	
T-3: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
T-4: Result in inadequate emergency access.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
Tribal Cultural Resources			
TC-1: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place,	Less Than Significant Impact	No mitigation measures are required.	

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
or object with cultural value to a California Native American tribe, and that is: • Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or • A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			
Utilities and Service Systems			
U-1: Would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
U-2: Would 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.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
U-3: Would result in a determination by the wastewater treatment provider which serves or may serve the project that is has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

Table 1-1. Summary of Proposed Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Wildfire			
WF-1: Substantially impair an adopted emergency response plan or emergency evacuation plan.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
WF-2: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
WF-3: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable
WF-4: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	Less Than Significant Impact	No mitigation measures are required.	Not Applicable

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2 Introduction

Chapter 2 provides an introduction to the Proposed Los Angeles County Housing Element Update (Proposed Project) for the County of Los Angeles (County) 2021-2029 planning period.

2.1 Purpose of Environmental Impact Report

This Draft Program Environmental Impact Report (PEIR) has been prepared by the County to evaluate potential environmental effects that would result from implementation of the Proposed Project. This Draft PEIR has been prepared in conformance with the California Environmental Quality Act (CEQA) statute (California Public Resources Code Section 2100, et seq.) and its implementing guidelines (14 CCR 15000 et seq., hereinafter "CEQA Guidelines"). The Proposed Project constitutes a "Project" as defined in CEQA Guidelines Section 15378. Pursuant to Section 15367 of the State CEQA Guidelines, the County is the lead agency for the Proposed Project.

CEQA requires the preparation of an EIR for any project that a lead agency determines may have a significant impact on the environment. According to Section 21002.1(a) of CEQA:

> The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.

CEQA also establishes mechanisms whereby the public and decision makers can be informed about the nature of the project being proposed and the extent and types of impacts that the project and its alternatives would have on the environment, if they were to be implemented.

The basic purposes of CEQA are as follows (14 CCR 15002[a]):

1. Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities;
2. Identify the ways that impacts to the environment can be avoided or significantly reduced;
3. Prevent significant, avoidable impacts to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

This Draft PEIR was prepared in accordance with CEQA Guidelines Section 15151, which defines the standards for EIR adequacy as follows:

> An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

2.2 Project Overview

The County is updating the Housing Element of the General Plan for the 2021–2029 planning period. The Housing Element is one of the seven required elements of the General Plan per the California Government Code, Section 65583 et seq. Generally, state law mandates updates to the Housing Element every 8 years. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (unincorporated areas). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. The County is required to ensure the availability of residential sites, at adequate densities and with appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation. The Proposed Project consists of the following main components:

- **Adequate Sites Inventory**: The RHNA for the County for the 2021–2029 planning period is 90,052 units, which is broken down by income category to accommodate estimated growth need at various income levels. The Housing Element update must include an Adequate Sites Inventory to demonstrate there are adequate sites meeting several criteria that could be developed to meet the RHNA. If a local jurisdiction cannot demonstrate that there are enough sites to accommodate the RHNA, the local jurisdiction is required to develop a rezoning program.
- **Rezoning Program**: The County must demonstrate adequate capacity for 90,052 units. Since the County can only accommodate 39,007 units, the RHNA gap of approximately 51,000 units will be accommodated by a rezoning program. In addition to the 51,000 units, the rezoning program includes areas to exceed the capacity to accommodate the RHNA because state guidance on implementation of Government Code Section 65863 (Senate Bill 166, No Net Loss Law) recommends that jurisdictions create a buffer in the Housing Inventory, especially for capacity to accommodate the lower income RHNA. Thus, for purposes of this PEIR it is conservatively assumed that the rezoning program would result in the addition of approximately 63,443 dwelling units and reduction of 16.0 million square feet of commercial uses.
- **Constraints and Barriers**: The Housing Element also identifies potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities.
- **Goals, Policies, and Implementation Program**: The Housing Element update will also include goals, policies, and implementation programs to address housing needs.
- **Amendments to Title 22 (Planning and Zoning) of the County Code**: The Zoning Code will be amended to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD).
- **Amendments to the General Plan Land Use Element**: The Land Use Legend will be amended to (1) add a minimum allowable residential density to certain land use designations and (2) establish that the allowable residential density specified by the General Commercial (CG) land use designation in the General Plan also applies to the commercial land use designations in certain community-based plans, where such land use designations do not currently specify an allowable residential density.

2.3 Type, Purpose, and Intended Uses of the PEIR

This Draft PEIR is intended to serve as a PEIR under CEQA. Although the legally required contents of a PEIR are the same as those of a Project EIR, PEIRs are typically more conceptual and may contain a more general or qualitative discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in CEQA Guidelines Section 15168, a PEIR may be prepared on a series of actions that may be characterized as one large project. Use of a PEIR provides the County (as lead agency) with the opportunity to consider broad policy alternatives and program wide mitigation measures, and provides the County with greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis. According to CEQA Guidelines Section 15168(a), a PEIR may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) Geographically
(2) As logical parts in the chain of contemplated actions
(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally simi lar environmental effects which can be mitigated in similar ways.

A PEIR is appropriate for the Proposed Project because it satisfies Section 15168(a). The Project Area includes unincorporated Los Angeles County; is within a logical part in a chain of contemplated actions for the Sixth Cycle Housing Element Update; would be under the County's rules, regulations, plans, and other general criteria; is carried out under one regulatory authority, the County; and would have generally similar environmental effects, as they relate to increasing housing units within the County, which can be mitigated in similar ways.

Once a PEIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the PEIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the PEIR scope and additional environmental documents may not be required (14 CCR 15168[c]). When a PEIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the PEIR into the subsequent activities (14 CCR 15168[c][3]). If a subsequent activity would have effects that were not examined in the PEIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR (14 CCR 15168[c][1]). In this case, the PEIR still serves a valuable purpose as the first-tier environmental analysis. The CEQA Guidelines encourage the use of PEIRs, citing five advantages in Section 15168(b):

(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,
(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,
(3) Avoid duplicative reconsideration of basic policy considerations,
(4) Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and
(5) Allow reduction in paperwork.

The Proposed Project involves the implementation of a broad policy planning document. The project-level details of the implementation of the Proposed Project would not be known at the time of preparation of the EIR. The PEIR approach would provide a sufficient level of analysis for the broad nature of the Proposed Project.

2.4 Notice of Preparation

The County has complied with the CEQA Guidelines by providing opportunities for early participation in the environmental review process. Specifically, in accordance with Section 15082(a) of the CEQA Guidelines, the County circulated a Notice of Preparation (NOP) for a 30-day public review. The NOP was sent to the State Clearinghouse, public agencies, special districts, responsible and trustee agencies, and other interested parties for a public review period that began on January 5, 2021, and ended on February 4, 2021 (CEQA Public Review and Scoping Period). The purpose of the NOP is to formally convey that the County, as the lead agency, solicited input regarding the scope and proposed content of the Draft PEIR.

Copies of the NOP were made available for electronic download on the County's website at https://planning.lacounty.gov/housing/.

The NOP included a description of the Proposed Project, identification of potential environmental effects associated with Proposed Project approval and implementation, and an invitation to agencies and the public to review and comment on the NOP; the NOP and comments are provided in Appendix A of this Draft PEIR. Comments on the NOP were received from two individuals, five agencies, and two groups. The NOP comment letters, which contain environmental concerns, are listed in Table 2-1, along with a summary of the environmental issues raised and the Draft PEIR section where the environmental topics are addressed.

Table 2-1. Notice of Preparation and Comment Letters Summary

Sender of Comments	Date Received	General Summary of Comments	Addressed In Section(s)
Individuals			
Concepcion Aguirre	January 11, 2021	The commenter discusses homeless encampments and raises issue with home values.	Section 4.14, Population and Housing
Adrienne Ortega	January 11, 2021	The commenter expresses disagreement with the Housing Element update and compact housing. Additionally, the commenter states adding density is a negative and immigrants are not counted, which further adds to the issue.	Section 4.14, Population and Housing
Regional/Local Agency			
California Department of Transportation (Caltrans)	January 15, 2021	Caltrans does not expect the Proposed Project to result in a direct adverse impact to existing state transportation facilities. However, to not induce excessive vehicle miles traveled, Caltrans recommends reducing or eliminating parking requirements.	Chapter 3, Project Description, and Section 4.17, Transportation
County of Ventura, Transportation Department	February 2, 2021	The County of Ventura is concerned about potential rezoning impacts on the Regional Road Network and the need to disclose and mitigate potential impacts.	Chapter 3, Project Description, and Section 4.17, Transportation

Table 2-1. Notice of Preparation and Comment Letters Summary

Sender of Comments	Date Received	General Summary of Comments	Addressed In Section(s)
South Coast Air Quality Management District (SCAQMD)	February 2, 2021	SCAQMD provides recommendations on the air quality analysis and requests all appendices related to air quality, health risk, and greenhouse gas analyses. SCAQMD provides resources for the air quality and greenhouse gas analyses and potential mitigation measures to be utilized to minimize any significant impacts.	Section 4.3, Air Quality, and Section 4.8, Greenhouse Gas Emissions
City of Santa Clarita	February 2, 2021	The commenter provides specific comments related to land use, traffic/transportation, jobs/housing imbalance, and utilities and service systems. • Land Use – The Santa Clarita Valley (SCV) Area Plan and Santa Clarita General Plan focus on higher density towards the urban core to preserve open space. The commenter raises concern about increasing densities outside of this core. • Traffic/Transportation - Proposed rezoning may potentially increase traffic. The city requests a fully revised traffic analysis zone analysis be conducted. • Jobs/Housing Imbalance – The city is concerned about any actions that may increase the existing jobs/housing imbalance in the SCV Area Plan • Utilities and Service Systems - Increase in density beyond what was anticipated in the SCV Area Plan can increase demand on utilities. The city requests appropriate utility demand analysis, including a Water Supply Assessment.	Section 4.11, Land Use and Planning; Section 4.14, Population and Housing; Section 4.17, Transportation; and Section 4.19, Utilities and Service Systems
California Department of Fish and Wildlife (CDFW)	February 3, 2021	CDFW discusses their role and is submitting comments as a Responsible Agency. CDFW recommends maximizing development where it already exists; reviewing any overlap with the South Coast Missing Linkages Project; conducting a biological resources survey, including measures to avoid impacts to nesting birds; and providing mitigation measures where future housing removes nesting habitat and bat roosting habitat. CDFW also includes general comments about disclosure, mitigation measures, baseline, data, direct/indirect/cumulative impacts, alternatives, California Endangered Species Act, jurisdictional waters, wetland resources, translocation/salvage of plants and animal species, compensatory mitigation, and long-term management.	Section 4.4, Biological Resources

Table 2-1. Notice of Preparation and Comment Letters Summary

Sender of Comments	Date Received	General Summary of Comments	Addressed In Section(s)
Organizations			
Building Industry Association of Southern California	February 4, 2020	The Building Industry Association recommends the PEIR be circulated for at least 60 days. They recommend careful consideration of the environmental consequences of too narrowly focusing new development away from undeveloped lands and to evaluate constraints on development.	Chapter 3, Project Description; Section 4.11, Land Use and Planning; Section 4.14, Population and Housing; Section 4.20, Wildfire
Acton Town Council	February 4, 2020	The comment letter summarizes the Proposed Project scope and offers comments related to these components. The Acton Town Council requests information on the Adequate Sites Inventory, rezoning program, goals, policies, and implementation programs, amendments to the current Housing Element, and amendments to Title 22. The commenter does note the PEIR should examine impacts related to soil and groundwater contamination, trash, wildfire, and vehicle miles traveled.	Chapter 3, Project Description; Section 4.15, Public Services; and Section 4.16, Recreation

2.5 Scoping Meeting

Pursuant to CEQA Statute Section 21083.9 and CEQA Guidelines Section 15082(c), the lead agency is required to conduct at least one scoping meeting for all projects of state-wide, regional, or area-wide significance as outlined in Section 15206 of the CEQA Guidelines. The scoping meeting is for jurisdictional agencies and interested persons or groups to provide comments regarding, but not limited to, the range of actions, alternatives, mitigation measures, and environmental effects to be analyzed.

On March 4, 2020, the Governor proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, the Governor issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Therefore, the Proposed Project's Scoping Meeting was held online, through a webinar type format, with the option to participate by telephone only. The County hosted the virtual Scoping Meeting on Saturday, January 23, 2021, from 10:00 a.m. to 11:30 a.m. Registration was made available through the County's website at https://planning.lacounty.gov/housing/involved and Spanish translation was made available.

At the conclusion of the presentation, attendees of the webinar were able to provide comments and questions about the Proposed Project to County staff and the project consultants during the question and answer portion of the meeting.

2.6 Public Review of the Draft PEIR

In accordance with the CEQA Guidelines, the Draft PEIR is distributed to responsible and trustee agencies, other affected agencies, bordering municipalities, interested parties, and all parties who requested a copy of the Draft PEIR for a 45-day public review period. A notice announcing the availability (Notice of Availability) of the Draft PEIR was published in the following local newspapers; The Acton-Agua Dulce News, The Antelope Valley Press, The Gardena Valley News, La Opinion, The Los Angeles Sentinel, The Malibu Times, The Pasadena Star News, The San Gabriel Valley Daily Tribune, The Argonaut, The Signal, The Whittier Daily News, The Daily Breeze, and The Acorn. The 45-day public review period of the Draft PEIR began on Wednesday, June 9, 2021, and ends on Monday, July 26, 2021. Comments on the Draft PEIR from public agencies (including responsible and trustee agencies), bordering municipalities, interested parties, and the general public will be accepted during the 45-day public review period.

Written comments would need to be received by the County on or before Monday, July 26, 2021, at 5:00 p.m. Written comments could be provided via email to housing@planning.lacounty.gov, or by mail to:

Tina Fung | Supervising Regional Planner
Housing Policy Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, California 90012

The Draft PEIR can be viewed or downloaded at the County's website at http://planning.lacounty.gov/housing/eir.

2.7 Scope of Environmental Impact Report

2.7.1 Impacts Considered Less Than Significant

No environmental impact categories are identified here as not being significantly affected by, or affecting, the Proposed Project.

2.7.2 Potentially Significant Adverse Impacts

Twenty environmental factors have been identified as potentially significant impacts if the Proposed Project is implemented. Therefore, these impacts are analyzed in this Draft PEIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

2.7.3 Significant Unavoidable Adverse Impacts

This Draft PEIR identifies significant and unavoidable adverse impacts, as defined by CEQA, which would result from implementation of the Proposed Project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. If the County, as the Lead Agency, determines that unavoidable significant adverse impacts will result from the Proposed Project, the County must prepare a "Statement of Overriding Considerations" before it can approve the Project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the Proposed Project against its unavoidable significant environmental effects and has determined that the benefits of the Proposed Project outweigh the adverse effects. Therefore, the adverse effects are considered to be acceptable. The following impacts were found in the Draft PEIR to be significant and unavoidable are:

- Cultural Resources
- Air Quality
- Noise
- Transportation

2.8 Incorporation By Reference

All documents cited or referenced are incorporated into the PEIR in accordance with CEQA Guidelines Sections 15148 and 15150, including but not limited to the following:

- 2020-2045 Connect SoCal (Regional Transportation Plan/Sustainable Communities Strategy), SCAG (2020)
- Altadena Community Plan, County of Los Angeles, Department of Regional Planning (1986)
- County of Los Angeles 2035 General Plan, County of Los Angeles, Department of Regional Planning (2015)
- County of Los Angeles General Plan 2035 EIR County of Los Angeles, Department of Regional Planning (June 2014)
- Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont, Department of Regional Planning (2020)
- East Los Angeles Community Plan, County of Los Angeles, Department of Regional Planning (1988)
- East Los Angeles 3rd Street Specific Plan, Department of Regional Planning (2020)
- Florence-Firestone Community Plan, County of Los Angeles, Department of Regional Planning (2019)
- Hacienda Heights Community Plan, County of Los Angeles, Department of Regional Planning (2011)
- Los Angeles County Traffic Impact Analysis Guidelines, Department of Public Works
- Santa Clarita Valley Area Plan, County of Los Angeles, Department of Regional Planning (2012)
- Santa Clarita Valley Area Plan Final EIR, County of Los Angeles, Department of Regional Planning (2012)
- West Athens/Westmont Community Plan, County of Los Angeles, Department of Regional Planning (1989)
- West Carson TOD Specific Plan, County of Los Angeles, Department of Regional Planning (2019)
- Willowbrook TOD Specific Plan, County of Los Angeles, Department of Regional Planning (2018)
- Zoning Ordinance, Title 22, Los Angeles County Code (2021)

In each instance where a document is incorporated by reference for purposes of this Draft PEIR, the Draft PEIR shall briefly summarize the incorporated document, or briefly summarize the incorporated data if the document cannot be summarized. In addition, the Draft PEIR shall explain the relationship between the incorporated part of the referenced document and the Draft PEIR.

This Draft PEIR relies upon previously adopted regional and statewide plans and programs, agency standards, and background studies in its analyses. All of the County documents that are incorporated by reference, are available for review online at http://planning.lacounty.gov/. Members of the public may contact the Department of Regional Planning at housing@planning.lacounty.gov or at 231.974.6417 for assistance in locating the documents.

2.9 Mitigation Monitoring Procedures

CEQA Guidelines Section 15097 requires that the mitigation measures and revisions to the Proposed Project identified in the PEIR are implemented. Therefore, CEQA requires that the lead agency must adopt a program for monitoring or reporting on the required revisions and the measures it has imposed to mitigate or avoid significant environmental effects. The Mitigation Monitoring and Reporting Program for the Proposed Project will be completed as part of the Final PEIR, prior to consideration of the Proposed Project by the County Regional Planning Commission and Los Angeles County Board of Supervisors.

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3 Project Description

Chapter 3 of this Draft Program Environmental Impact Report (PEIR) provides a description of the Proposed Los Angeles County Housing Element Update (Proposed Project). The purpose of this chapter is to describe the Proposed Project in a manner that will be meaningful for review by the public, reviewing agencies, and decision-makers in accordance with the California Environmental Quality Act (CEQA), California Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines (14 CCR 15000 et seq.).

3.1 Introduction

California state law requires each city and county to adopt a general plan containing at least seven elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each general plan is known as the Housing Element Law. California's Housing Element Law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements.

The Housing Element is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development. This Housing Element Update is an update of the previous Housing Element for the County of Los Angeles (the County), which was adopted by the County Board of Supervisors on February 4, 2014.

The timing for jurisdictions to update their Housing Elements is based on the update schedule of the regional transportation plans (RTPs) by the federally designated metropolitan planning organizations. The County of Los Angeles is a member of the Southern California Association of Governments (SCAG), which is the designated metropolitan planning organization for the region. SCAG is required to update its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every 4 years, which puts all member jurisdictions on a schedule to update their Housing Elements every 8 years. The SCAG Regional Council adopted the Connect SoCal plan (2020–2045 RTP/SCS) on September 3, 2020. For SCAG member jurisdictions, the 6th Cycle Housing Element planning period extends from 2021 to 2029. As part of Connect SoCal, SCAG assigns a number of housing units that the County is required to plan for in the 8-year Housing Element cycle. That number of units is called the Regional Housing Needs Allocation (RHNA), and it is broken down by income category, ensuring that all economic groups are accommodated. Table 3-1 provides the RHNA allocation required for unincorporated County by household income group.

Table 3-1. Unincorporated Los Angeles County RHNA

Income Level	Number of Units
Very Low Income	25,648
Low Income	13,691
Moderate Income	14,180
Above Moderate Income	36,533

Table 3-1. Unincorporated Los Angeles County RHNA

Income Level	Number of Units
Total RHNA Allocation	90,052

Source: SCAG 2021.
Note: RHNA = Regional Housing Needs Allocation.

Under the RHNA allocation, unincorporated County is required to provide the ~~zoned~~ capacity to accommodate the development of at least 90,052 units affordable to households at specific income levels using various land use planning strategies. ~~Of these units, a total of 39,339 units must accommodate the County's lower-income RHNA, which means they must be identified on multi-family-zoned sites that have a minimum density of 30 dwelling units per acre.~~ The County provides capacity for housing through local zoning regulations. The County, however, is not required to physically construct 90,052 units as a result of the RHNA allocation. The County provides capacity for housing through local land use regulations. Section 3.3, Project Description, describes the project components in detail. It is also noted that f~~F~~uture units may ~~also~~ include accessory dwelling units and junior accessory dwelling units, which are exempt from CEQA and discretionary permits per California Government Code Sections 65852.2 and 65852.22.

3.2 Project Location

Los Angeles County is geographically one of the largest counties in the country. Encompassing approximately 4,083 square miles, it stretches along 75 miles of the Pacific Coast of Southern California and is bordered by Orange County to the southeast, San Bernardino County to the east, Kern County to the north, and Ventura County to the west. It also includes two offshore islands, Santa Catalina Island and San Clemente Island. The regional location of Los Angeles County is shown in Figure 3-1, Regional Vicinity Map.

The area for the Project (Project Area) includes only the unincorporated areas of Los Angeles County (unincorporated areas), which is approximately 65% of the total land area in Los Angeles County. The unincorporated areas in the northern portion of the County are composed largely of sparsely populated land and include the Angeles National Forest, part of the Los Padres National Forest, and part of the Mojave Desert. The unincorporated areas in the southern portion of the County consist of noncontiguous land areas, which are often referred to as the "unincorporated urban islands." These unincorporated areas are shown in Figure 3-2, Unincorporated Areas of Los Angeles County. The General Plan divides Los Angeles County into 11 Planning Areas, as shown in Figure 3-3, Planning Areas.

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Valley Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Although the Project Area includes all unincorporated areas of the County, the analysis within this Draft PEIR focuses on candidate housing sites located generally in the areas included as part of the Proposed Project's rezoning program, shown in Figure 3-4, Rezoning Program, because these are the areas that may potentially have significant

environmental impacts based on direct, reasonably foreseeable, and indirect physical changes in the environment. The Proposed Project's rezoning program includes areas that may result in changes to the environment that were not already considered in previous environmental analyses or studies; refer to Section 3.3 for further details.

Figures 3-5A through 3-5G identify the areas within the rezoning program by Planning Area. As illustrated, the areas that would not be affected by the rezoning program are the Antelope Valley Planning Area, the Coastal Islands Planning Area, the Santa Clarita Valley Planning Area, and the Santa Monica Mountains Planning Area.

3.3 Project Description

The Proposed Project would include an update to the Los Angeles County Housing Element. As previously described, the Housing Element is one of the seven required elements of the County General Plan per the California Government Code, beginning at Section 65583. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. The County is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, its RHNA allocation. The Proposed Project consists of six main components, which are described in Section 3.3.2, Project Components.

3.3.1 Statement of Objectives

The purpose of the Proposed Project is to address the housing needs and objectives of the County to meet State Housing Law requirements. The following goals have been established for the Proposed Project:

Goal 1 A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to extremely low, very low and lower income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.

Goal 2 Communities with equitable access to employment opportunities, community facilities and services, and amenities.

Goal 3 A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

Goal 4 A comprehensive system of support services and housing that prevents and ends homelessness.

Goal 5 Opportunities for extremely low, very low, low, and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

Goal 6 Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.

Goal 7 Protection against residential displacement.

Goal 8 Neighborhoods and housing environments that are livable, healthy, and safe for all residents.

Goal 9 An adequate supply of housing preserved and maintained in sound condition.

Goal 10 Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.

Goal 11 Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

Goal 12 Planning for and monitoring the long-term affordability of adequate housing.

3.3.2 Project Components

The Proposed Project consists of the following main components, as described in further detail below.

- Adequate Sites Inventory
- Rezoning Program
- Constraints and Barriers
- Goals, Policies, and Implementation Programs
- Amendments to Title 22 (Planning and Zoning) of the County Code
- Amendments to the General Plan Land Use Element

This PEIR considers and evaluates the Proposed Project as a whole, and the potential impacts associated with future housing development facilitated by the Proposed Project based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. The analysis, therefore, focuses on candidate housing sites as part of the Proposed Project's rezoning program at a programmatic level. The Proposed Project's rezoning program includes areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies. Additional housing sites in locations dispersed through the County may also be considered for future development, facilitated by the Proposed Project. However, further analysis was not conducted because the County had no further information and other potential sites or areas countywide are considered speculative at this time.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district (TOD) specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

Adequate Sites Inventory

The RHNA is mandated by state law to quantify future housing growth throughout the state. This informs the local planning process by addressing existing and future housing need resulting from estimated growth in population, employment, and households. SCAG is responsible for oversight of the RHNA process in the SCAG region, which encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The RHNA for the County for the 2021–2029 planning period is 90,052 units, which is broken down by income category to accommodate the estimated growth need at various income levels (see Table 3-1). As required by state law, the Housing Element must identify the County's ability to accommodate this estimated growth through available sites and appropriate land use policy and zoning. ~~Refer to Figure 3-6, RHNA Capacity, which illustrates the~~ The Proposed Project employs many ~~County's overall~~ strategies to accommodate its RHNA ~~capacity through various strategies~~, including the adequate sites inventory, the rezoning

program, County-owned projects, entitled/pipeline projects, accessory dwelling units ~~etc~~; refer in part to Figure 3-6, RHNA Capacity.

To demonstrate that there are enough sites within the unincorporated areas with adequate densities to accommodate the RHNA at each income level, the Housing Element Update will include an adequate sites inventory. In order to count toward the RHNA, sites must meet several criteria, including residential zoning of a certain density, a minimum lot size, and being vacant or underutilized. "Underutilized" means that the property is not built to its maximum capacity, so there is potential for more units on the site. If a local jurisdiction cannot demonstrate that there are enough sites to accommodate the RHNA, the local jurisdiction is required to develop a rezoning program. The rezoning ensures that there are enough sites with sufficient densities to address the housing need. As a part of the County's Housing Element Update, the County will include a rezoning program. The rezoning program aims to focus growth and increased density in the unincorporated areas with access to services and infrastructure and outside the County's environmentally sensitive and naturally constrained areas. Further details on the rezoning program are described in the following section.

Rezoning Program

It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County has included a rezoning program in the Housing Element to accommodate its RHNA gap (consistent with Gov C §65583.2(a)(3)-(4) and Gov C §65883.2(c)(3)). Table 3-2 identifies the RHNA gap by household income group.

Table 3-2. RHNA Gap

Income Level	RHNA	Units County Can Accommodate Under Current Land Use and Zoning	RHNA Gap
Very Low and Low Income	39,339	19,071	20,268
Moderate Income	14,180	8,120	6,060
Above Moderate Income	36,533	11,816	24,717
Total	**90,052**	**39,007**	**51,045**

Source: SCAG 2021; County of Los Angeles, pers. comm., 2021.
Note: RHNA = Regional Housing Needs Allocation. The RHNA gap may evolve throughout the Housing Element adoption and certification process, but these numbers have been used as a reasonable assumption for purposes of the programmatic analysis provided in this EIR..

Methodology

The general locations of areas identified for the rezoning program were selected using a mapping application developed by the County. The mapping application uses objective criteria through a scoring system. Factors include the identification of existing infrastructure such as public water and sewer, existing commercial corridors, and infill communities. The rezoning methodology excludes several areas identified in Figure C.1, Hazard, Environmental and Resource Constraints Map of the General Plan (County of Los Angeles 2014), specifically 25-50% slopes, Class II and II hazards, Moderate and High Fire Hazard Areas, Airport Noise Contours, and Coastal Zone Boundary in Santa Monica Mountains. Remaining areas were scored using additional criteria including, but not limited to, proximity to transit, amenities, and services; access to infrastructure such as public water and sewer; and location within higher

resource areas in terms of educational attainment, employment, and economic mobility. The general locations of areas identified for the rezoning program are identified in Figures 3-4 and 3-5A through 3-5G.

The rezoning program includes areas that would exceed the total 51,045-unit gap. State guidance on implementation of California Government Code Section 65863 (Senate Bill 166, No Net Loss Law) recommends that jurisdictions create a buffer in the Housing Inventory of at least 15% to 30% more capacity than required, particularly for lower-income allocation, for the purposes of creating the inventory of sites. Additionally, the areas within the rezoning program identified for the purposes of this Draft PEIR include those that would not meet the State Department of Housing and Community Development criteria for RHNA-eligible parcels and are included as part of the rezoning program to avoid spot zoning. These areas, along with the RHNA-eligible areas, were included in the Draft PEIR analysis to represent the "worst-case" scenario.

The analysis takes a conservative approach by analyzing a reasonable worst-case scenario of environmental impacts from future implementation of the 2021–2029 Housing Element, which is the additional units that would result from the rezoning program. The potential additional units may occur in a multitude of housing development types including, but not limited to, multi-family residential ranging from small apartment buildings with 2 to 10 units, medium apartment buildings with between 11 and 49 units, or large apartment buildings with between 50 and 200 units.

Constraints and Barriers

Another component of the Housing Element Update is the identification and analysis of potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities. The Housing Element Update will identify the specific standards and processes of these constraints and evaluate their impact on the supply and affordability of housing. This analysis will determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a local jurisdiction from meeting its housing needs. At a minimum, the analysis will address the following: codes and enforcement and on- and off-site improvement standards, constraints for people with disabilities, fees and exactions, land use controls, non-governmental constraints, and processing and permitting procedures. New state law requirements regarding lending, labor shortage, neighborhood opposition to housing, and other private and environmental constraints will also be addressed.

Goals, Policies, and Implementation Programs

The Housing Element Update will also include goals, policies, and implementation programs to address housing needs.

Goals General statements about the desired housing outcomes expressing the community's values. The goals of the Housing Element are carried forward and listed here in Section 3.3.1, Statement of Objectives.

Policies Specific statements that guide decision making. Please refer to the Housing Element for the complete list of policies.

Implementation Programs. Actions for carrying out the policies of the Housing Element. Each implementation program identifies lead/partner agencies and timelines. The Department of Regional Planning partners with other County agencies that oversee housing, such as the Los Angeles County Development Authority and the Los Angeles Homeless Services Authority, for the

implementation and administration of these programs. Please refer to the Housing Element for the complete list of programs.

Amendments to Title 22 (Planning and Zoning) of the County Code

The Zoning Code will be amended to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD).

Amendments to the General Plan Land Use Element

The Land Use Legend will be amended to (1) add a minimum allowable residential density to certain land use designations and (2) establish that the allowable residential density specified by the General Commercial (CG) land use designation in the General Plan will also apply to the commercial land use designations in certain community-based plans, where such land use designations do not currently specify the allowable residential density.

The amendments shown in Table 3-3 will be made to the General Plan Land Use legend (as indicated in ~~strikeout~~/underline) to ensure consistency with the rezoning associated with the Proposed Project.

Table 3-3. General Plan Land Use Legend Amendments

Land Use	Code	Permitted Density or FAR	Purpose
Residential			
Residential 30	H30	Residential: ~~0~~ 20-30 du/net ac	Purpose: Single family residences, two family residences, multifamily residences.
Residential 50	H50	Residential: ~~0~~ 20-50 du/net ac	
Commercial			
General Commercial	CG	Residential: ~~0~~ 20-50 du/net ac** Non-Residential: Maximum FAR 1.0 Mixed Use: ~~0~~ 20-50 du/net ac** and FAR 1.0	Purpose: Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses. **Also applicable to residential developments or the residential component in mixed-use developments on lots with one of the following land use designations: • Altadena Community Plan: Business Park (BP) or General Commercial (GC); • East Los Angeles Community Plan: Community Commercial (CC), Major Commercial (MC), or Commercial Manufacturing (CM); • Rowland Heights Community Plan: Commercial (C); • Walnut Park Neighborhood Plan: General Commercial (GC), Mixed Commercial (MC), or Office Commercial (OC); or • West Athens-Westmont Community Plan: Regional Commercial (C.1), Community Commercial (C.2), Neighborhood Commercial

Table 3-3. General Plan Land Use Legend Amendments

Land Use	Code	Permitted Density or FAR	Purpose
			(C.3), Commercial Manufacturing (C.4), or Commercial Recreation (CR).
Mixed Use			
Mixed Use	MU	Residential: ~~0~~ 50-150 du/net ac Non-Residential: Maximum FAR 3.0 Mixed Use: ~~0~~ 50-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences.

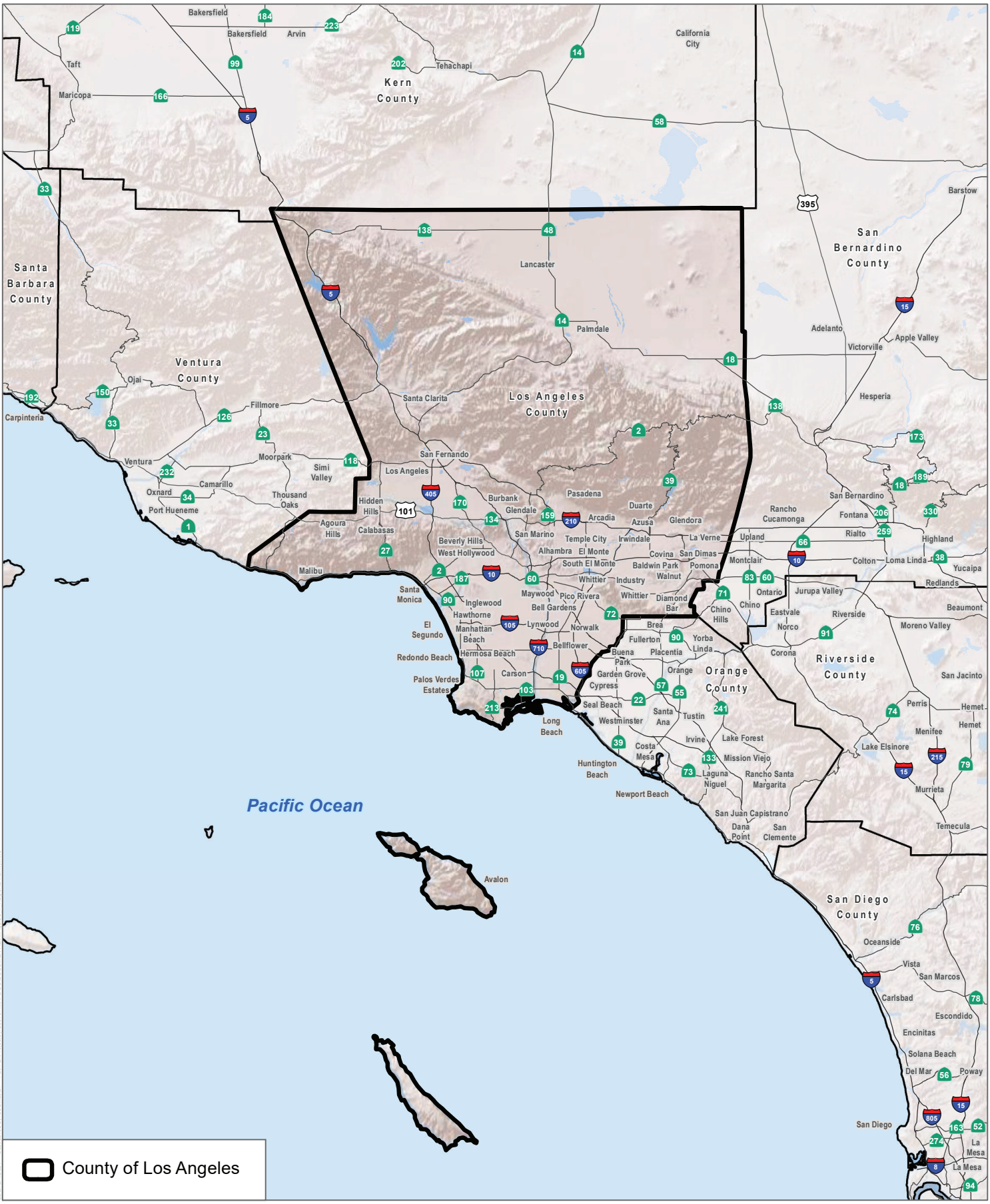
Notes: FAR = floor area ratio; du/net ac = dwelling units per net acre.

3.4 References

County of Los Angeles. 2014. Figure C.1 Hazard, Environmental and Resources Constraints Map. County of Los Angeles Department of Regional Planning. November 2014. https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_C-1_Hazard_Environmental_Constraints.pdf.

County of Los Angeles. 2021. Comments and text edits provided by County of Los Angeles Department of Regional Planning to Dudek. May 2021.

SCAG (Southern California Association of Governments). 2021. SCAG 6th Cycle Final RHNA Allocation Plan (approved by HCD on 3/22/21). March 4, 2021. https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1616462966.



SOURCE: ESRI 2021; CPAD 2020

DUDEK

0 10 20 Miles

FIGURE 3-1

Regional Vicinity Map

Los Angeles County Housing Element Update

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SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 3-2

Unincorporated Areas of Los Angeles County

Los Angeles County Housing Element Update

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SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 3-3

Planning Areas

Los Angeles County Housing Element Update

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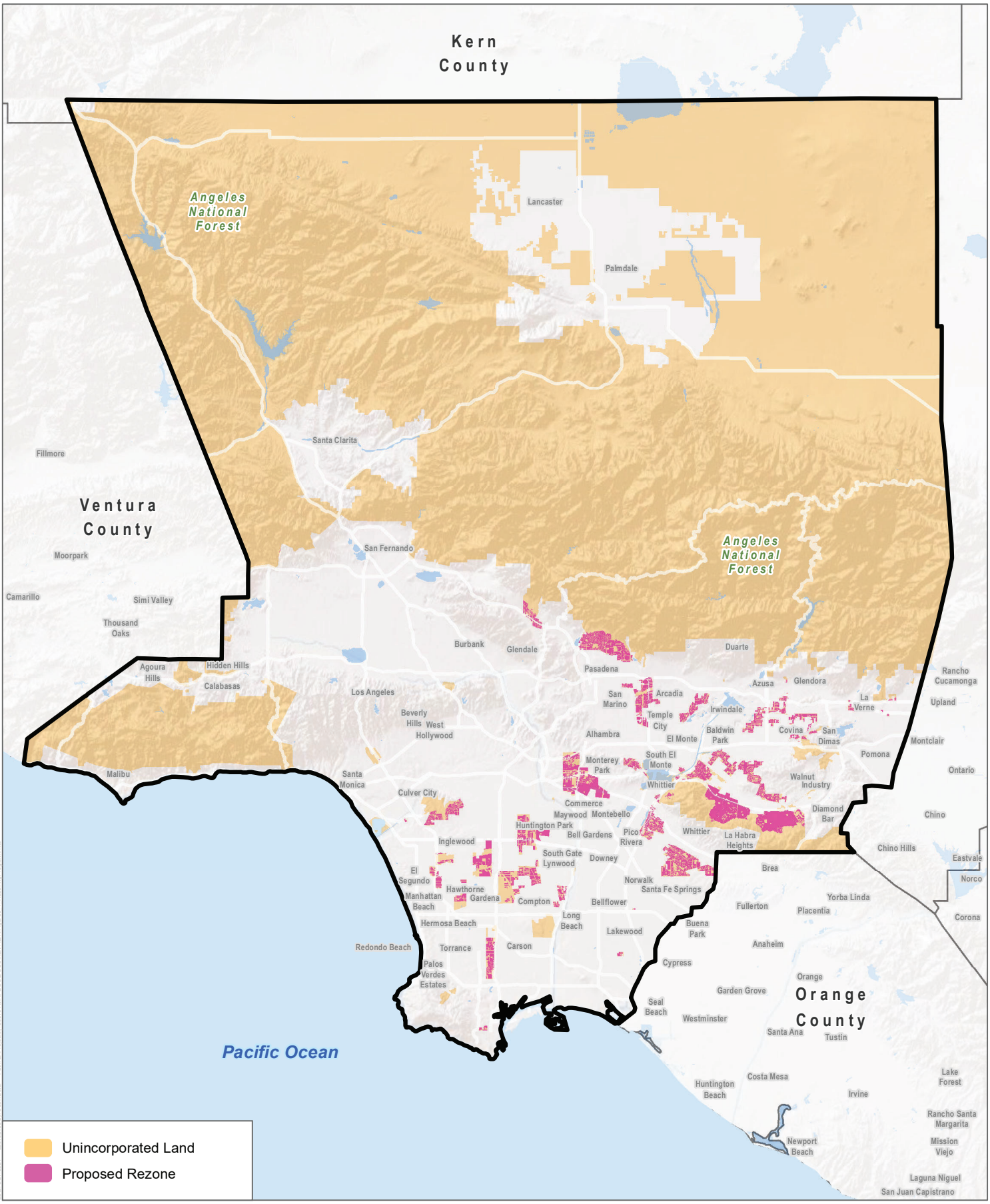

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 3-4

Rezoning Program

Los Angeles County Housing Element Update

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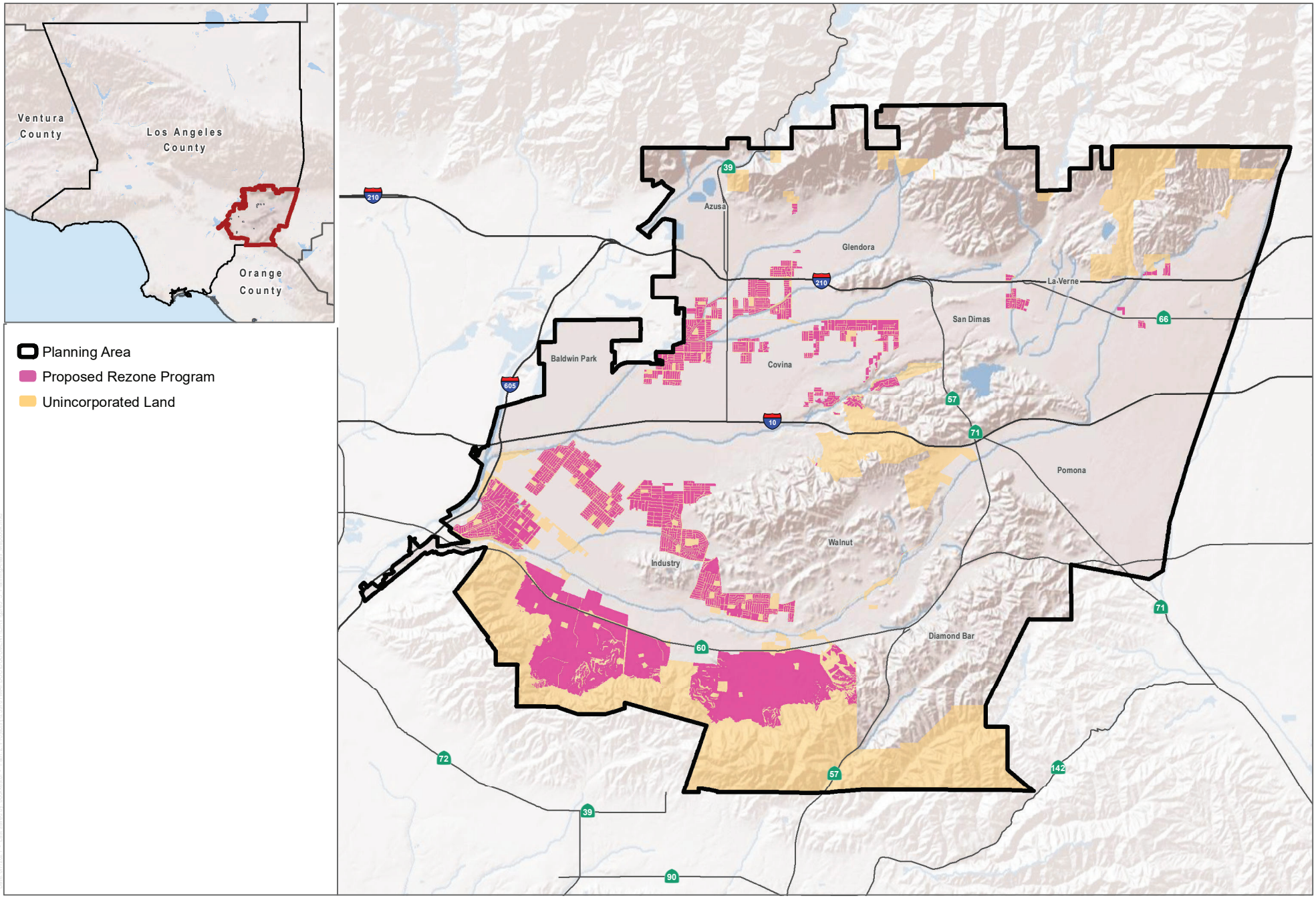

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 8,000 16,000 Feet

FIGURE 3-5A

East San Gabriel Valley Planning Area

Los Angeles County Housing Element Update

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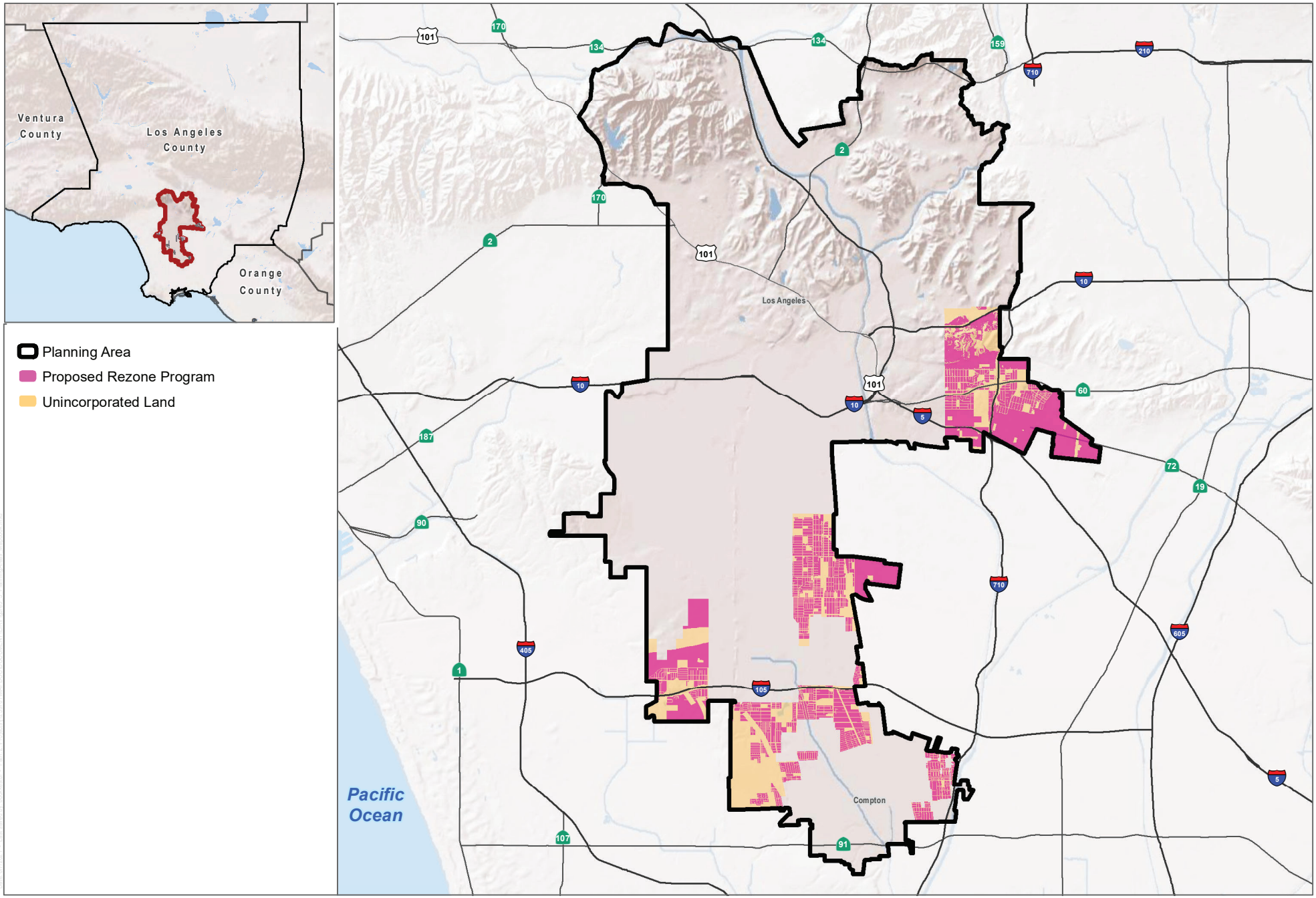

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 8,000 16,000 Feet

FIGURE 3-5B

Metro Planning Area

Los Angeles County Housing Element Update

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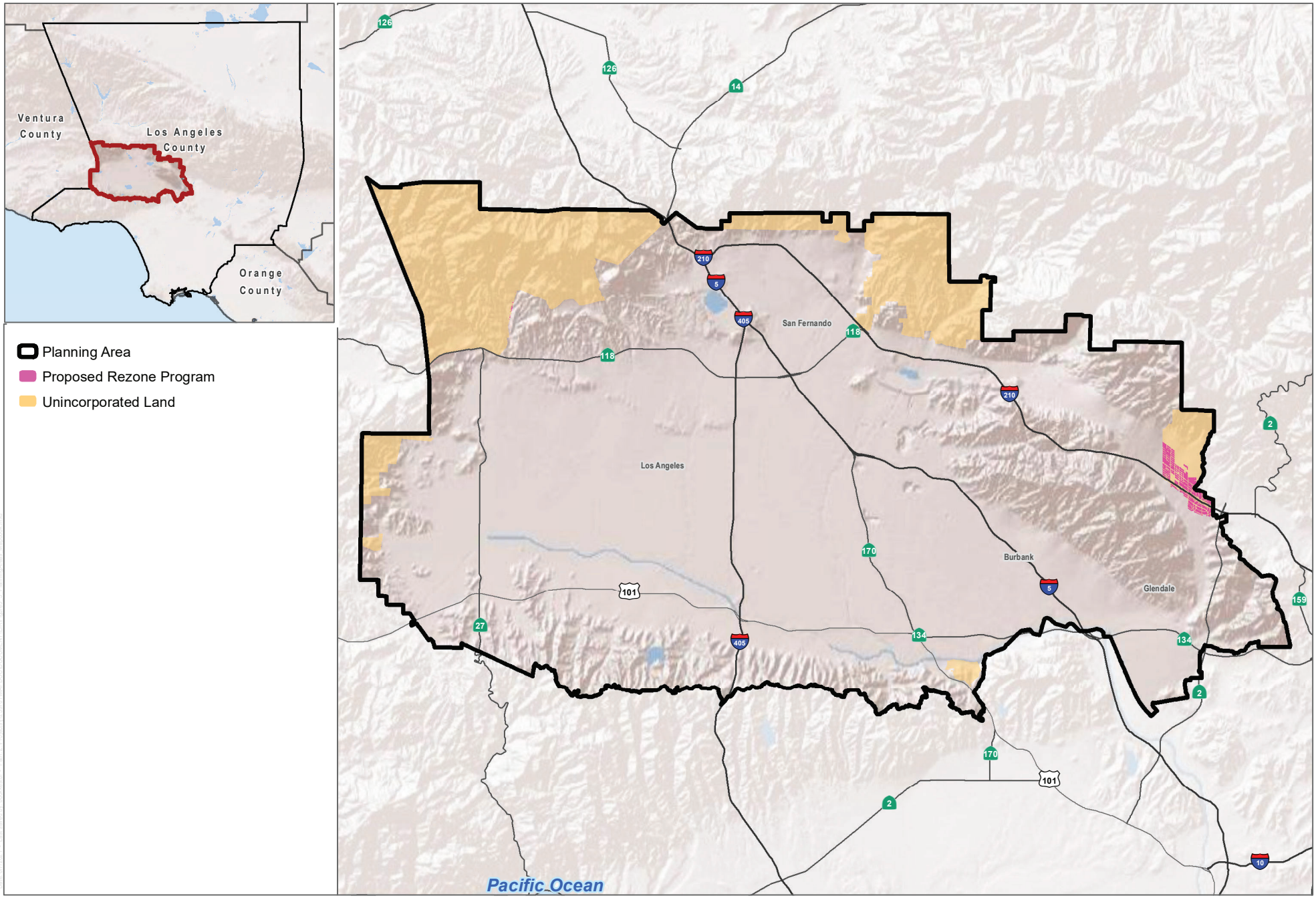

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 10,000 20,000 Feet

FIGURE 3-5C

San Fernando Valley Planning Area

Los Angeles County Housing Element Update

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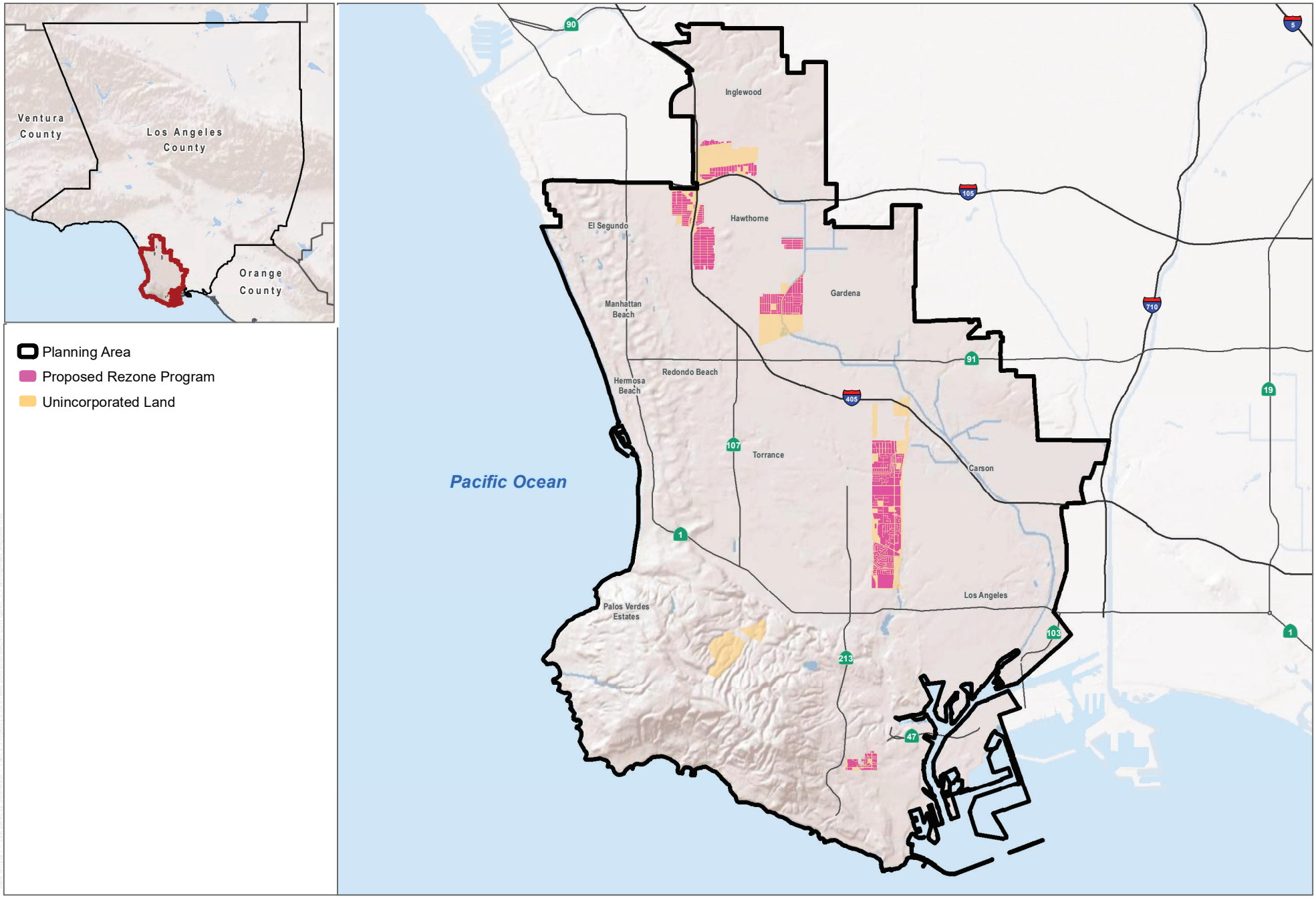

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 7,500 15,000 Feet

FIGURE 3-5D

South Bay Planning Area

Los Angeles County Housing Element Update

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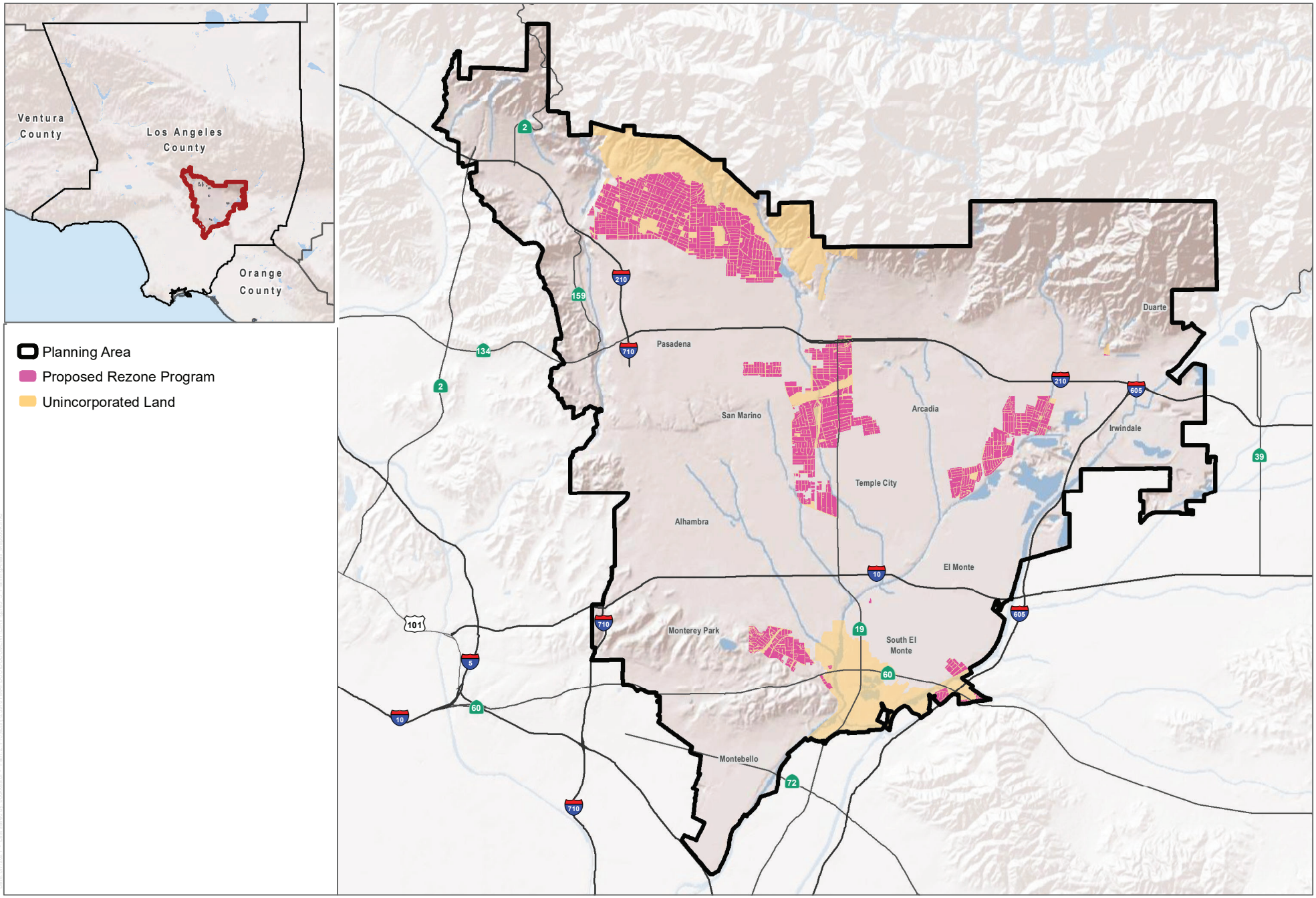

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 7,500 15,000 Feet

FIGURE 3-5E

West San Gabriel Valley Planning Area

Los Angeles County Housing Element Update

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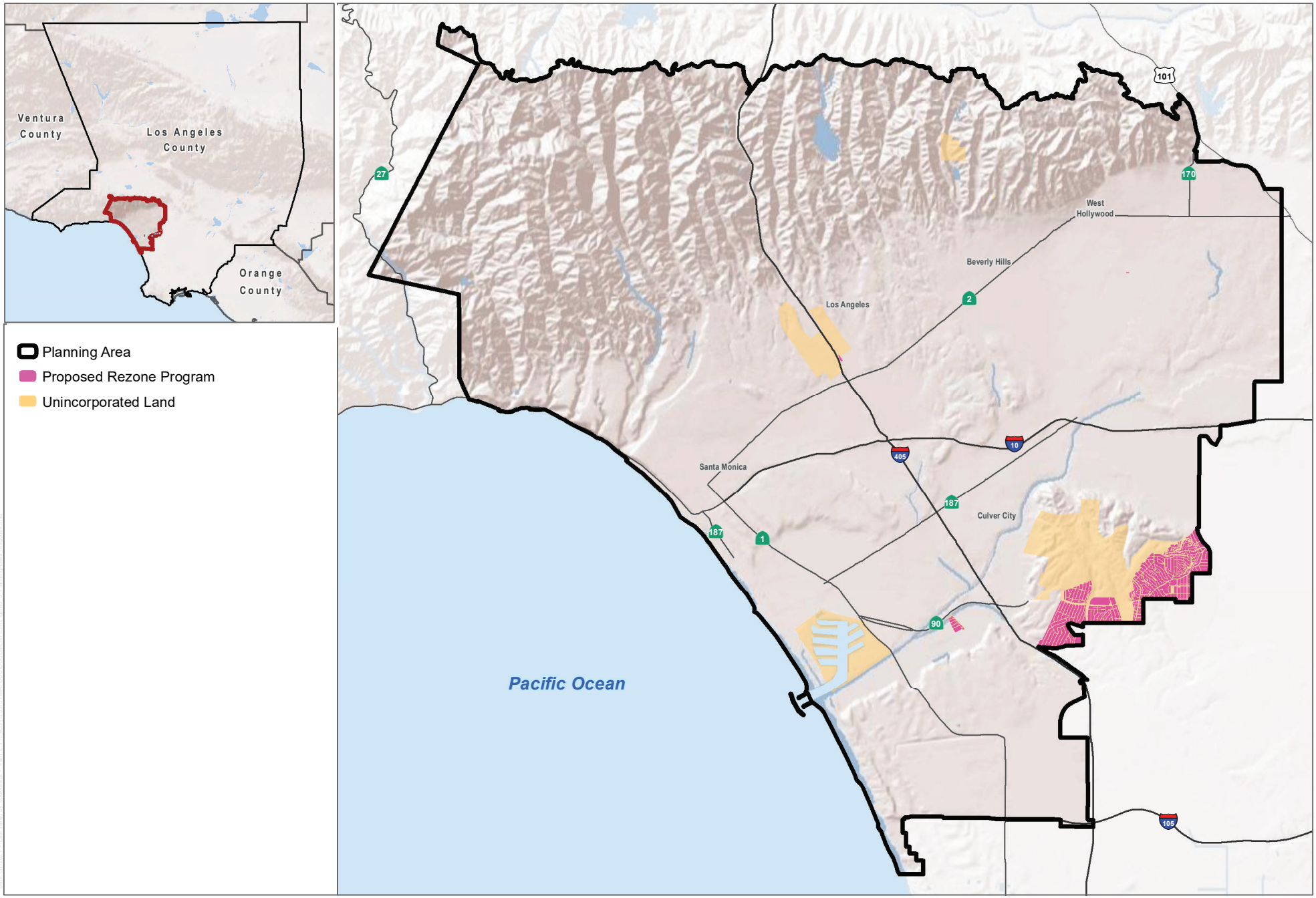

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 6,250 12,500 Feet

FIGURE 3-5F

Westside Planning Area

Los Angeles County Housing Element Update

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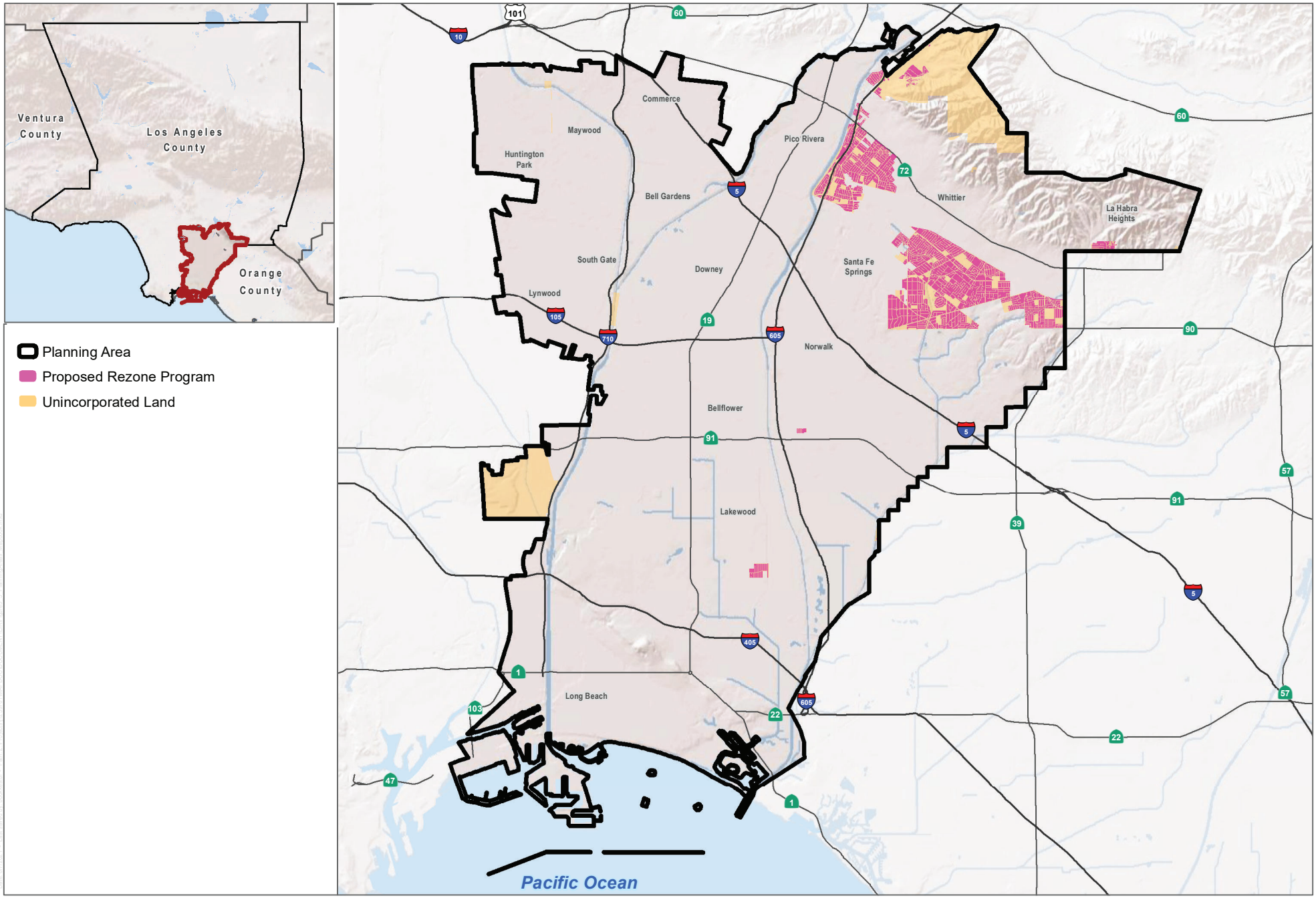

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 8,750 17,500 Feet

FIGURE 3-5G

Gateway Planning Area

Los Angeles County Housing Element Update

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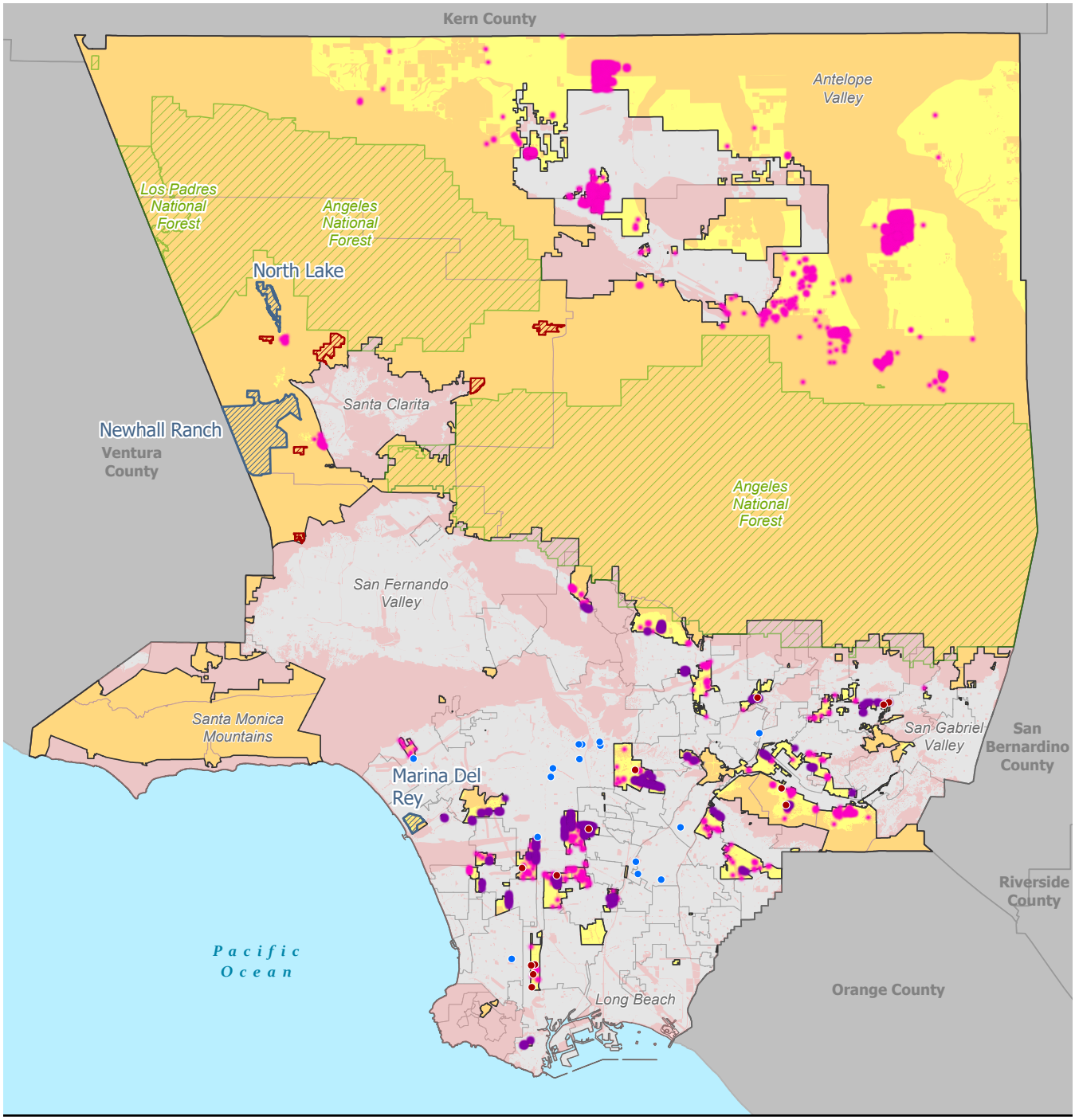
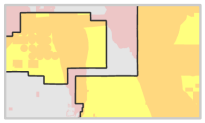


- Adequate Site
- Rezoning
- County-Owned Project (in city)
- Entitled / Pipeline Project (small)
- Entitled / Pipeline Project (large)
- Selected Specific Plan
- Environmental Constraint (Fire, Flood, SEA, etc)*
- Unincorporated Area*
- Incorporated City*
- National Forest

* Please note that the Environmental Constraint layer is a transparent overlay, which affects the colors shown for cities and unincorporated areas, as in the example shown at right:



0 10 20 Miles

SOURCE: Los Angeles County 2021

FIGURE 3-6

RHNA Capacity

Los Angeles County Housing Element Update

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4 Environmental Analysis

The purpose of this Draft Program Environmental Impact Report (PEIR) is to evaluate the potential environmental effects of the Proposed Los Angeles County Housing Element Update (Proposed Project). The County of Los Angeles (County) circulated a Notice of Preparation (NOP) beginning on January 5, 2021, with the public review period ending on February 4, 2021. The NOP was transmitted to the State Clearinghouse, responsible agencies, other affected agencies, and other public and private potential stakeholders to solicit feedback regarding the scope of the environmental analysis to be addressed in the Proposed Project's Draft PEIR. The NOP and comment letters received are contained in Appendix A of this Draft PEIR.

Sections 4.1 through 4.20 of this Draft PEIR contain the potential environmental impacts analysis associated with implementation of the Project, and focus on the following issues:

- Section 4.1 – Aesthetics
- Section 4.2 – Agriculture and Forestry Resources
- Section 4.3 – Air Quality
- Section 4.4 – Biological Resources
- Section 4.5 – Cultural Resources
- Section 4.6 – Energy
- Section 4.7 – Geology and Soils
- Section 4.8 – Greenhouse Gas Emissions
- Section 4.9 – Hazards and Hazardous Materials
- Section 4.10 – Hydrology and Water Quality
- Section 4.11 – Land Use and Planning
- Section 4.12 – Mineral Resources
- Section 4.13 – Noise
- Section 4.14 – Population and Housing
- Section 4.15 – Public Services
- Section 4.16 – Recreation
- Section 4.17 – Transportation
- Section 4.18 – Tribal Cultural Resources
- Section 4.19 – Utilities and Service Systems
- Section 4.20 – Wildfire

Supporting Documentation

Supporting documentation was prepared to analyze air quality, energy, greenhouse gas emissions, cultural resources, paleontological resources and noise. These documents are identified in the discussions for the individual environmental issues. They are included as appendices attached to this Draft PEIR.

Analysis Format

The Draft PEIR assesses how the Proposed Project would impact each of the above-listed resource areas. Each environmental issue addressed in this Draft PEIR is presented in terms of the following subsections:

- **Environmental Setting:** Provides information describing the existing setting on and/or surrounding the Project Area that may be subject to change as a result of implementation of the Proposed Project. This setting discussion describes the conditions that existed when the NOP was sent to responsible agencies and the State Clearinghouse.
- **Relevant Plans, Policies, and Ordinances:** Provides a discussion of federal, state, regional, and local regulations, plans, policies, and ordinances applicable to the Proposed Project.
- **Thresholds of Significance:** Provides criteria for determining the significance of Proposed Project impacts for each environmental issue.
- **Methodology:** Provides the methods and approach for determining the level of significance for the Proposed Project impacts.
- **Environmental Impacts:** Provides a discussion of the characteristics of the Proposed Project that may have an impact on the environment, analyzes the nature and extent to which the Proposed Project is expected to change the existing environment, and indicates whether the Proposed Project's impacts would meet or exceed the levels of significance thresholds.
- **Cumulative Impacts:** Provides a discussion of the characteristics of the Proposed Project that may have a cumulative impact on the environment.
- **Mitigation Measures:** Identifies mitigation measures to reduce significant adverse impacts to the extent feasible.
- **Level of Significance After Mitigation:** Provides a discussion of significant unavoidable environmental impacts that cannot be feasibly mitigated or avoided, potentially significant environmental impacts that can be feasibly mitigated or avoided, and impacts that are not significant.
- **References:** Lists the sources cited during preparation of the Draft PEIR.

4.1 Aesthetics

This section evaluates potential impacts to the visual appearance and character of the Project Area from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project). This section includes a discussion of the qualitative aesthetic characteristics of the existing environment that would be potentially degraded by implementation of the Proposed Project and assesses the potential impacts related to scenic vistas, scenic highways, visual character, and light and glare.

4.1.1 Environmental Setting

This section discusses the existing environmental setting relative to aesthetics. As described in Chapter 3.0, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program as those are the areas that may result in changes to the environment that weren't already considered in previous environmental analysis or studies.

Los Angeles County (the County) is a vast and visually diverse area. The visual setting of the County is composed of both the built and natural environments, as well as the interface between the two. Built environments include commercial, office, residential, industrial, institutional, and public uses. Natural environments include coastlines, beaches, foothills, mountains and ridgelines, forests, and desert environments. Because the Proposed Project uses the County General Plan's Planning Areas Framework, existing aesthetic conditions are described using this framework. Figure 3-3, Planning Areas (see Chapter 3, Project Description, of this Draft PEIR), shows the boundaries of the various Planning Areas established under the Planning Areas Framework of the General Plan.

Scenic Vistas and Corridors

Scenic hillsides include the San Gabriel Mountains, Verdugo Hills, Santa Monica Mountains, Santa Susana Mountains, Simi Hills, and Puente Hills. Hillsides play a major role in physically defining the diverse communities in the unincorporated areas. These landforms not only create dramatic backdrops against developed communities, but also provide extensive environmental and public benefits to residents. Most of the native plant and animal species reside in the hilly and mountainous terrain. Scenic viewsheds vary by location and community and can include ridgelines, unique rock outcroppings, waterfalls, ocean views, or various other unusual or scenic landforms. Finally, there are numerous ridgelines that provide dramatic views for the unincorporated areas. The varied topography of the County allows for an assortment of long-range views from the Los Angeles Basin to the foothills and mountains, as well as long-range views from the foothills and mountains to the Los Angeles Basin and the coast. The impact of the Proposed Project with respect to these scenic resources is addressed in Section 4.1.5, Environmental Impacts.

Scenic Highways

The State Scenic Highway Program was created in 1963 to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment. Through the California Scenic Highway Mapping Program, the California Department of Transportation (Caltrans) designates routes that are eligible to become state or county scenic highways or historic parkways. These determinations are based on the

scenic value of the lands surrounding these roadways, as well as how readily visible these resources are to those driving on the roadway. The adopted 1974 Los Angeles County Scenic Highway Plan was created to conform to the State Scenic Highway Program. According to state guidelines, a highway may be designated scenic depending on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes on the traveler's enjoyment of the view.

Within Los Angeles County, there are three adopted state scenic highways: Angeles Crest Highway State Route (SR) 2, from 2.7 miles north of Interstate (I) 210 to the San Bernardino County line; Mulholland Highway (two sections), from SR-1 to Kanan Dume Road, and from west of Cornell Road to east of Las Virgenes Road; and Malibu Canyon–Las Virgenes Highway, from SR-1 to Lost Hills Road. There are also six highways in Los Angeles County with an "Eligible for State Scenic Highway" designation (Caltrans 2019):

- SR-1:
  - From the Orange County line to SR-19 (Lakewood Boulevard) in the City of Long Beach
  - From SR-187 (Venice Boulevard) in the City of Los Angeles to the Ventura County line
- SR-27 (Topanga Canyon Boulevard) from SR-1 to the City of Los Angeles city limit
- SR-67 from the Orange County line to SR-60 in the City of Diamond Bar
- SR-118 from the western City of Los Angeles boundary to the Ventura County line
- SR-210/I-5 from SR-134 in the City of Pasadena through the City of Santa Clarita to the Ventura County line
- U.S. Route 101 from Topanga Canyon Boulevard to the Ventura County line

Visual Character

Overall, the visual character of Los Angeles County is highly varied and is therefore best addressed in parts. This overview of the visual character of the Project Area is discussed using the Planning Areas Framework established as a part of the 2015 Los Angeles County General Plan Update. This framework divides the County into 11 Planning Areas, seven of which are within the Project Area. The Project Area does not include the Antelope Valley Planning Area, the Santa Monica Mountains Planning Area, the Santa Clarita Valley Planning Area, and the Coastal Islands Planning Area. The setting and visual character for each of the seven Planning Areas affected by the Proposed Project are described in greater detail below, and these Planning Areas are shown on Figure 3-3, Planning Areas (see Chapter 3).

East San Gabriel Valley Planning Area

The East San Gabriel Valley Planning Area contains the easternmost areas of Los Angeles County, and is located south of the Angeles National Forest, north of the Orange County border, and east of I-605 (Figure 3-5A, East San Gabriel Valley Planning Area). The visual character of this region is largely that of a typical suburban community with predominantly single-family residential uses, particularly in the areas closer to the foothills on the northern border of the Planning Area. There are a variety of recreational options and open space resources in the unincorporated portions of this Planning Area, including the Marshall Canyon Golf Course and the Puente Hills.

Metro Planning Area

The Metro Planning Area is located in the geographic center of Los Angeles County (Figure 3-5B, Metro Planning Area). This Planning Area is home to, and heavily defined by its proximity to, Downtown Los Angeles, which includes major corporations and professional firms, tourist and convention hotels, restaurants, retail, and the largest

concentration of government offices outside of Washington DC. The majority of this Planning Area is built out and relatively flat. There are no large areas of natural open space. All open space areas are contained within parks and recreational areas. The Los Angeles River and the Compton Creek tributary flow through this Planning Area; however, they are largely channelized.

San Fernando Valley Planning Area

The San Fernando Valley Planning Area is bordered by the Santa Clarita Valley and the Angeles National Forest to the north, and the Santa Monica Mountains Planning Area and Westside Planning Area to the south (Figure 3-5C, San Fernando Valley Planning Area). This Planning Area has many distinguishing geographic characteristics. Almost the entire Planning Area is ringed with distinctive hillsides and mountain ranges, including the Santa Susana Mountains to the northwest, the Simi Hills to the west, the Santa Monica Mountains and Chalk Hills to the south, the Verdugo Mountains to the east, and the San Gabriel Mountains to the northeast. Looking southeast, high-rises from Downtown Los Angeles can be seen from some neighborhoods, passes, and parks in the San Fernando Valley.

South Bay Planning Area

The South Bay Planning Area is located in the southwest corner of Los Angeles County (Figure 3-5D, South Bay Planning Area). The Pacific Ocean provides the western border and the Gateway Planning Area and Metro Planning Area provide the eastern and northern borders. The majority of this Planning Area is composed of low-level areas of the Los Angeles Basin. The Palos Verde Peninsula consists of hills, open spaces, and communities that abut cliffs and rocky shorelines along the Pacific Coast.

West San Gabriel Valley Planning Area

The Angeles National Forest is the northern border of the West San Gabriel Planning Area, while Downtown Los Angeles and the Gateway Planning Area make up its southern border (Figure 3-5E, West San Gabriel Valley Planning Area). Similar to the East San Gabriel Valley Planning Area, much of the West San Gabriel Valley Planning Area is composed of suburban land uses; however, the communities in the West San Gabriel Valley Planning Area are significantly older than most of the communities in the East San Gabriel Valley Planning Area and this is reflected in the visual character of the area. The San Gabriel Mountains and Angeles National Forest provide a large range of open space and recreational opportunities and visual resources for area residents.

Westside Planning Area

The Westside Planning Area covers coastal communities including Marina del Rey, the Westside area of the City of Los Angeles, and other small cities, such as the cities of Santa Monica, Beverly Hills, and West Hollywood (Figure 3-5F, Westside Planning Area). This Planning Area contains several scenic beaches as well as one of the few remaining wetlands in Ballona Creek. The eastern portion of this Planning Area includes the Baldwin Hills and Kenneth Hahn State Park, which provide natural areas and recreational opportunities for area residents. Marina del Rey is the largest human-made small boat harbor in the country and is bounded by the City of Los Angeles. This Planning Area is highly varied, gradually transitioning from an intensely urban character in the northeastern portion of the Planning Area to more natural scenic areas along the coast.

Landforms

Natural landform features that are located throughout Los Angeles County include important geologic and scenic landform features, hillsides and ridgelines, canyons, creeks, prominent trees, and watershed areas.

Mountain Ranges

Los Angeles County contains portions of several mountain ranges, including the San Gabriel Mountains, Santa Monica Mountains, Santa Susana Mountains, and Verdugo Mountains. The largest of these ranges, the San Gabriel Mountains, contains Mount San Antonio, commonly referred to as Mount Baldy. Mount San Antonio tops out at just over 10,000 feet above mean sea level and can be seen from much of the southeastern portion of Los Angeles County (LAA 2021). Los Angeles County also contains portions of the Chino Hills and Puente Hills, and all of the Palos Verdes Hills.

Los Angeles Basin

The Los Angeles Basin has been described as a bowl of sediment surrounded by the mountain ranges of Los Angeles County. The geologic forces that formed the basin have not only resulted in impacts related to hazards in the form of earthquake risk, but have also affected visual resources in that the large plain that was created contributes to the City of Los Angeles being the commercial, governmental, and visual focal point of the region.

Watersheds

Detailed discussion of the watersheds within the County is provided in Section 4.10, Hydrology and Water Quality.

Coastline

The iconic coastline of Los Angeles County is one of the most distinctive aspects of the Project Area's visual landscape. Moreover, there is a significant amount of variety with respect to the landforms and character of landscapes along the coastline, ranging from open sandy beaches to rugged, cliff-edged portions of the coast that include offshore rocks. While the majority of the County's coast is in cities, Marina del Rey, which is in the Westside Planning Area, is an important recreational and aesthetic resource in the Project Area.

4.1.2 Relevant Plans, Policies, and Ordinances

Federal

There are no federal regulations related to aesthetics relevant to the Proposed Project.

State

The following state regulations pertaining to aesthetics would apply to the Proposed Project.

California Scenic Highway Program

The California Scenic Highway Program, which is maintained by Caltrans, protects state scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to these highways.

California Building Code

The California Building Code, Part 2 of Title 24 in the California Code of Regulations, is based on the International Building Code and combines three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in the International Building Code
- Building standards that have been adopted and adapted from the International Building Code to meet California conditions
- Building standards authorized by the California legislature that constitute extensive additions not covered by the International Building Code and that have been adopted to address particular California concerns

Title 24, California Building Standards Code, consists of regulations to control building standards throughout the state. The following components of Title 24 include standards related to lighting:

Title 24, Part 1 – California Building Code/Title 24, Part 3 – California Electrical Code

The California Building Code (Title 24, Part 1) and the California Electrical Code (Title 24, Part 3) stipulate minimum light intensities for pedestrian pathways, circulation ways, parking lots, and paths of egress.

Title 24, Part 6 – California Energy Code

The California Energy Code (Title 24, Part 6) stipulates allowances for lighting power and provides lighting control requirements for various lighting systems, with the aim of reducing energy consumption through efficient and effective use of lighting equipment. Section 130.2 sets forth requirements for outdoor lighting controls and luminaire cutoff requirements. All outdoor luminaires rated above 150 watts shall comply with the backlight, up-light, and glare (BUG) ratings in accordance with IES TM-15-11, Addendum A, and shall be provided with a minimum of 40% dimming capability activated to full on by motion sensor or other automatic control. This requirement does not apply to streetlights for the public right-of-way, signs, or building façade lighting.

Section 140.7 establishes outdoor lighting power density allowances in terms of watts per area for lighting sources other than signage. The lighting allowances are provided by the Lighting Zone, as defined in Section 10-114 of the California Energy Code. Under Section 10-114, all urban areas within California are designated as Lighting Zone 3. Additional allowances are provided for Building Entrances or Exits, Outdoor Sales Frontage, Hardscape Ornamental Lighting, Building Facade Lighting, Canopies, Outdoor Dining, and Special Security Lighting for Retail Parking and Pedestrian Hardscape.

Section 130.3 stipulates that sign lighting controls for any outdoor sign that is on during both day and nighttime hours must include a minimum 65% dimming at night. Section 140.8 of the California Energy Code sets forth lighting power density restrictions for signs.

The following local/regional regulations pertaining to aesthetics would apply to the Project.

Local

Los Angeles County Code

Several sections of the County Code affect visual resources in the Project Area. The following paragraphs provide a brief overview of the applicable sections.

Title 21 – Subdivisions

Title 21 would apply in the event that new subdivisions are proposed in accordance with the Proposed Project. Chapter 21.24 (Design Standards) of Title 21 contains provisions pertaining to the regulation of the design of highways, local streets, and lots, as well as special requirements that regulate aspects of potential development including landscaping.

Title 22 – Planning and Zoning

Title 22 (Zoning Ordinance) describes the development standards that apply to each zone (e.g., height limits, setbacks). Chapter 22.116 (Highway Lines, Road Dedication and Access) contains provisions that pertain to the regulation of, and development standards for, highways and parkways. Chapter 22.80 (Rural Outdoor Lighting District) of Division 4 (Combining Zones and Supplemental Districts) allows for the establishment of rural outdoor lighting districts, which promote and maintain dark skies for the health and enjoyment of individuals and wildlife. The regulations in Chapter 22.80 are in addition to other provisions in the Zoning Ordinance that regulate light and glare. Division 10 (Community Standards Districts) contains development regulations for a list of communities that form districts for this purpose. The development standards outlined in Division 10, which apply to these districts, largely supersede the County-wide standards in the Zoning Ordinance. Finally, Division 6 (Development Standards) contains a number of general regulations, including Chapter 22.114 (Signs), which regulates the design and siting of all signs in the Project Area. Chapter 22.114 is discussed further below.

Hillside Management Areas Ordinance

With related provisions contained in Chapter 22.104 (Hillside Management Areas) of the Zoning Ordinance, Hillside Management Areas (HMAs) were established to ensure that development preserves the physical character and scenic value of areas of the Project Area with a natural slope of greater than 25%. To accomplish this, provisions relating to HMAs encourage protecting scenic hillside views and conserving natural hillside character.

Mills Act Program

Chapter 22.168 of the Zoning Ordinance is the County Mills Act Program. The purpose of the program is to provide an incentive for owners of qualified historical properties within the unincorporated areas of the Project Area to preserve, restore, and rehabilitate the historic character of such properties, thereby providing a historical, architectural, social, artistic, and cultural benefit to the citizens of the Project Area, as authorized by the provisions of Article 12 (commencing with Section 50280) of Chapter 1, Part 1, Division 1 of Title 5 of the California Government Code, the provisions of which are commonly known as the “Mills Act.” Further information on the Mills Act is provided in Section 4.5, Cultural Resources.

Oak Tree Ordinance

Contained in Chapter 22.174 (Oak Tree Permits) of the Zoning Ordinance, the Oak Tree Ordinance was established to recognize oak trees as significant aesthetic, historical, and ecological resources. The ordinance establishes permitting requirements for removal of protected oak trees.

Signs

Chapter 22.114 (Signs) of the County Code regulates the design, siting, and maintenance of signs in the Project Area. These regulations are intended to provide standards for the protection of property values, visual aesthetics, and the public health, safety, and general welfare of citizens, while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively.

Conditional Use Permits

Where other portions of the County Zoning Code have established regulations that would trigger the necessity of a Conditional Use Permit, Section 22.158 (Conditional Use Permits), contains regulations that pertain to the review of such permits by the County. This section establishes that the purpose of Conditional Use Permits is to allow for special consideration where particular project characteristics exist relating to a project's size, technological process or type of equipment, or because of its location with reference to its surroundings, street or highway width, traffic generation, or other demands on public services. Provisions in Chapter 22.158 ensure that development projects subject to review associated with a Conditional Use Permit are consistent with applicable development standards, thereby ensuring consistency with other developments held to those same standards.

Significant Ecological Area Ordinance

The Significant Ecological Area Ordinance regulates Significant Ecological Areas, which have been identified representing a wide range of biotic communities. Their complex ecological relationships are the subject of both aesthetic enjoyment and scientific study.

Existing Community-Based Plans

The Planning Areas Framework of the Proposed Project is intended to aid in the update of existing community plans and creation of additional community plans, community-based plans, and implementation tools.

General Plan

The Land Use Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal LU 6 Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.

- **Policy LU 6.2** Encourage land uses and developments that are compatible with the natural environment and landscape.

Goal LU 7 Compatible land uses that complement neighborhood character and the natural environment.

Goal LU 10 Well-designed and healthy places that support a diversity of built environments

Policy LU 10.2 Design development adjacent to natural features in a sensitive manner to complement the natural environment.

Policy LU 10.3 Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

Policy LU 10.5 Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction

Policy LU 10.10 Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.

The Conservation and Natural Resources Element of the General Plan provides the following goals and policies relevant to the Proposed Project:

Goal C/NR 13 Protected visual and scenic resources.

Policy C/NR 13.1 Protect scenic resources through land use regulations that mitigate development impacts.

Policy C/NR 13.2 Protect ridgelines from incompatible development that diminishes their scenic value.

Policy C/NR 13.3 Reduce light trespass, light pollution and other threats to scenic resources.

Policy C/NR 13.4 Encourage developments to be designed to create a consistent visual relationship with the natural terrain and vegetation.

Policy C/NR 13.6 Prohibit outdoor advertising and billboards along scenic routes, corridors, waterways, and other scenic areas.

Policy C/NR 13.7 Encourage the incorporation of roadside rest stops, vista points, and interpretive displays into projects in scenic areas.

Policy C/NR 13.8 Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.

Policy C/NR 13.9 Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible:

- Public safety and the protection of hillside resources through the application of safety and conservation design standards;
- Maintenance of large contiguous open areas that limit exposure to landslide, liquefaction and fire hazards and protect natural features, such as significant ridgelines, watercourses and SEAs [Significant Ecological Areas].

Policy C/NR 13.10 To identify significant ridgelines, the following criteria must be considered:

- Topographic complexity;
- Uniqueness of character and location;

- Presence of cultural or historical landmarks;
- Visual dominance on the skyline or viewshed, such as the height and elevation of a ridgeline; and
- Environmental significance to natural ecosystems, parks, and trail systems.

Goal C/NR5 Protected and useable local surface water resources.

Policy C/NR 5.2 Require compliance by all County departments with adopted Municipal Separate Storm Sewer System (MS4), General Construction, and point source NPDES [National Pollutant Discharge Elimination System] permits.

Policy C/NR 5.6 Minimize point and non-point source water pollution.

4.1.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project would normally have a significant effect on the environment with respect to aesthetics if the project would:

AE-1: Have a substantial adverse effect on a scenic vista.

AE-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

AE-3: Substantially degrade the existing visual character or quality of the site and its surroundings.

AE-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

4.1.4 Methodology

Aesthetic/Visual Character Analysis

The aesthetic/visual character analysis considers whether implementation of the Proposed Project would represent a potentially significant impact on the visual setting of the community and the extent to which the proposed rezoning program would be aesthetically compatible with neighboring uses in terms of bulk and scale, architectural style, and other visual considerations. This section addresses protected views or view corridors and identifies potential view blockages that could result from implementation of the Proposed Project. The assessment of aesthetic impacts is a qualitative evaluation, for which no discrete set of quantifiable parameters exists which can be applied.

It is also noted that for infill projects located in transit priority areas, impacts on aesthetics are not required to be evaluated under CEQA (California Public Resources Code, Section 21099[d][1]). In addition, under California Public Resources Code, Section 21081.3, lead agencies are not required to evaluate the aesthetic impacts of any project that includes housing and consists of the refurbishment, conversion, repurposing, or replacement of an existing building that is abandoned, dilapidated, or has been vacant for more than a year.

Light and Glare Analysis

The light and glare analysis identifies the existing light and glare environments in the Project Area and the light- and glare-sensitive land uses in the area, describes the light and glare sources under the Proposed Project, and qualitatively evaluates whether the Proposed Project would result in a substantial increase in the Project's temporary and permanent light and glare sources. If the Proposed Project has the potential to generate spill light on adjacent sensitive receptors or generate glare for receptors in the vicinity of the Project Area, mitigation measures can be provided to reduce potential impacts.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.1.5 Environmental Impacts

Threshold AE-1 Would the Project have a substantial adverse effect on a scenic vista?

As discussed in Section 4.1.1, Environmental Setting, Los Angeles County contains a variety of unique and significant visual resources. The discussion provided herein focuses on scenic vistas and corridors, excluding the Proposed Project's impacts on state and county scenic highways, which are addressed below. The Proposed Project recognizes scenic highways and corridors (or routes), hillsides, and ridgelines as valuable scenic resources.

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The areas within the rezoning program do not include areas with HMAs. The Proposed Project would concentrate rezoning efforts in areas surrounded by existing facilities and in non-rural communities. Due to the built-out nature of the areas proposed for increased development intensity and intervening development, the Proposed Project is not anticipated to have a substantial adverse effect on scenic vistas within the County. Further, there are a variety of existing and proposed regulatory processes that would serve to minimize these potential impacts. Several sections of the County Code regulate physical development by controlling not only the appearance of new development, but also the placement of new development with consideration for surrounding uses (refer to Section 4.1.2, Relevant Plans, Policies, and Ordinances). Additionally, the County Code limits the size and controls the siting of signs, particularly outdoor signs, including billboards, which would also limit the impact of the Proposed Project on any scenic vistas. Compliance with these provisions would be ensured through the County's development review and building permit process.

In addition to aspects of the existing regulatory framework that would lessen potential impacts to scenic vistas, a number of goals and policies of the current General Plan, listed in Section 4.1.2, would also serve to minimize potential impacts by preventing degradation of existing vistas and promoting actions that would make existing scenic vistas more accessible to people. The County's General Plan Policies C/NR 13.1 through C/NR 13.7, in particular, would ensure that scenic vistas in the Project Area are protected.

While the rezoning program would allow for greater intensities than previously permitted in the unincorporated areas of the County, the existing regulatory setting, the goals and policies contained in the General Plan, and general location of the rezoning areas within urban areas would ensure that potential impacts to scenic vistas associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations, would not provide any goals, policies, or programs that would significantly degrade the scenic vistas of the County. Furthermore, the Proposed Project includes goals and policies to enhance neighborhoods and housing environments, such as Goal 8 and Policy 8.1, which focus on supporting neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal. Therefore, impacts would be **less than significant**.

Threshold AE-2 Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The Proposed Project would affect the unincorporated areas of Los Angeles County. Within the County there are three adopted state scenic highways: Angeles Crest Highway (SR-2), from 2.7 miles north of I-210 to the San Bernardino County line; Mulholland Highway (two sections), from SR-1 to Kanan Dume Road, and from west of Cornell Road to east of Las Virgenes Road; and Malibu Canyon–Las Virgenes Highway, from SR-1 to Lost Hills Road.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Figure 3-4 in Chapter 3 shows the general areas within the Project Area that are anticipated for the rezoning program. As shown in Figure 4.1-1, Scenic Highways, some portions of the rezone parcels within the San Fernando Valley Planning Area are approximately 2.5 miles southwest of adopted state scenic highway SR-2. These rezone parcels are also located approximately 200 feet from an eligible scenic highway, the SR-210/I-5 from SR-134 in the City of Pasadena. However, there is existing development within this area that is visible to vehicles traveling along SR-210 and is not visible from SR-2. While some development or changes could occur near adopted and eligible scenic highways, the development or changes that would occur would be minimal and would only occur near small stretches of the scenic highways. The remaining three state scenic highways are located in the Santa Monica Mountains Planning Area, which is not included in the rezoning program. There are no other eligible scenic highways that are within the areas surrounding the Project Area. As such, the Proposed Project would not damage scenic resources within a state scenic highway.

In addition, a number of goals and policies of the General Plan Update listed in Section 4.1.2 would also serve to minimize potential impacts to scenic highways by preventing degradation of existing vistas, as well as by promoting actions that would make existing scenic vistas more accessible to individuals. Therefore, no significant impact would result from implementation of the Proposed Project with respect to the substantial alteration of scenic resources within a designated scenic highway, and impacts would be **less than significant**.

Threshold AE-3 Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts; the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. The proposed rezoning areas for additional housing would encourage infill development in areas with existing infrastructure and access to transit, rather than continuing historical sprawling land use patterns (see Figure 4.1-2, Transit Oriented Districts Policy Map). This type of land use development is consistent with the General Plan Goal LU 10 to create well-designed and healthy places that support a diversity of built environments. Additionally, as mentioned previously, for infill projects located in transit priority areas, impacts on aesthetics are not required to be evaluated under CEQA (California Public Resources Code, Section§21099[d][1]).

The Proposed Project would contribute to a more diversified housing development pattern and promote land uses that encourage use of alternative transportation, thereby contributing to healthy places. The Proposed Project would not be located within the mountain ranges, foothills, valleys, basins, beaches, coastal islands, and/or deserts that make up the County's scenic resources. Thus, the Proposed Project is consistent with General Plan Goal LU 7 to ensure compatible land uses that complement neighborhood character and the natural environment.

Therefore, no significant impact would result from implementation of the Proposed Project with respect to the degradation of the existing visual character and or quality of the site and impacts would be **less than significant**.

Threshold AE-4 Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed rezoning program would include portions of Los Angeles County that are located in an urbanized context. This means that the existing levels of lighting and light pollution are already relatively high, especially in highly urbanized areas.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The Proposed Project would encourage additional development throughout the Project Area; however, the County's Zoning Ordinance (Title 22 of the County Code) contains provisions intended to limit adverse light and glare impacts. For example, Section 22.46.530 (Signs) requires that no lighted signs be placed or directed so as to permit illumination to be directed or beamed upon a public street, highway, sidewalk, or adjacent premises. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation of light power and brightness, shielding, and sensor controls. These regulations would serve to mitigate potential impacts of new land uses. Compliance with these and other applicable provisions of the County's Zoning Ordinance would be enforced through the County's development review and building permit process.

The existing high levels of light and glare in the Project Area and implementation of the existing regulatory framework and policies associated with light and glare would ensure that impacts to day- and nighttime views associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations, and would not provide any goals, policies, or programs that would adversely affect day- or nighttime views within the area. Therefore, impacts would be **less than significant**.

4.1.6 Cumulative Impacts

Cumulative projects located in the Project Area would have the potential to result in a cumulative impact to aesthetic resources if in combination they would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of a neighborhood, community, state scenic highway, or localized area, such as a landmark (designated), historic resource, trees, or rock outcropping. The Proposed Project areas within the rezoning program do not include areas with HMAs.

Scenic Vistas and Scenic Resources

Despite urbanization, a number of scenic resources occur in broader Los Angeles County, including mountains, foothills, ridgelines, forests, deserts, beaches, and coastlines. As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, areas within the rezoning program would not be located in or directly adjacent to areas containing scenic resources. The Project Area, along with cumulative projects, is within an urban environment. In general, visual resource impacts of the cumulative projects would be site specific and would not be expected to combine with other projects in separate viewsheds to create a cumulative impact. However, other projects close to the Project Area could cumulatively change the scenic character of the area in combination with the Proposed Project. Due to the built-out nature of the County, cumulative projects would be considered infill development. As these projects are implemented, a denser and more urban character would occur within the County. Land use intensification at these sites would not substantially degrade the scenic quality of the viewshed. Further, these projects would be required to comply with the development standards of the Zoning Ordinance, which include setbacks and height limits. As with the Proposed Project, related projects would be subject to goals, policies, and regulations that reduce impacts on scenic resources to a less-than-significant level. If non-compliance with a particular regulation would result in a significant impact, mitigation would be required to reduce impacts to the extent feasible. Therefore, impacts would be **less than significant** and the Proposed Project would not result in a cumulatively considerable impact related to scenic vistas or conflicts with scenic quality regulations.

Visual Character and Quality

The Proposed Project would encourage growth within urban and suburban areas, many of which will be located along commercial corridors. As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. The proposed rezoning areas for additional housing would encourage infill development, which would be consistent with the existing visual character and quality of the surrounding area. Additionally, because development allowed under the Proposed Project would be subject to goals, policies, and regulations that would reduce impacts of the Proposed Project on visual character and quality to a less-than-significant level, the Proposed Project's contribution to County-wide impacts would not be cumulatively considerable. Cumulative impacts of the Proposed Project related to visual character and quality would therefore be **less than significant**.

Light or Glare

The urbanized Project Area setting supports numerous nighttime lighting sources and contains buildings and facilities constructed of potentially reflective materials, including metal paneling and glass. As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce

environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, all lighting installed in the Plan Area would comply with applicable guidelines included in the Zoning Ordinance and Title 24. In addition, the areas surrounding the Plan Area are largely developed in nature and located in an urban environment. Thus, the area currently includes sources of interior and exterior lighting. Therefore, impacts would be **less than significant,** and the Proposed Project would not result in a cumulatively considerable impact related to light and glare.

4.1.7 Mitigation Measures

No mitigation is required.

4.1.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts related to aesthetics have been identified. Aesthetic impacts would be less than significant.

4.1.9 References

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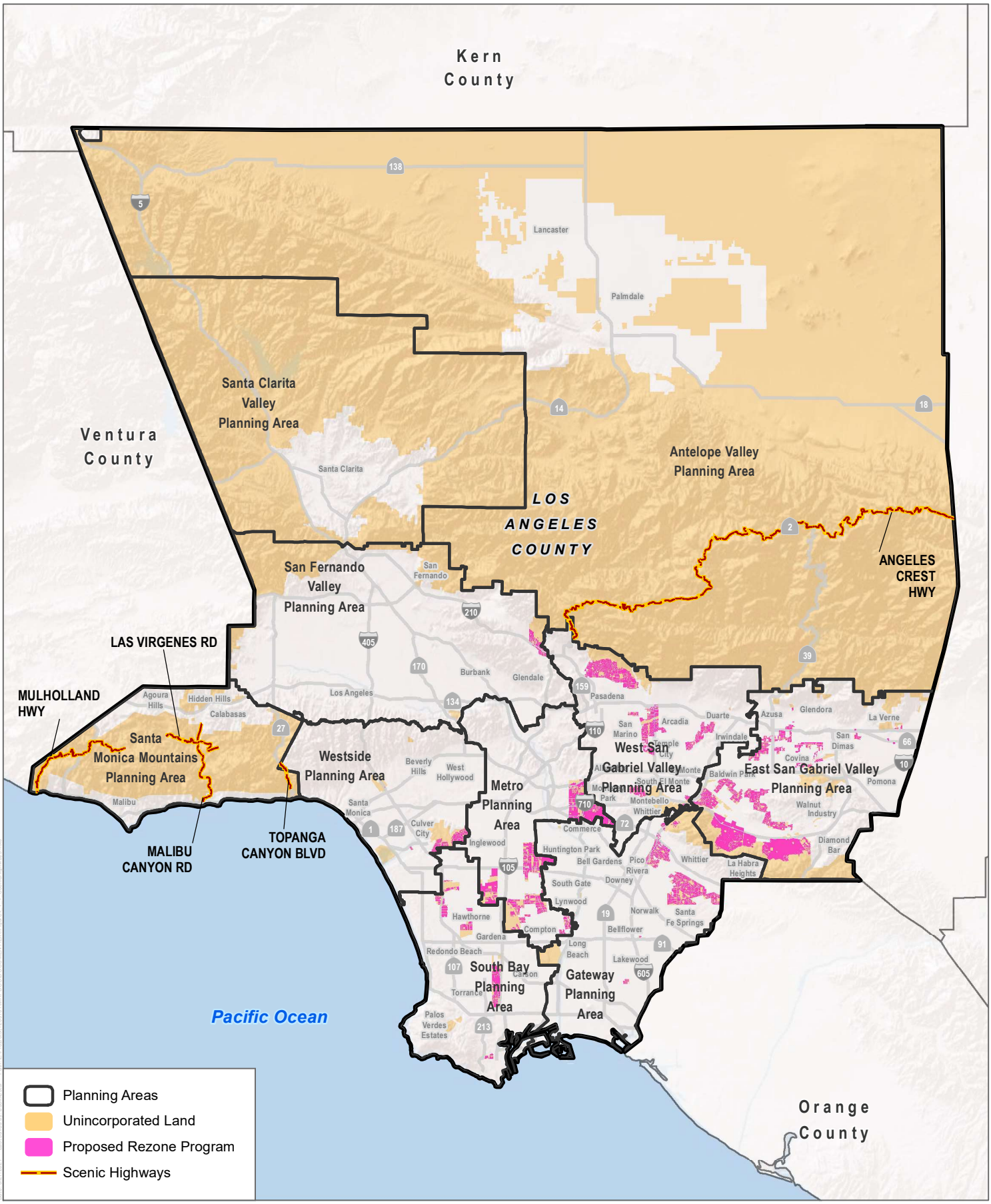
County of Los Angeles. 2015. *Los Angeles County General Plan*. Adopted October 6, 2015. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.

LAA (Los Angeles Almanac). 2021. "Mountain Ranges & Hills in Los Angeles County." http://www.laalmanac.com/geography/ge05.php.



SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 4.1-1

Scenic Highways

Los Angeles County Housing Element Update

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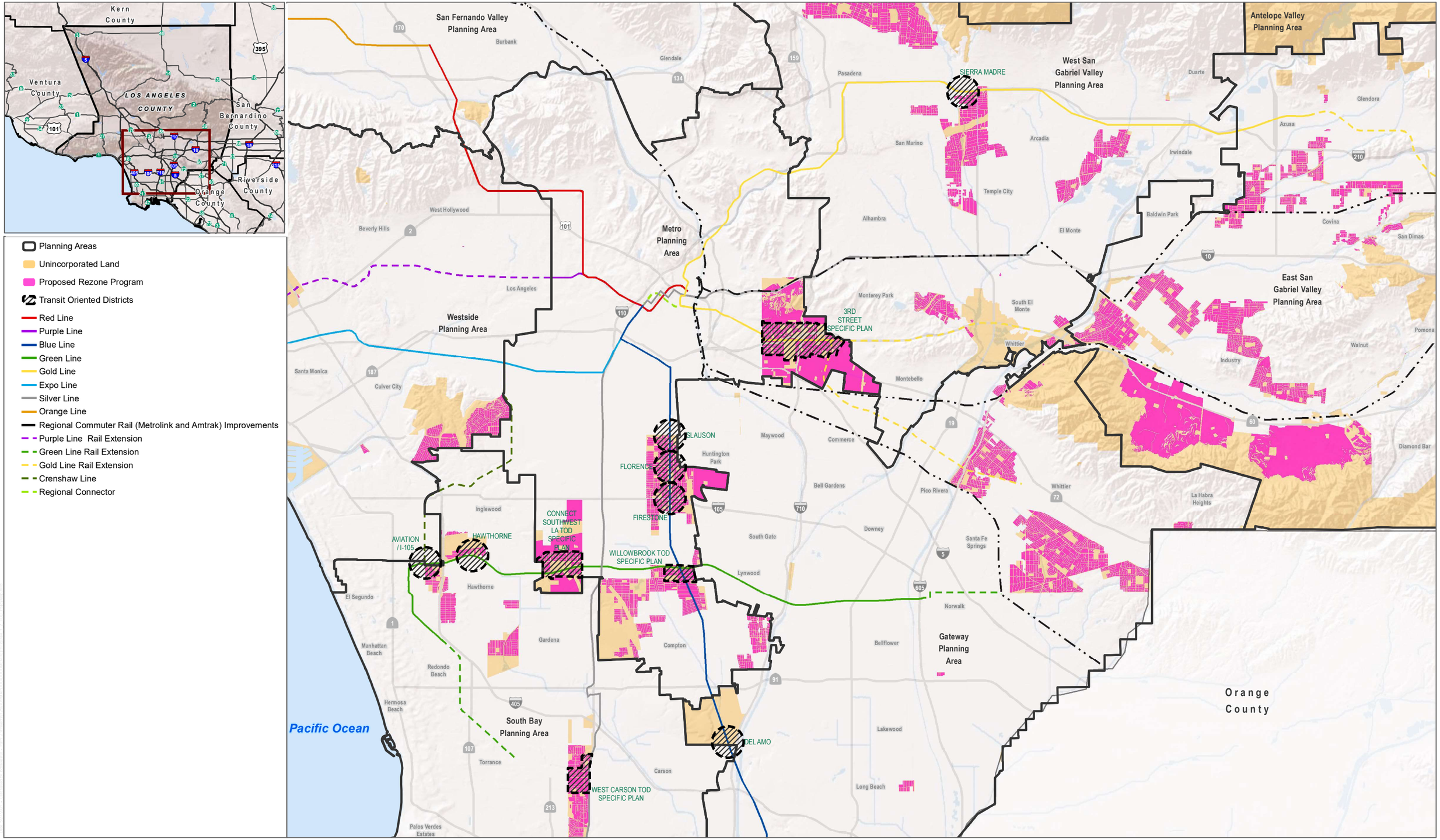

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 7,500 15,000 Feet

FIGURE 4.1-2

Transit Oriented Districts Policy Map

Los Angeles County Housing Element Update

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4.2 Agriculture and Forestry Resources

This section describes the impacts of the Proposed Los Angeles County Housing Element Update (Proposed Project) on existing farmland and forestry resources. The information in this section is based on the Los Angeles County 2035 General Plan (General Plan), review of aerial photographs, and review of state farmland maps.

4.2.1 Environmental Setting

This section discusses the existing environmental setting relative to agriculture and forestry resources. As described in Chapter 3.0, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program as those are the areas that may result in changes to the environment that weren't already considered in previous environmental analysis or studies.

Mapped Important Farmland

Farmland Mapping and Monitoring Program (FMMP) maps for Los Angeles County (County) cover approximately half of its land area. This is because large swaths of the County do not contain any farmland. Land within areas of the County that are mapped by FMMP fall into the following agricultural land use designations: Agricultural Land, Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. Mapped Important Farmland only exists in 3 of the County's 11 Planning Areas—Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains Planning Areas—all of which are outside the Project Area and are therefore not further analyzed. For further details regarding FMMP maps for the County, refer to Section 5.2 in the Los Angeles County General Plan Update Environmental Impact Report (County of Los Angeles 2014).

Forests

Forest land is defined as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (California Public Resources Code Section 12220[g]). Timberland is defined as "land…which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees" (California Public Resources Code Section 4526). Forests in the County are limited to narrow formations along creeks and other watercourses and the highest elevations of the San Gabriel Mountains.

Forests in Los Angeles County

A number of forest plant communities exist within the County; however, they are outside of and not adjacent to the Project Area or rezoning program areas and are therefore not further analyzed.

4.2.2 Relevant Plans, Policies, and Ordinances

Federal

There are no federal regulations that pertain to farmland and forestry resources that would apply to the Project.

State

The following state regulations pertaining to existing farmland and forestry resources would apply to the Project.

Farmland Mapping and Monitoring Program

The goal of the state FMMP is to provide consistent and impartial data to decision makers for use in assessing present status, reviewing trends, and planning for the future of California's agricultural land resources. FMMP produces Important Farmland Maps, which are a hybrid of resource quality (soils) and land use information. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every 2 years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. Data are also released in statistical formats—principally the biennial California Farmland Conversion Report.

California Land Conservation Act (Williamson Act)

The Williamson Act provides tax incentives to retain prime agricultural land and open space in agricultural use, which subsequently slows its conversion to urban development. The Williamson Act requires a 10-year contract between the County and landowners who enter into contracts with local government for long-term use restrictions on qualifying agricultural and open space land. In accordance with the contract, the land must be taxed based on its agricultural use rather than its full market value. The overall purpose of the Williamson Act is to protect agricultural lands and open space.

Local

The following local/regional regulations pertaining to agriculture and forestry resources would apply to the Proposed Project.

Los Angeles County Code Title 22

Chapter 22.16 - Agricultural Zones of Title 22 outlines the purpose, use restrictions, and general regulation of agricultural uses.

General Plan

The Conservation and Natural Resources Element of the General Plan provides the following goals and policies relevant to the Proposed Project (County of Los Angeles 2015):

Goal C/NR-8: Productive farmland that is protected for local food production, open space, public health, and the local economy

Policy C/NR 8.1: Protect ARAs, and other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance

by the California Department of Conservation, from encroaching development and discourage incompatible adjacent land uses.

Policy C/NR 8.2: Discourage land uses in the ARAs, and other land identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance by the California Department of Conservation, that are incompatible with agricultural activities.

Policy C/NR 8.3: Encourage agricultural activities within ARAs.

Goal C/NR-9: Sustainable agricultural practices.

Policy C/NR 9.1: Support agricultural practices that minimize and reduce soil loss and prevent water runoff from affecting water quality.

Policy C/NR 9.2: Support innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, and organic farming.

Policy C/NR 9.3: Support farmers' markets throughout the county.

Policy C/NR 9.4: Support countywide community garden and urban farming programs.

Policy C/NR 9.5: Discourage the conversion of native vegetation to agricultural uses.

4.2.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act Guidelines, a project would have a significant effect on the environment with respect to agriculture and forestry resources if the project would:

AG-1: 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.

AG-2: Conflict with existing zoning for agricultural use, or a Williamson Act contract.

AG-3: 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)).

AG-4: Result in the loss of forest land or conversion of forest land to nonforest use.

AG-5: 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 nonforest use.

4.2.4 Methodology

The existing General Plan, review of aerial photographs, and review of state farmland maps were used to evaluate known agricultural, timberland, and/or forest resources located within the Project Area. The potential for the Proposed Project to impact agricultural, timber, and/or forest resources is dependent on where within the rezoning area a development would occur; this is further analyzed below.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.2.5 Environmental Impacts

Threshold AG-1 Would the project 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?

The Proposed Project is a policy document and adoption of the Proposed Project alone would not produce environmental impacts. The Proposed Project consists of an updated housing program; no actual development is proposed as part of the update. Implementation of the programs contained in the document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment allocation. Under the Regional Housing Needs Assessment allocation, the County is required to provide the zoned capacity in unincorporated areas to accommodate the development of at least 90,052 units using various land use planning strategies. It is determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its Regional Housing Needs Assessment gap; refer to Chapter 3, Project Description, for further details. While the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The parcels within the rezoning program would be located within urban and suburban areas, and many are located along commercial corridors. Parcels within the rezoning program would not include areas located within the Prime Farmland and/or Farmland of Statewide Importance as mapped by FMMP. Therefore, **no impacts** would occur.

Threshold AG-2 Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

As described in Threshold AG-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

Additionally, the rezoning program would be located in unincorporated urban areas and would not include areas zoned for agricultural use or a Williamson Act Contract. The only Williamson Act contracts in effect in Los Angeles County are for land on Santa Catalina Island (CDC 2013) which is not included in the rezoning program area. Therefore, **no impact** would occur.

Threshold AG-3 Would the project 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)).?

Forest land within the County exists along creeks and other watercourses and the highest elevations of the San Gabriel Mountains. Because there are no substantial areas of privately owned forest in the County, there is no land used for commercial logging (timberland).

As described in Threshold AG-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The Proposed Project includes a rezoning program within unincorporated urban and suburban areas in Los Angeles County, which do not contain, nor are they adjacent to, forest land, timberland, or timberland zoned Timberland Production. As such, the rezoning program would not result in the conversion of land zoned for forest land or timberland to higher residential or mixed-use zoning. Therefore, the Proposed Project would not result in the loss or conversion of forest land and/or timber land, and **no impact** would occur.

Threshold AG-4 Would the project result in the loss of forest land or conversion of forest land to nonforest use?

Refer to Threshold AG-3 above. **No impact** would occur.

Threshold AG-5 Would the project 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 nonforest use?

As noted for Thresholds AG-1 through AG-4, the Proposed Project is a policy document and the rezoning program is not located within or adjacent to agricultural and forest lands. Therefore, the Proposed Project would not cause changes to the existing environment that would result in conversion of either Farmland or forest land to a different use. **No impact** would occur.

4.2.6 Cumulative Impacts

Cumulative projects are those that would be developed in cities in the County along with buildout of the Proposed Project. The Project Area is not within an area mapped as farmland and/or zoned for agriculture use. Further, the areas proposed for rezoning exclude the Community Plan Areas that contain Important Farmland. Thus, the Proposed Project in conjunction with cumulative projects would not impact Important Farmland. Substantial adverse cumulative impacts to forest land, or rezoning of forest use are unlikely, as almost of the forests in the County are in areas of high-elevation and not within developed cities. Therefore, the Proposed Project would not include direct or indirect impacts to agricultural and forestry resources and therefore would not contribute to cumulative impacts to these resources. No cumulative impact would occur.

4.3 Air Quality

This section evaluates the potential for implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project) to impact air quality. This section describes the existing regional and local air quality conditions, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures as needed. The impact evaluation is based on the methodology recommended by the South Coast Air Quality Management District (SCAQMD) and the Antelope Valley Air Quality Management District (AVAQMD). Criteria air pollutant emissions modeling, which supports the analysis provided herein, is included in Appendix B of this PEIR.

4.3.1 Environmental Setting

This section discusses the existing environmental setting relative to air quality. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

The metropolitan portions of Los Angeles County (County) are within the South Coast Air Basin (SCAB), and the desert portions of the County lie within the Mojave Desert Air Basin (MDAB). Depending on which air basin a parcel lies within, the proposed land use is subject to the rules and regulations imposed by SCAQMD (SCAB) or the AVAQMD (MDAB), as well as the California Ambient Air Quality Standards (CAAQS) adopted by the California Air Resources Board (CARB) and National Ambient Air Quality Standards (NAAQS) adopted by the U.S. Environmental Protection Agency (EPA).[1] Existing conditions of the SCAB and the MDAB are summarized below.

Overall, Los Angeles's climate is characterized by relatively low rainfall, with warm summers and mild winters. Average temperatures range from a high of 75.9°F in September to a low of 47.8°F in February (WRCC 2021).[2] Annual precipitation averages about 12.82 inches, falling mostly from October through April (WRCC 2021).

South Coast Air Basin

The SCAB is a 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east.

[1] Specifically, the SCAQMD has jurisdiction over an area of approximately 10,743 square miles, consisting of the SCAB and the Riverside County portions of the Salton Sea Air Basin and MDAB. It includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The AVAQMD has jurisdiction over the northern, desert portion of Los Angeles County and covers a western portion of the MDAB. This region includes the incorporated cities of Lancaster and Palmdale, Air Force Plant 42, and the southern portion of Edwards Air Force Base. The Kern County-Los Angeles County boundary forms the northern boundary of the AVAQMD; the San Bernardino-Los Angeles County boundary forms the eastern boundary of the AVAQMD.

[2] Local climate data for the County is based on the most-representative station measured by the Western Regional Climate Center, which is the Los Angeles International Airport climatological station.

Climate and Topography

The SCAB's air pollution problems are a consequence of the combination of emissions from the nation's second-largest urban area, meteorological conditions that hinder dispersion of those emissions, and mountainous terrain surrounding the SCAB that traps pollutants as they are pushed inland with the sea breeze (SCAQMD 2017). Meteorological and topographical factors that affect air quality in the SCAB are described below.[3]

Climate

The SCAB is characterized as having a Mediterranean climate (typified as semiarid with mild winters, warm summers, and moderate rainfall). The general region lies in the semi-permanent high-pressure zone of the eastern Pacific; as a result, the climate is mild and tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds.

Moderate temperatures, comfortable humidity, and limited precipitation characterize the climate in the SCAB. The average annual temperature varies little throughout the SCAB, averaging 75°F. However, with a less-pronounced oceanic influence, the eastern inland portions of the SCAB show greater variability in annual minimum and maximum temperatures. All portions of the SCAB have recorded temperatures over 100°F in recent years. Although the SCAB has a semiarid climate, the air near the surface is moist because of the presence of a shallow marine layer. Except for infrequent periods when dry air is brought into the SCAB by offshore winds, the ocean effect is dominant. Periods with heavy fog are frequent, and low stratus clouds, occasionally referred to as "high fog," are a characteristic climate feature. Annual average relative humidity is 70% at the coast and 57% in the eastern part of the SCAB. Precipitation in the SCAB is typically 9 to 14 inches annually and is rarely in the form of snow or hail because of typically warm weather. Most of the rainfall in Southern California occurs between late fall and early spring, with most rain typically occurring in the months of January and February.

Sunlight

The presence and intensity of sunlight are necessary prerequisites for the formation of photochemical smog. Under the influence of the ultraviolet radiation of sunlight, certain primary pollutants (mainly reactive hydrocarbons and oxides of nitrogen [NO_x][4]) react to form secondary pollutants (primarily oxidants). Since this process is time dependent, secondary pollutants can be formed many miles downwind of the emission sources. Southern California also has abundant sunshine, which drives the photochemical reactions that form pollutants such as ozone (O_3) and a substantial portion of fine particulate matter ($PM_{2.5}$; particulate matter 2.5 microns or less in diameter). In the SCAB, high concentrations of O_3 are normally recorded during the late spring, summer, and early autumn months, when more intense sunlight drives enhanced photochemical reactions. Because of the prevailing daytime winds and time-delayed nature of photochemical smog, oxidant concentrations are highest in the inland areas of Southern California.

Temperature Inversions

Under ideal meteorological conditions and irrespective of topography, pollutants emitted into the air mix and disperse into the upper atmosphere. However, the Southern California region frequently experiences temperature inversions in which pollutants are trapped and accumulate close to the ground. The inversion, a layer of warm, dry

[3] The discussion of meteorological and topographical conditions of the SCAB is based on information provided in the Final 2016 Air Quality Management Plan (SCAQMD 2017).

[4] NO_x is a general term pertaining to compounds of nitric oxide, nitrogen dioxide, and other oxides of nitrogen.

air overlaying cool, moist marine air, is a normal condition in coastal Southern California. The cool, damp, and hazy sea air capped by coastal clouds is heavier than the warm, clear air, which acts as a lid through which the cooler marine layer cannot rise. The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above mean sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet above mean sea level, the terrain prevents the pollutants from entering the upper atmosphere, resulting in the pollutants settling in the foothill communities. Below 1,200 feet above mean sea level, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire coastal basin. Usually, inversions are lower before sunrise than during the daylight hours.

Mixing heights for inversions are lower in the summer and inversions are more persistent, being partly responsible for the high levels of O_3 observed during summer months in the SCAB. Smog in Southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods, allowing them to form secondary pollutants by reacting in the presence of sunlight. The SCAB has a limited ability to disperse these pollutants due to typically low wind speeds and the surrounding mountain ranges.

As with other regions within the SCAB, the County is susceptible to air inversions, which trap a layer of stagnant air near the ground where pollutants are further concentrated. These inversions produce haziness, which is caused by moisture, suspended dust, and a variety of chemical aerosols emitted by trucks, automobiles, furnaces, and other sources. Elevated concentrations of coarse particulate matter (PM_{10}; particulate matter 10 microns or less in diameter) and $PM_{2.5}$ can occur in the SCAB throughout the year, but they occur most frequently in fall and winter. Although there are some changes in emissions by day of the week and by season, the observed variations in pollutant concentrations are primarily the result of seasonal differences in weather conditions.

Mojave Desert Air Basin

The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes.[5] Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada mountains to the north; air masses pushed onshore in Southern California by differential heating are channeled through the MDAB. The MDAB is separated from the Southern California coastal and Central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. Antelope Valley is bordered in the northwest by the Tehachapi Mountains, separated from the Sierra Nevada mountains in the north by the Tehachapi Pass (3,800-foot elevation). Antelope Valley is bordered in the south by the San Gabriel Mountains, bisected by Soledad Canyon (3,300 feet).

During the summer the MDAB is generally influenced by a Pacific Subtropical High cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The MDAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these frontal systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The MDAB is classified as a dry-hot desert climate, with portions classified as dry-very hot desert, to indicate at least three months having maximum average temperatures over 100.4°F.

[5] The description of the MDAB climate and topography is based on the AVAQMD 2016 CEQA and Federal Conformity Guidelines (AVAQMD 2016).

Pollutants and Effects

Criteria Air Pollutants

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. The national and California standards have been set, with an adequate margin of safety, at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons from illness or discomfort. Pollutants of concern include O_3, nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), PM_{10}, $PM_{2.5}$, and lead. In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. These pollutants, as well as toxic air contaminants (TACs), are discussed in the following paragraphs.[6]

Ozone. O_3 is a strong-smelling, pale blue, reactive, toxic chemical gas consisting of three oxygen atoms. It is a secondary pollutant formed in the atmosphere by a photochemical process involving the sun's energy and O_3 precursors. These precursors are mainly NO_x and volatile organic compounds (VOCs). The maximum effects of precursor emissions on O_3 concentrations usually occur several hours after they are emitted and many miles from the source. Meteorology and terrain play major roles in O_3 formation, and ideal conditions occur during summer and early autumn on days with low wind speeds or stagnant air, warm temperatures, and cloudless skies. O_3 exists in the upper atmosphere O_3 layer (stratospheric O_3) and at the Earth's surface in the troposphere (ground-level O_3).[7] The O_3 that EPA and CARB regulate as a criteria air pollutant is produced close to the ground level, where people live, exercise, and breathe. Ground-level O_3 is a harmful air pollutant that causes numerous adverse health effects and is thus considered "bad" O_3. Stratospheric, or "good," O_3 occurs naturally in the upper atmosphere, where it reduces the amount of ultraviolet light (i.e., solar radiation) entering the Earth's atmosphere. Without the protection of the beneficial stratospheric O_3 layer, plant and animal life would be seriously harmed.

O_3 in the troposphere causes numerous adverse health effects; short-term exposures (lasting for a few hours) to O_3 at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes (EPA 2013).

Inhalation of O_3 causes inflammation and irritation of the tissues lining human airways, causing and worsening a variety of symptoms. Exposure to O_3 can reduce the volume of air that the lungs breathe in, thereby causing shortness of breath. O_3 in sufficient doses increases the permeability of lung cells, rendering them more susceptible to toxins and microorganisms. The occurrence and severity of health effects from O_3 exposure vary widely among individuals, even when the dose and the duration of exposure are the same. Research shows adults and children who spend more time outdoors participating in vigorous physical activities are at greater risk from the harmful health effects of O_3 exposure. While there are relatively few studies on the effects of O_3 on children, the available studies show that children are no more or less likely to suffer harmful effects than adults. However, there are a number of reasons why children may be more susceptible to O_3 and other pollutants. Children and teens spend nearly twice as much time outdoors and engaged in vigorous activities as adults. Children breathe more rapidly than adults and inhale more pollution per pound of their body weight than adults. Also, children are less likely than adults to notice their own symptoms and avoid harmful exposures. Further research may be able to better distinguish between health effects in children and adults. Children, adolescents, and adults who exercise or work outdoors, where O_3 concentrations are the highest, are at the greatest risk of harm from this pollutant (CARB 2019b).

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6 The descriptions of the criteria air pollutants and associated health effects are based on EPA's "Criteria Air Pollutants" (EPA 2018a), as well as CARB's "Glossary" (CARB 2019a) and "Fact Sheet: Air Pollution Sources, Effects and Control" (CARB 2009).

7 The troposphere is the layer of the Earth's atmosphere nearest to the surface of the Earth. The troposphere extends outward about 5 miles at the poles and about 10 miles at the equator.

Nitrogen Dioxide. NO_2 is a brownish, highly reactive gas that is present in all urban atmospheres. The major mechanism for the formation of NO_2 in the atmosphere is the oxidation of the primary air pollutant nitric oxide, which is a colorless, odorless gas. NO_x plays a major role, together with VOCs, in the atmospheric reactions that produce O_3. NO_x is formed from fuel combustion under high temperature or pressure. In addition, NO_x is an important precursor to acid rain and may affect both terrestrial and aquatic ecosystems. The two major emissions sources are transportation and stationary fuel combustion sources such as electric utility and industrial boilers.

A large body of health science literature indicates that exposure to NO_2 can induce adverse health effects. The strongest health evidence, and the health basis for the ambient air quality standards for NO_2, results from controlled human exposure studies that show that NO_2 exposure can intensify responses to allergens in allergic asthmatics. In addition, a number of epidemiological studies have demonstrated associations between NO_2 exposure and premature death, cardiopulmonary effects, decreased lung function growth in children, respiratory symptoms, emergency room visits for asthma, and intensified allergic responses. Infants and children are particularly at risk because they have disproportionately higher exposure to NO_2 than adults due to their greater breathing rate for their body weight and their typically greater outdoor exposure duration. Several studies have shown that long-term NO_2 exposure during childhood, the period of rapid lung growth, can lead to smaller lungs at maturity in children with higher levels of exposure compared to children with lower exposure levels. In addition, children with asthma have a greater degree of airway responsiveness compared with adult asthmatics. In adults, the greatest risk is to people who have chronic respiratory diseases, such as asthma and chronic obstructive pulmonary disease (CARB 2019c).

Carbon Monoxide. CO is a colorless, odorless gas formed by the incomplete combustion of hydrocarbon, or fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, such as the Project location, automobile exhaust accounts for the majority of CO emissions. CO is a nonreactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions—primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, which is a typical situation at dusk in urban areas from November to February. The highest levels of CO typically occur during the colder months of the year, when inversion conditions are more frequent.

CO is harmful because it binds to hemoglobin in the blood, reducing the ability of blood to carry oxygen. This interferes with oxygen delivery to the body's organs. The most common effects of CO exposure are fatigue, headaches, confusion and reduced mental alertness, light-headedness, and dizziness due to inadequate oxygen delivery to the brain. For people with cardiovascular disease, short-term CO exposure can further reduce their body's already compromised ability to respond to the increased oxygen demands of exercise, exertion, or stress. Inadequate oxygen delivery to the heart muscle leads to chest pain and decreased exercise tolerance. Unborn babies whose mothers experience high levels of CO exposure during pregnancy are at risk of adverse developmental effects. Unborn babies, infants, elderly people, and people with anemia or with a history of heart or respiratory disease are most likely to experience health effects with exposure to elevated levels of CO (CARB 2019d).

Sulfur Dioxide. SO_2 is a colorless, pungent gas formed primarily from incomplete combustion of sulfur-containing fossil fuels. The main sources of SO_2 are coal and oil used in power plants and industries; as such, the highest levels of SO_2 are generally found near large industrial complexes. In recent years, SO_2 concentrations have been reduced by the increasingly stringent controls placed on stationary source emissions of SO_2 and limits on the sulfur content of fuels.

Controlled human exposure and epidemiological studies show that children and adults with asthma are more likely to experience adverse responses with SO_2 exposure, compared with the non-asthmatic population. Effects at levels near the 1-hour standard are those of asthma exacerbation, including bronchoconstriction accompanied by symptoms of respiratory irritation such as wheezing, shortness of breath, and chest tightness, especially during exercise or physical activity. Also, exposure at elevated levels of SO_2 (above 1 parts per million [ppm]) results in increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality. Older people and people with cardiovascular disease or chronic lung disease (such as bronchitis or emphysema) are most likely to experience these adverse effects (CARB 2019e).

SO_2 is of concern both because it is a direct respiratory irritant and because it contributes to the formation of sulfate and sulfuric acid in particulate matter (NRC 2005). People with asthma are of particular concern, both because they have increased baseline airflow resistance and because their SO_2-induced increase in airflow resistance is greater than in healthy people, and it increases with the severity of their asthma (NRC 2005). SO_2 is thought to induce airway constriction via neural reflexes involving irritant receptors in the airways (NRC 2005).

Particulate Matter. Particulate matter pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. Particulate matter can form when gases emitted from industries and motor vehicles undergo chemical reactions in the atmosphere. $PM_{2.5}$ and PM_{10} represent fractions of particulate matter. Coarse particulate matter (PM_{10}) consists of particulate matter that is 10 microns or less in diameter, which is about 1/7 the thickness of a human hair. Major sources of PM_{10} include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood-burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. Fine particulate matter ($PM_{2.5}$) consists of particulate matter that is 2.5 microns or less in diameter, which is roughly 1/28 the diameter of a human hair. $PM_{2.5}$ results from fuel combustion (e.g., from motor vehicles and power generation and industrial facilities), residential fireplaces, and woodstoves. In addition, $PM_{2.5}$ can be formed in the atmosphere from gases such as sulfur oxides (SO_x), NO_x, and VOCs.

$PM_{2.5}$ and PM_{10} pose a greater health risk than larger-size particles. When inhaled, these tiny particles can penetrate the human respiratory system's natural defenses and damage the respiratory tract. $PM_{2.5}$ and PM_{10} can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. Very small particles of substances such as lead, sulfates, and nitrates can cause lung damage directly or be absorbed into the bloodstream, causing damage elsewhere in the body. Additionally, these substances can transport adsorbed gases such as chlorides or ammonium into the lungs, also causing injury. Whereas PM_{10} tends to collect in the upper portion of the respiratory system, $PM_{2.5}$ is so tiny that it can penetrate deeper into the lungs and damage lung tissue. Suspended particulates also damage and discolor surfaces on which they settle and produce haze and reduce regional visibility.

A number of adverse health effects have been associated with exposure to both $PM_{2.5}$ and PM_{10}. For $PM_{2.5}$, short-term exposures (up to 24-hour duration) have been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases. In addition, of all of the common air pollutants, $PM_{2.5}$ is associated with the greatest proportion of adverse health effects related to air pollution, both in the United States and worldwide based on the World Health Organization's Global Burden of Disease Project. Short-term exposures to PM_{10} have been associated primarily with worsening of respiratory diseases, including asthma and chronic obstructive pulmonary disease, leading to hospitalization and emergency department visits (CARB 2017).

Long-term exposure (months to years) to $PM_{2.5}$ has been linked to premature death, particularly in people who have chronic heart or lung diseases, and reduced lung function growth in children. The effects of long-term exposure to PM_{10} are less clear, although several studies suggest a link between long-term PM_{10} exposure and respiratory mortality. The International Agency for Research on Cancer published a review in 2015 that concluded that particulate matter in outdoor air pollution causes lung cancer (CARB 2017).

Lead. Lead in the atmosphere occurs as particulate matter. Sources of lead include leaded gasoline; the manufacturing of batteries, paints, ink, ceramics, and ammunition; and secondary lead smelters. Prior to 1978, mobile emissions were the primary source of atmospheric lead. Between 1978 and 1987, the phaseout of leaded gasoline reduced the overall inventory of airborne lead by nearly 95%. With the phaseout of leaded gasoline, secondary lead smelters, battery recycling, and manufacturing facilities are becoming lead-emissions sources of greater concern.

Prolonged exposure to atmospheric lead poses a serious threat to human health. Health effects associated with exposure to lead include gastrointestinal disturbances, anemia, kidney disease, and in severe cases, neuromuscular and neurological dysfunction. Of particular concern are low-level lead exposures during infancy and childhood. Such exposures are associated with decrements in neurobehavioral performance, including intelligence quotient (IQ) performance, psychomotor performance, reaction time, and growth. Children are highly susceptible to the effects of lead.

Sulfates. Sulfates are the fully oxidized form of sulfur, which typically occur in combination with metals or hydrogen ions. Sulfates are produced from reactions of SO_2 in the atmosphere and can result in respiratory impairment, as well as reduced visibility.

Vinyl Chloride. Vinyl chloride is a colorless gas with a mild, sweet odor, which has been detected near landfills, sewage plants, and hazardous waste sites, due to the microbial breakdown of chlorinated solvents. Short-term exposure to high levels of vinyl chloride in air can cause nervous system effects, such as dizziness, drowsiness, and headaches. Long-term exposure through inhalation can cause liver damage, including liver cancer (CARB 2021a).

Hydrogen Sulfide. Hydrogen sulfide is a colorless and flammable gas that has a characteristic odor of rotten eggs. Sources of hydrogen sulfide include geothermal power plants, petroleum refineries, sewers, sewage treatment plants, and stagnant runoff from clogged water basins. Exposure to hydrogen sulfide can result in nuisance odors, as well as headaches and breathing difficulties at higher concentrations.

Visibility-Reducing Particles. Visibility-reducing particles are any particles in the air that obstruct the range of visibility. Effects of reduced visibility can include obscuring the viewshed of natural scenery, reducing airport safety, and discouraging tourism. Sources of visibility-reducing particles are the same as for $PM_{2.5}$.

Volatile Organic Compounds. Hydrocarbons are organic gases that are formed from hydrogen and carbon and sometimes other elements. Hydrocarbons that contribute to formation of O_3 are referred to and regulated as VOCs (also referred to as reactive organic gases). Combustion engine exhaust, oil refineries, and fossil-fueled power plants are the sources of hydrocarbons. Other sources of anthropogenic and bio-pedogenic hydrocarbons include evaporation from petroleum fuels, solvents, dry cleaning solutions, and paint.

The primary health effects of VOCs result from the formation of O_3 and its related health effects. High levels of VOCs in the atmosphere can interfere with oxygen intake by reducing the amount of available oxygen through displacement. Carcinogenic forms of hydrocarbons, such as benzene, are considered TACs. There are no separate ambient air quality standards for VOCs as a group.

Non-Criteria Air Pollutants

Toxic Air Contaminants. A substance is considered toxic if it has the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure, or acute and/or chronic non-cancer health effects. A toxic substance released into the air is considered a TAC. TACs are identified by federal and state agencies based on a review of available scientific evidence. In the state of California, TACs are identified through a two-step process that was established in 1983 under the Toxic Air Contaminant Identification and Control Act. This two-step process of risk identification and risk management and reduction was designed to protect residents from the health effects of toxic substances in the air. In addition, the California Air Toxics "Hot Spots" Information and Assessment Act, Assembly Bill (AB) 2588, was enacted by the legislature in 1987 to address public concern over the release of TACs into the atmosphere. The law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hotspots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over 5 years.

Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources, such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources, such as automobiles; and area sources, such as landfills and oil and gas facilities. Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing) and non-carcinogenic effects. Non-carcinogenic effects typically affect one or more target organ systems and may be experienced on either short-term (acute) or long-term (chronic) exposure to a given TAC.

Diesel Particulate Matter. Diesel particulate matter (DPM) is part of a complex mixture that makes up diesel exhaust. Diesel exhaust is composed of two phases, gas and particle, both of which contribute to health risks. More than 90% of DPM is less than 1 micrometer in diameter (about 1/70 the diameter of a human hair), and thus is a subset of $PM_{2.5}$ (CARB 2019f). DPM is typically composed of carbon particles ("soot," also called black carbon) and numerous organic compounds, including over 40 known cancer-causing organic substances. Examples of these chemicals include polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene (CARB 2019f). The CARB classified "particulate emissions from diesel-fueled engines" (i.e., DPM) (17 CCR 93000) as a TAC in August 1998. DPM is emitted from a broad range of diesel engines: on-road diesel engines, including trucks, buses, and cars, and off-road diesel engines, including locomotives, marine vessels, and heavy-duty construction equipment, among others. Approximately 70% of all airborne cancer risk in California is associated with DPM (CARB 2000). To reduce the cancer risk associated with DPM, CARB adopted a diesel risk reduction plan in 2000 (CARB 2000). Because it is part of $PM_{2.5}$, DPM also contributes to the same non-cancer health effects as $PM_{2.5}$ exposure. These effects include premature death; hospitalizations and emergency department visits for exacerbated chronic heart and lung disease, including asthma; increased respiratory symptoms; and decreased lung function in children. Several studies suggest that exposure to DPM may also facilitate development of new allergies (CARB 2019f). Those most vulnerable to non-cancer health effects are children, whose lungs are still developing, and older people, who often have chronic health problems.

Odorous Compounds. Odors are generally regarded as an annoyance or a quality of life impact, rather than a health hazard. Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The ability to detect odors varies considerably among the population and overall is quite subjective. People may have different reactions to the same odor. An odor that is offensive to one person may be perfectly acceptable to another (e.g., coffee roaster). An unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. In a phenomenon known as odor fatigue, a person can become desensitized to almost any odor, and

recognition may only occur with an alteration in the intensity. The occurrence and severity of odor impacts depend on the nature, frequency, and intensity of the source; wind speed and direction; microclimate; relative humidity; temperature; topography; and the sensitivity of receptors.

Valley Fever. Coccidioidomycosis, more commonly known as "valley fever," is an infection caused by inhalation of the spores of the *Coccidioides immitis* fungus, which grows in the soils of the southwestern United States. When fungal spores are present, any activity that disturbs the soil, such as digging, grading, or other earth-moving operations, can cause the spores to become airborne and thereby increase the risk of exposure. The ecologic factors that appear to be most conducive to survival and replication of the spores are high summer temperatures, mild winters, sparse rainfall, and alkaline sandy soils.

Per the County of Los Angeles Department of Public Health, the total number of coccidioidomycosis cases in the County is 8.43 cases per 100,000 people in 2016 (Los Angeles County Department of Public Health 2017). Statewide incidences in 2018 were 18.8 per 100,000 people (CDPH 2019).

Propagation of *Coccidioides immitis* is dependent on climatic conditions, with the potential for growth and surface exposure highest following early seasonal rains and long dry spells. *Coccidioides immitis* spores can be released when filaments are disturbed by earth-moving activities, although receptors must be exposed to and inhale the spores to be at increased risk of developing valley fever. Moreover, exposure to *Coccidioides immitis* does not guarantee that an individual will become ill—approximately 60% of people exposed to the fungal spores are asymptomatic and show no signs of an infection (USGS 2000). AB 203 adds Section 6709 to the Labor Code and requires employers to provide effective valley fever awareness and prevention training for all construction employees at risk of prolonged exposure to dust in Fresno, Kern, Kings, Madera, Merced, Monterey, San Joaquin, San Luis Obispo, Santa Barbara, Tulare, and Ventura counties annually, and again before an employee begins work that is reasonably anticipated to cause exposure to substantial dust disturbance. Although Los Angeles County is not one of the counties required by AB 203 to provide training at this time, valley fever awareness and training should be encouraged by employers to construction employees.

Sensitive Receptors

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. People most likely to be affected by air pollution include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. Facilities and structures where these air-pollution-sensitive people live or spend considerable amounts of time are known as sensitive receptors. Land uses where air-pollution-sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (sensitive sites or sensitive land uses) (CARB 2005).

The SCAQMD identifies sensitive receptors as residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). The AVAMQD defines sensitive receptor land uses as residences, schools, daycare centers, playgrounds, and medical facilities (AVAQMD 2016). Of note, the proposed residential land uses are considered sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present.

Background Health Risk

The SCAQMD conducted its first Multiple Air Toxics Exposure Study (MATES) in 1986 and 1987. The SCAQMD provided updates and expanded information in the MATES program as follows: MATES II (2000), MATES III (2008), MATES IV (2015), and MATES V (in progress). MATES IV and the in-progress V include a monitoring program, an updated emissions inventory of TACs, and a modeling effort to characterize risk across the SCAB. MATES focuses on the carcinogenic risk from exposure to air toxics, but does not estimate mortality or other health effects from particulate exposures. The key findings of MATES IV are as follows (SCAQMD 2015a):

- During the study period, the average SCAB cancer risk from air toxics based on the annual average levels calculated from the 10 monitoring sites data was approximately 418 per 1 million. This is about 65% lower than the estimated risk from the 2004–2006 time period. Diesel exhaust was the key driver for air toxics risk, accounting for 68% of the total air toxics risk estimated from monitoring. None of the annual averages of pollutants measured were above the chronic reference exposure levels for noncancer health effects developed by the California Office of Environmental Health Hazard Assessment.
- Ambient levels of most substances measured were lower compared to that of the MATES III, which was conducted in 2004–2006, reflecting the success of various control strategies to reduce exposure to air toxics. DPM showed the most dramatic reductions, with the levels found about 70% lower compared to MATES III.
- Model estimated air toxics risk showed an overall SCAB-wide reduction, with the greatest reductions occurring near the ports. The SCAB-wide estimated population-weighted risk was 57% lower in MATES IV compared to MATES III.
- Regional modeling analysis shows the highest risks from air toxics surrounding the port areas, with the highest grid cell risk about 1,000 per 1 million, followed by Central Los Angeles, where there is a major transportation corridor, with grid cell modeled risks ranging from about 700 to 750 per 1 million.

4.3.2 Relevant Plans, Policies, and Ordinances

Federal

Criteria Air Pollutants

The federal Clean Air Act, passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. EPA is responsible for implementing most aspects of the Clean Air Act, including setting NAAQS for major air pollutants; setting hazardous air pollutant standards; approving state attainment plans; setting motor vehicle emissions standards; issuing stationary source emissions standards and permits; and establishing acid rain control measures, stratospheric O_3 protection measures, and enforcement provisions. NAAQS are established for criteria pollutants under the Clean Air Act, which are O_3, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and lead.

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The NAAQS (other than for O_3, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. NAAQS for O_3, NO_2, SO_2, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over 1- to 3-year periods, depending on the pollutant. The Clean Air Act requires EPA to reassess the NAAQS at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare State Implementation Plans that demonstrates how those areas will attain the NAAQS within mandated timeframes.

Hazardous Air Pollutants

The 1977 federal Clean Air Act amendments required EPA to identify National Emission Standards for Hazardous Air Pollutants to protect public health and welfare. Hazardous air pollutants (HAPs) include certain VOCs, pesticides, herbicides, and radionuclides that present a tangible hazard, based on scientific studies of exposure to humans and other mammals. Under the 1990 federal Clean Air Act amendments, which expanded the control program for HAPs, 189 substances and chemical families were identified as HAPs.

State

Criteria Air Pollutants

The federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for ensuring implementation of the California Clean Air Act of 1988, responding to the federal Clean Air Act, and regulating emissions from motor vehicles and consumer products.

CARB has established the CAAQS, which are generally more restrictive than the NAAQS. As stated previously, an ambient air quality standard defines the maximum amount of a pollutant averaged over a specified period of time that can be present in outdoor air without harm to the public's health. For each pollutant, concentrations must be below the relevant CAAQS before a geographical area can attain the corresponding CAAQS. Air quality is considered "in attainment" if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year. The CAAQS for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, PM_{10}, and $PM_{2.5}$ and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

California air districts have based their thresholds of significance for California Environmental Quality Act (CEQA) purposes on the levels that scientific and factual data demonstrate that the air basin can accommodate without affecting the attainment date for the NAAQS or CAAQS. Since an ambient air quality standard is based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of the ambient air quality standard, this means that the thresholds established by air districts are also protective of human health.

The NAAQS and CAAQS are presented in Table 4.3-1.

Table 4.3-1. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	*Primary[c,d]*	*Secondary[c,e]*
Ozone (O_3)	1 hour	0.09 ppm (180 μg/m³)	—	Same as Primary Standard[f]
	8 hours	0.070 ppm (137 μg/m³)	0.070 ppm (137 μg/m³)f	
Nitrogen dioxide (NO_2)[g]	1 hour	0.18 ppm (339 μg/m³)	0.100 ppm (188 μg/m³)	Same as Primary Standard
	Annual Arithmetic Mean	0.030 ppm (57 μg/m³)	0.053 ppm (100 μg/m³)	
Carbon monoxide (CO)	1 hour	20 ppm (23 mg/m³)	35 ppm (40 mg/m³)	None
	8 hours	9.0 ppm (10 mg/m³)	9 ppm (10 mg/m³)	

Table 4.3-1. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	*Primary[c,d]*	*Secondary[c,e]*
Sulfur dioxide (SO_2)[h]	1 hour	0.25 ppm (655 μg/m³)	0.075 ppm (196 μg/m³)	—
	3 hours	—	—	0.5 ppm (1,300 μg/m³)
	24 hours	0.04 ppm (105 μg/m³)	0.14 ppm (for certain areas)[g]	—
	Annual	—	0.030 ppm (for certain areas)[g]	—
Course Particulate Matter (PM_{10})[i]	24 hours	50 μg/m³	150 μg/m³	Same as Primary Standard
	Annual Arithmetic Mean	20 μg/m³	—	
Fine Particulate Matter ($PM_{2.5}$)[i]	24 hours	—	35 μg/m³	Same as Primary Standard
	Annual Arithmetic Mean	12 μg/m³	12.0 μg/m³	15.0 μg/m³
Lead[j,k]	30-day Average	1.5 μg/m³	—	—
	Calendar Quarter	—	1.5 μg/m³ (for certain areas)[k]	Same as Primary Standard
	Rolling 3-Month Average	—	0.15 μg/m³	
Hydrogen sulfide	1 hour	0.03 ppm (42 μg/m³)	—	—
Vinyl chloride[j]	24 hours	0.01 ppm (26 μg/m³)	—	—
Sulfates	24 hours	25 μg/m³	—	—
Visibility-reducing particles	8 hour (10:00 a.m. to 6:00 p.m. PST)	Insufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70%	—	—

Source: CARB 2016.

Notes: ppm = parts per million by volume; μg/m³ = micrograms per cubic meter; mg/m³= milligrams per cubic meter; PST = Pacific Standard Time.

[a] California standards for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, suspended particulate matter—PM_{10}, $PM_{2.5}$, and visibility-reducing particles—are values that are not to be exceeded. All others are not to be equaled or exceeded. California Ambient Air Quality Standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[b] National standards (other than O_3, NO_2, SO_2, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 μg/m³ is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[e] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

[f] On October 1, 2015, the primary and secondary National Ambient Air Quality Standards for O_3 were lowered from 0.075 ppm to 0.070 ppm

[g] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 parts per billion (ppb). Note that the national 1-hour standard is in units of ppb. California standards are in units of ppm. To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

[h] On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated nonattainment of the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

[i] On December 14, 2012, the national annual $PM_{2.5}$ primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour $PM_{2.5}$ standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM_{10} standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

[j] CARB has identified lead and vinyl chloride as TACs with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[k] The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

Toxic Air Contaminants

The state Air Toxics Program was established in 1983 under AB 1807. The California TAC list identifies more than 700 pollutants, of which carcinogenic and non-carcinogenic toxicity criteria have been established for a subset of these pollutants pursuant to the California Health and Safety Code. In accordance with AB 2728, the state list includes the (federal) HAPs. In 1987, the legislature enacted the Air Toxics "Hot Spots" Information and Assessment Act of 1987 (AB 2588) to address public concern over the release of TACs into the atmosphere. AB 2588 law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hotspots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over 5 years. TAC emissions from individual facilities are quantified and prioritized. "High-priority" facilities are required to perform a health risk assessment, and if specific thresholds are exceeded, the facility operator is required to communicate the results to the public in the form of notices and public meetings.

In 2000, CARB approved a comprehensive Diesel Risk Reduction Plan to reduce diesel emissions from both new and existing diesel-fueled vehicles and engines (CARB 2000). Additional regulations apply to new trucks and diesel fuel, including the On-Road Heavy Duty Diesel Vehicle (In-Use) Regulation, the On-Road Heavy Duty (New) Vehicle Program, the In-Use Off-Road Diesel Vehicle Regulation, and the New Off-Road Compression-Ignition (Diesel) Engines and Equipment Program. These regulations and programs have timetables by which manufacturers must comply and existing operators must upgrade their diesel-powered equipment. There are several airborne toxic control measures that reduce diesel emissions, including In-Use Off-Road Diesel-Fueled Fleets (13 CCR 2449 et seq.) and In-Use On-Road Diesel-Fueled Vehicles (13 CCR 2025).

California Health and Safety Code Section 41700

Section 41700 of the Health and Safety Code states that a person shall not discharge from any source whatsoever quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or that endanger the comfort, repose, health, or safety of any of those persons or the public; or that cause, or have a natural tendency to cause, injury or damage to business or property. This section also applies to sources of objectionable odors.

Regional

While CARB is responsible for the regulation of mobile emissions sources within the state, local air quality management districts and air pollution control districts are responsible for enforcing standards and regulating stationary sources. SCAQMD is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in the SCAB, and the AVAQMD is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in the Los Angeles portion of the MDAB. As noted previously, the metropolitan portions of the County are within the SCAB under the jurisdiction of the SCAQMD, and the desert portions of the County lie within the MDAB under the jurisdiction of the AVAQMD. The SCAQMD and the AVAQMD are discussed below.

South Coast Air Quality Management District

SCAQMD operates monitoring stations in the SCAB, develops rules and regulations for stationary sources and equipment, prepares emissions inventory and air quality management planning documents, and conducts source testing and inspections. SCAQMD's Air Quality Management Plans (AQMPs) include control measures and strategies to be implemented to attain the CAAQS and NAAQS in the SCAB. SCAQMD then implements these control measures as regulations to control or reduce criteria pollutant emissions from stationary sources or equipment.

The SCAQMD has initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 parts per billion) for the SCAB and the Coachella Valley. Preliminary rule development for the 2022 AQMP is expected to begin in July 2021, including control measures developed through Residential and Commercial Buildings and Mobile Source Working Groups.

The most-recently adopted AQMP is the 2016 AQMP (SCAQMD 2017), which was adopted by the SCAQMD governing board on March 3, 2017. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air. The 2016 AQMP addresses criteria air pollutant emissions from ocean-going vessels, which are considered federal sources, and includes emissions associated with marine vessels and engines in the baseline year and future forecasts. The 2016 AQMP's overall control strategy is an integral approach relying on fair-share emission reductions from federal, state, and local levels. The 2016 AQMP is composed of stationary and mobile source emission reductions from traditional regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile source strategies, and reductions from federal sources (SCAQMD 2017). These control strategies are to be implemented in partnership with CARB and EPA.

The previous AQMP was the 2012 AQMP, which was adopted in February 2013 (SCAQMD 2013). The 2012 AQMP proposed policies and measures to achieve national and California standards for improved air quality in the SCAB and those portions of the Salton Sea Air Basin (formerly named the Southeast Desert Air Basin) that are under SCAQMD jurisdiction. The 2012 AQMP is designed to meet applicable federal and state requirements for O_3 and particulate matter. The 2012 AQMP documents that attainment of the federal 24-hour $PM_{2.5}$ standard is impracticable by 2015 and the SCAB should be classified as a "Serious" nonattainment area along with the appropriate federal requirements. The 2012 AQMP includes the planning requirements to meet the 1-hour O_3 standard. The 2012 AQMP demonstrates attainment of the federal 24-hour $PM_{2.5}$ standard by 2014 in the SCAB through adoption of all feasible measures. Finally, the 2012 AQMP updates the EPA-approved 8-hour O_3 control plan with new measures designed to reduce reliance on the Clean Air Act section 182(e)(5) long-term measures for NO_x and VOC reductions. The 2012 AQMP reduction and control measures, which are outlined to mitigate emissions, are based on existing and projected land use and development. The EPA, with a final ruling on April 14, 2016, approved the Clean Air Act planning requirements for the 24-hour $PM_{2.5}$ standard portion and on September 3, 2014, approved the 1-hour O_3 Clean Air Act planning requirements.

Applicable Rules and Regulations

Emissions that would result from development of the additional 63,443 dwelling units on parcels within SCAQMD jurisdiction may be subject to SCAQMD rules and regulations, which may include the following:

Rule 401 – Visible Emissions. This rule establishes the limit for visible emissions from stationary sources for a period or periods aggregating more than three minutes in any hour. This rule prohibits visible emissions dark or darker than Ringelmann No. 1 for periods greater than three minutes in any hour or such opacity which could obscure an observer's view to a degree equal or greater than does smoke.

Rule 402 – Nuisance. This rule prohibits the discharge of air pollutants from a facility that cause injury, detriment, nuisance, or annoyance to the public or damage to business or property.

Rule 403 – Fugitive Dust. This rule requires fugitive dust sources to implement best available control measures for all sources and prohibits all forms of visible particulate matter from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust.

Rule 431.2 – Sulfur Content of Liquid Fuels. The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose both of reducing the formation of SO_x and particulates during combustion and of enabling the use of add-on control devices for diesel-fueled internal combustion engines. The rule applies to all refiners, importers, and other fuel suppliers such as distributors, marketers, and retailers, as well as to users of diesel, low-sulfur diesel, and other liquid fuels for stationary-source applications in the SCAQMD. The rule also affects diesel fuel supplied for mobile source applications.

Rule 445 – Wood Burning Devices. The purpose of this rule is to reduce the emission of particulate matter from woodburning devices and establish contingency measures for applicable O_3 standards for the reduction of VOCs. Per Rule 445, no person shall permanently install a wood-burning device into any new development.

Rule 1110.2 – Emissions from Gaseous- and Liquid-Fueled Engines: This rule applies to stationary and portable engines rated at greater than 50 horsepower. The purpose of Rule 1110.2 is to reduce NO_x, VOCs, and CO emissions from engines. Emergency engines, including those powering standby generators, are generally exempt from the emissions and monitoring requirements of this rule because they have permit conditions that limit operation to 200 hours or less per year as determined by an elapsed operating time meter.

Rule 1113 – Architectural Coatings. This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Rule 1401 – New Source Review of Toxic Air Contaminants. This rule specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit TACs listed in Table I of Rule 1401. The rule establishes allowable risks for permit units requiring new permits pursuant to Rules 201 or 203.

Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities. This rule states that an owner or operator of any demolition or renovation activity is required to have an asbestos study performed prior to demolition and to provide notification to SCAQMD prior to commencing demolition activities.

Antelope Valley Air Quality Management District

The AVAQMD, which was established by the state legislature, separated the Antelope Valley and northern Los Angeles County from the SCAQMD. The Salton Sea Air Basin and MDAB were previously included in a single large basin called the Southeast Desert Air Basin. On May 30, 1996, CARB replaced the Southeast Desert Air Basin with the Salton Sea Air Basin and MDAB. In July 1997, the Antelope Valley area of MDAB was separated from the SCAQMD and incorporated into a new air district under the jurisdiction of the newly formed AVAQMD.

The AVAQMD is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in the Antelope Valley region of the MDAB. The AVAQMD operates monitoring stations in the Antelope Valley, develops rules and regulations for stationary sources and equipment, prepares emissions inventory and air quality management planning documents, and conducts source testing and inspections. The AVAQMD has a variety of air quality management and attainment plans that include control measures and strategies to be implemented to attain the CAAQS and NAAQS in the Antelope Valley. The AVAQMD then implements these control measures as regulations to control or reduce criteria pollutant emissions from stationary sources or equipment.

AVAQMD air quality management and attainment plans include the following:

- 2004 State and Federal Ozone Attainment Plan
- 2006 8-hour Ozone Reasonably Available Control Technology – State Implementation Plan (RACT SIP) Analysis
- 2008 Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Nonattainment Area)
- 2014 Supplement to the 8-hour Ozone RACT SIP Analysis
- 2015 8-hour RACT SIP Analysis
- 2016 Federal 75 ppb Ozone Attainment Plan

Applicable Rules and Regulations

Emissions that would result from development of an additional 63,443 dwelling units on parcels within the AVAQMD jurisdiction may be subject to AVAQMD rules and regulations, which may include the following:

Rule 401 – Visible Emissions. This rule establishes the limit for visible emissions from stationary sources. This rule prohibits visible emissions dark or darker than Ringelmann No.1 for periods greater than 3 minutes in any hour.

Rule 402 – Nuisance. This rule prohibits the discharge of air pollutants from a facility that cause injury, detriment, nuisance, or annoyance to the public or damage to business or property.

Rule 403 – Fugitive Dust. This rule requires fugitive dust sources to implement best available control measures for all sources and prohibits all forms of visible particulate matter from crossing any property line. AVAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust.

Rule 431.2 – Sulfur Content of Liquid Fuels. The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose both of reducing the formation of SO_x and particulates during combustion and of enabling the use of add-on control devices for diesel-fueled internal combustion engines. The rule applies to all refiners, importers, and other fuel suppliers such as distributors, marketers, and retailers, as well as to users of diesel, low-sulfur diesel, and other liquid fuels for stationary-source applications in the AVAQMD. The rule also affects diesel fuel supplied for mobile source applications.

Rule 1113 – Architectural Coatings. This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Rule 1401 – New Source Review of Toxic Air Contaminants. This rule specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit TACs.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial counties and serves as a forum for regional issues relating to transportation, the economy, community development, and the environment. SCAG serves as the federally designated metropolitan planning organization for the Southern California region and is the largest metropolitan planning organization in the United States.

With respect to air quality planning and other regional issues, SCAG has prepared the 2008 Regional Comprehensive Plan: Helping Communities Achieve a Sustainable Future (2008 RCP) for the region (SCAG 2008). The 2008 RCP sets the policy context in which SCAG participates in and responds to the SCAQMD air quality plans and builds off the SCAQMD AQMP processes that are designed to meet health-based criteria pollutant standards in several ways (SCAG 2008). First, it complements AQMPs by providing guidance and incentives for public agencies to consider best practices that support the technology-based control measures in AQMPs. Second, the 2008 RCP emphasizes the need for local initiatives that can reduce the region's greenhouse gas emissions that contribute to climate change, an issue that is largely outside the focus of local attainment plans. Third, the 2008 RCP emphasizes the need for better coordination of land use and transportation planning, which heavily influences the emissions inventory from the transportation sectors of the economy. This also minimizes land use conflicts, such as residential development near freeways, industrial areas, or other sources of air pollution.

On April 7, 2016, SCAG's Regional Council adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). The 2016 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2016 RTP/SCS charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. The 2016 RTP/SCS was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. In June 2016, SCAG received its conformity determination from the Federal Highway Administration and the Federal Transit Administration indicating that all air quality conformity requirements for the 2016 RTP/SCS and associated 2015 Federal Transportation Improvement Program Consistency Amendment through Amendment 15-12 have been met (SCAG 2016). The SCAQMD 2016 AQMP applies the SCAG growth forecasts assumed in the 2016 RTP/SCS.

On September 3, 2020, SCAG adopted Connect SoCal, the 2020–2045 RTP/SCS, which is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. Connect SoCal charts a path toward a more mobile, sustainable, and prosperous region by making connections between transportation networks, planning strategies, and the people whose collaboration can improve the quality of life for Southern Californians. Connect SoCal embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, non-profit

organizations, businesses, and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The updated growth projections from the adopted 2020–2045 RTP/SCS have not yet been incorporated into an adopted AQMP. SCAQMD is currently developing the 2022 AQMP, which will incorporate these updated regional growth projections (SCAG 2020).

Regional and Local Air Quality Conditions

Pursuant to the 1990 federal Clean Air Act amendments, EPA classifies air basins (or portions thereof) as "attainment" or "nonattainment" for each criteria air pollutant based on whether the NAAQS have been achieved. Generally, if the recorded concentrations of a pollutant are lower than the standard, the area is classified as "attainment" for that pollutant. If an area exceeds the standard, the area is classified as "nonattainment" for that pollutant. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated as "unclassified" or "unclassifiable." The designation of "unclassifiable/attainment" means that the area meets the standard or is expected to be meet the standard despite a lack of monitoring data. Areas that achieve the standards after a nonattainment designation are re-designated as maintenance areas and must have approved Maintenance Plans to ensure continued attainment of the standards. The California Clean Air Act, like its federal counterpart, called for the designation of areas as "attainment" or "nonattainment," but based on CAAQS rather than the NAAQS.

SCAB Attainment Designation (Los Angeles County)

Table 4.3-2 depicts the current attainment status of the Los Angeles County portion of the SCAB with respect to the NAAQS and CAAQS.

Table 4.3-2. Los Angeles County Portion of the South Coast Air Basin Attainment Classification

Pollutant	Designation/Classification	
	National Standards	*California Standards*
Ozone (O_3), 1-hour	No national standard	**Nonattainment**
Ozone (O_3), 8-hour	**Extreme nonattainment**	**Nonattainment**
Nitrogen Dioxide (NO_2)	Unclassifiable/attainment	Attainment
Carbon Monoxide (CO)	Attainment/maintenance	Attainment
Sulfur Dioxide (SO_2)	Unclassifiable/attainment	Attainment
Coarse Particulate Matter (PM_{10})	Attainment/maintenance	**Nonattainment**
Fine Particulate Matter ($PM_{2.5}$)	**Serious nonattainment**	**Nonattainment**
Lead	Nonattainment	Attainment
Hydrogen Sulfide	No national standard	Unclassified
Sulfates	No national standard	Attainment
Visibility-Reducing Particles	No national standard	Unclassified
Vinyl Chloride	No national standard	No designation

Sources: EPA 2021a (national); CARB 2019g (California).
Notes: Bold text = not in attainment; attainment = meets the standards; attainment/maintenance = achieves the standards after a nonattainment designation; nonattainment = does not meet the standards; unclassified or unclassifiable = insufficient data to classify; unclassifiable/attainment = meets the standard or is expected to be meet the standard despite a lack of monitoring data.

In summary, the SCAB is designated as a nonattainment area for federal and state O_3 standards and federal and state $PM_{2.5}$ standards. The SCAB is designated as a nonattainment area for state PM_{10} standards; however, it is designated as an attainment area for federal PM_{10} standards. The SCAB is designated as an attainment area for federal and state CO standards, NO_2 standards, and SO_2 standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard (EPA 2021a; CARB 2019g).

Despite the current nonattainment status, air quality in the SCAB has generally improved since the inception of air pollutant monitoring in 1976. This improvement is mainly a result of lower-polluting on-road motor vehicles, more stringent regulation of industrial sources, and the implementation of emission reduction strategies by SCAQMD. This trend toward cleaner air has occurred in spite of continued population growth. PM_{10} levels have declined almost 50% since 1990, and $PM_{2.5}$ levels have also declined 50% since measurements began in 1999 (SCAQMD 2013). Similar improvements are observed with O_3, although the rate of O_3 decline has slowed in recent years.

MDAB Attainment Designation (Los Angeles County)

Table 4.3-3 depicts the current attainment status of the Los Angeles County portion of the MDAB with respect to the NAAQS and CAAQS.

Table 4.3-3. Los Angeles County Portion of the Mojave Desert Air Basin Attainment Classification

Pollutant	Designation/Classification[1]	
	Federal Standards	*State Standards*
O_3 – 1 hour	No federal standard	**Nonattainment**
O_3 – 8 hours	**Severe nonattainment**[2]	**Nonattainment**
NO_2	Unclassifiable/attainment	Attainment
CO	Unclassifiable/attainment	Attainment
SO_2	Unclassifiable/attainment	Attainment
PM_{10}	Unclassifiable/attainment	**Nonattainment**
$PM_{2.5}$	**Serious nonattainment**[3]	Unclassified
Lead	Unclassifiable/attainment	Attainment
Hydrogen sulfide	No federal standard	Unclassified[5]
Sulfates	No federal standard	Attainment
Visibility-reducing particles	No federal standard	Unclassified
Vinyl chloride	No federal standard	No designation

Sources: EPA 2021a (federal); CARB 2021b (state).
Notes: O_3 = ozone; NO_2 = nitrogen dioxide; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
Definitions: attainment = meets the standards; attainment/maintenance = achieve the standards after a nonattainment designation; nonattainment = does not meet the standards; unclassified or unclassifiable = insufficient data to classify; unclassifiable/attainment = meets the standard or is expected to be meet the standard despite a lack of monitoring data.

1 Designations/classifications in **bold** type indicate nonattainment.
2 West Mojave Desert (Los Angeles County) portion of the basin, where the Project is located, is designated severe nonattainment.
3 The Project is located in an area designated serious nonattainment in the West Mojave Desert (Los Angeles County) portion of the basin.
4 The San Bernardino County portion of the MDAB is designated as attainment, and the remainder of the MDAB is designated as unclassified.
5 The entire MDAB is designated unclassified, except for the Searles Valley portion of the basin, which is designated nonattainment.

In summary, the Project is located in an area of the MDAB that is designated as a nonattainment area for federal and state O_3 standards, state PM_{10} standards, and federal $PM_{2.5}$ standards, and unclassifiable/attainment for all other criteria air pollutants (EPA 2021b; CARB 2021b).

Ambient Air Quality

CARB, air districts, and other agencies monitor ambient air quality at approximately 250 air quality monitoring stations across the state. The SCAQMD and AVAQMD monitor local ambient air quality within the County. Air quality monitoring stations usually measure pollutant concentrations 10 feet above ground level; therefore, air quality is often referred to in terms of ground-level concentrations. The most recent background ambient air quality data from 2017 to 2019 are presented in Table 4.3-4. The ambient data presented in Table 4.3-4 reflect the highest concentrations reported within the County during that time period and are considered representative of the air quality experienced in the Proposed Project vicinity. The number of days exceeding the ambient air quality standards is also shown in Table 4.3-4.

Table 4.3-4. Local Ambient Air Quality Data

Averaging Time	Unit	Agency/ Method	Ambient Air Quality Standard	Measured Concentration by Year			Exceedances by Year		
				2017	*2018*	*2019*	*2017*	*2018*	*2019*
Ozone (O_3)									
Maximum 1-hour concentration	ppm	California	0.12	0.157	0.140	0.130	66	36	56
Maximum 8-hour concentration	ppm	California	0.070	0.128	0.106	0.106	104	90	78
		National	0.070	0.128	0.106	0.106	104	90	78
Nitrogen Dioxide (NO_2)									
Maximum 1-hour concentration	ppm	California	0.18	115	90	97	0	0	0
		National	0.100	115.5	90.3	97.7	1	0	0
Annual concentration	ppm	California	0.030	0.025	0.022	0.0223	—	—	—
		National	0.053	0.025	0.022	0.023	—	—	—
Carbon Monoxide (CO)									
Maximum 1-hour concentration	ppm	California	20	6.1	4.7	3.8	0	0	0
		National	35	6.1	4.7	3.8	0	0	0
Maximum 8-hour concentration	ppm	California	9.0	4.6	3.5	3.2	0	0	0
		National	9	4.6	3.5	3.2	0	0	0
Sulfur Dioxide (SO_2)									
Maximum 1-hour concentration	ppm	National	0.075	0.020	0.018	0.010	ND	ND	ND
Maximum 24-hour concentration	ppm	National	0.14	0.003	0.002	0.002	ND	ND	ND
Annual concentration	ppm	National	0.030	0.0009	0.0007	0.0005	—	—	—

Table 4.3-4. Local Ambient Air Quality Data

Averaging Time	Unit	Agency/ Method	Ambient Air Quality Standard	Measured Concentration by Year			Exceedances by Year		
				2017	*2018*	*2019*	*2017*	*2018*	*2019*
Coarse Particulate Matter (PM_{10})									
Maximum 24-hour concentration	μg/m³	California	50	140	101	165	0.0 (0)	0.0 (0)	0.0 (0)
		National	150	140	101	165	0.0 (0)	0.0 (0)	0.0 (0)
Annual concentration	μg/m³	California	20	ND	32.5	29.5	—	—	—
Fine Particulate Matter ($PM_{2.5}$)[a]									
Maximum 24-hour concentration	μg/m³	National	35	85.4	103.8	70.3	15.4 (13)	9.1 (13)	3.1 (2)
Annual concentration	μg/m³	California	12	14.9	15.7	13.4	—	—	—
		National	12.0	14.9	15.7	13.4	—	—	—

Sources: CARB 2021c; EPA 2021c.

Notes: ppm = parts per million by volume; — = not available; μg/m³ = micrograms per cubic meter; ND = insufficient data available to determine the value.

Data taken from CARB iADAM (http://www.arb.ca.gov/adam) and EPA AirData (http://www.epa.gov/airdata/) represent the highest concentrations experienced over a given year.

Exceedances of national and California standards are only shown for O_3 and particulate matter. Daily exceedances for particulate matter are estimated days because PM_{10} and $PM_{2.5}$ are not monitored daily. All other criteria pollutants did not exceed national or California standards during the years shown. There is no national standard for 1-hour O_3, annual PM_{10}, or 24-hour SO_2, nor is there a California 24-hour standard for $PM_{2.5}$.

[a] Mean does not satisfy minimum data completeness criteria.

[b] Measurements of PM_{10} and $PM_{2.5}$ are usually collected every 6 days and every 1 to 3 days, respectively. Number of days exceeding the standards is a mathematical estimate of the number of days concentrations would have been greater than the level of the standard had each day been monitored. The numbers in parentheses are the measured number of samples that exceeded the standard.

Local

Los Angeles County General Plan

The following local regulations from the General Plan pertaining to air quality would apply to the Proposed Project (County of Los Angeles 2015).

Air Quality Element

Goal AQ 1 Protection from exposure to harmful air pollutants.

Policy AQ 1.1 Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

Policy AQ 1.2 Encourage the use of low or no volatile organic compound (VOC) emitting materials.

Policy AQ 1.3 Reduce particulate inorganic and biological emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

Policy AQ 1.4 Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.

Goal AQ 2 The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

Policy AQ 2.1 Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

Policy AQ 2.2 Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.

Policy AQ 2.3 Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

Policy AQ 3.1 Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.

Policy AQ 3.2 Reduce energy consumption in County operations by 20 percent by 2015.

Policy AQ 3.3 Reduce water consumption in County operations.

Policy AQ 3.4 Participate in local, regional and state programs to reduce greenhouse gas emissions.

Policy AQ 3.5 Encourage maximum amounts of energy conservation in new development and municipal operations.

Land Use Element

Policy LU 1.5 In the review of a project-specific amendment(s) to convert OS-C designated lands to other land use designations, ensure that the project-specific amendment(s) does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.

Policy LU 1.6 In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):

- Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
- Will not negatively impact the productivity of neighboring industrial activities;

- Is necessary to promote the economic value and the long-term viability of the site; and
- Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.

Policy LU 2.4 Coordinate with other local jurisdictions to develop compatible land uses.

Policy LU 2.5 Support and actively participate in inter-jurisdictional and regional planning efforts to help inform community-based planning efforts.

Policy LU 2.9 Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform the development of land use policy maps.

Policy LU 3.1 Encourage the protection and conservation of areas with natural resources, and SEAs.

Policy LU 3.2 Discourage development in areas with high environmental resources and/or severe safety hazards.

Policy LU 3.3 Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no or where no major infrastructure projects are planned, such as state and/or federal highways.

Policy LU 4.1 Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

Policy LU 4.2 Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.

Policy LU 4.3 Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.

Policy LU 4.4 Encourage mixed use development along major commercial corridors in urban and suburban areas.

Policy LU 5.1 Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

Policy LU 5.2 Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

Policy LU 5.3 Support a mix of land uses that promote bicycling and walking, and reduce VMTs.

Policy LU 5.4 Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.

Policy LU 5.7 Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.

Policy LU 5.10 Encourage employment opportunities and housing to be developed in proximity to one another.

Policy LU 7.1 Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

Policy LU 7.2 Protect industrial parks and districts from incompatible uses.

Policy LU 7.3 Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.

Policy LU 7.9 Encourage development in rural areas that is compatible with rural community character, preserves open space, conserves agricultural land, and promotes efficiencies in services and infrastructure.

Policy LU 8.2 Evaluate the potential impact of new structures within MOAs to ensure the safety of the residents on the ground and continued viability of military operations within the MOAs. In the review of development within MOAs, consider the following:

- Uses that produce electromagnetic and frequency spectrum interference, which could impact military operations;
- Uses that release into the air any substance such as steam, dust and smoke, which impair pilot visibility;
- Uses that produce light emissions, glare or distracting lights, which could interfere with pilot vision or be mistaken for airfield lighting; and
- Uses that physically obstruct any portion of the MOA due to relative height above ground level.

Policy LU 9.1 Promote community health for all neighborhoods.

Policy LU 10.4 Promote environmentally-sensitive and sustainable design.

Policy LU 10.6 Encourage pedestrian activity through the following:

- Designing the main entrance of buildings to front the street;
- Incorporating landscaping features;
- Limiting masonry walls and parking lots along commercial corridors and other public spaces;
- Incorporating street furniture, signage, and public events and activities; and
- Using wayfinding strategies to highlight community points of interest.

Policy LU 10.7 Promote public spaces, such as plazas that enhance the pedestrian environment, and, where appropriate, continuity along commercial corridors with active transportation activities.

Policy LU 11.1 Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.

Policy LU 11.2 Support the design of developments that provide substantial tree canopy cover, and utilize light colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.

Policy LU 11.3 Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.

Policy LU 11.4 Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration; preventing habitat fragmentation; promoting storm water retention; promoting the localized production of energy; promoting water conservation and reuse; maximizing interconnectivity; and utilizing public transit.

Policy LU 11.5 Prohibit the use of private yards as required open space within subdivisions, unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.

Policy LU 11.7 Encourage the use of density-controlled design techniques to conserve natural resource areas.

Policy LU 11.8 Encourage sustainable subdivisions that meet green neighborhood standards, such as Leadership in Energy and Environmental Design–Neighborhood Development (LEED-ND).

Mobility Element

Goal M 1 Street designs that incorporate the needs of all users. (Complete Streets)

Policy M 1.1 Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, roads and streets.

Policy M 1.2 Ensure that streets are safe for sensitive users, such as seniors and children.

Policy M 1.3 Utilize industry standard rating systems, such as the Institute for Sustainable Infrastructure (ISI) Rating System, to assess sustainability and effectiveness of street systems for all users.

Goal M 2 Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use. (Active Transportation Design)

Policy M 2.1 Design streets that accommodate pedestrians and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities.

Policy M 2.2 Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following street designs, whenever appropriate and feasible:

- Lane width reductions to 10 or 11 feet in low speed environments with a low volume of heavy vehicles.
- Wider lanes may still be required for lanes adjacent to the curb, and where buses and trucks are expected.
- Low-speed designs.

- Access management practices developed through a community-driven process.
- Back in angle parking at locations that have available roadway width and bike lanes, where appropriate.

Policy M 2.3 Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following intersection designs, whenever appropriate and feasible:

- Right angle intersections that reduce intersection skew.
- Smaller corner radii to reduce crossing distances and slow turning vehicles.
- Traffic calming measures, such as bulb-outs, sharrows, medians, roundabouts, and narrowing or reducing the number of lanes (road diets) on streets.
- Crossings at all legs of an intersection.
- Shorter crossing distances for pedestrians.
- Right-turn channelization islands. Sharper angles of slip lanes may also be utilized.
- Signal progression at speeds that support the target speed of the corridor.
- Pedestrian push buttons when pedestrian signals are not automatically recalled.
- Walk interval on recall for short crossings.
- Left-turn phasing.
- Prohibit right turn on red.
- Signs to remind drivers to yield to pedestrians.

Policy M 2.4 Ensure a comfortable walking environment for pedestrians by implementing the following, whenever appropriate and feasible:

- Designs that limit dead-end streets and dead-end sidewalks.
- Adequate lighting on pedestrian paths, particularly around building entrances and exits, and transit stops.
- Designs for curb ramps, which are pedestrian friendly and compliant with the American Disability Act (ADA).
- Perpendicular curb ramps at locations where it is feasible.
- Pedestrian walking speed based on the latest standard for signal timing. Slower speeds should be used when appropriate (i.e., near senior housing, rehabilitation centers, etc.)
- Approved devices to extend the pedestrian clearance times at signalized intersections.
- Accessible Pedestrian Signals (APS) at signalized intersections.
- Pedestrian crossings at signalized intersections without double or triple left or right turn lanes.

- Pedestrian signal heads, countdown pedestrian heads, pedestrian phasing and leading pedestrian intervals at signalized intersections.
- Exclusive pedestrian phases (pedestrian scrambles) where turning volume conflicts with very high pedestrian volumes.
- Advance stop lines at signalized intersections.
- Medians or crossing islands to divide long crossings.
- High visibility crosswalks.
- Pedestrian signage.
- Advanced yield lines for uncontrolled crosswalks.
- Rectangular Rapid Flashing Beacon or other similar approved technology at locations of high pedestrian traffic.
- Safe and convenient crossing locations at transit stations and transit stops located at safe intersections.

Policy M 2.5 Ensure a comfortable bicycling environment by implementing the following, whenever appropriate and feasible:

- Bicycle signal heads at intersections.
- Bicycle signal detection at all signalized intersections.
- Wayfinding signage.
- Road diet techniques, such as lane narrowing, lane removal, and parking removal/restriction.
- Appropriate lighting on all bikeways, including those in rural areas.
- Designs, or other similar features, such as: shoulder bikeways, cycle tracks, contra flow bike lanes, shared use paths, buffered bike lanes, raised bike lanes, and bicycle boulevards.

Policy M 2.6 Encourage the implementation of future designs concepts that promote active transportation, whenever available and feasible.

Policy M 2.7 Require sidewalks and bikeways to accommodate the existing and projected volume of pedestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.

Policy M 2.8 Connect pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.

Policy M 2.9 Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.

Policy M 2.10 Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.

Policy M 2.11 Promote the continuity of streets and sidewalks through design features, such as limiting mid-block curb cuts, encouraging access through side streets or alleys, and promoting shorter block lengths

Goal M-3 Streets that incorporate innovative designs. (Innovative Street Design)

Policy M 3.1 Facilitate safe roadway designs that protect users, preserve state and federal funding, and provide reasonable protection from liability.

Policy M 3.2 Consider innovative designs when part of an accepted standard, or when properly vetted through an appropriate engineering/design review, in compliance with all state and federal laws.

Policy M 3.3 Complete the following studies prior to the implementation of innovative design concepts:

- An analysis of the current and future context of the community and neighborhood in which they are proposed;
- A balanced assessment of the needs of all users and travel modes (i.e., pedestrian, bicycle, transit, vehicular, and equestrian, where appropriate);
- A technical assessment of the operational and safety characteristics for each mode; and
- A consistency check with transportation network plans, including the Highway Plan, Bicycle Master Plan, and Community Pedestrian Plans.

Goal M 4 An efficient multimodal transportation system that serves the needs of all residents

Policy M 4.1 Expand transportation options that reduce automobile dependence.

Policy M 4.2 Expand shuttle services to connect major transit centers to community points of interest.

Policy M 4.3 Maintain transit services within the unincorporated areas that are affordable, timely, cost-effective, and responsive to growth patterns and community input.

Policy M 4.4 Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.

Policy M 4.5 Encourage continuous, direct routes through a connected system of streets, with small blocks and minimal dead ends (cul-de-sacs).

Policy M 4.8 Provide and maintain appropriate signage for streets, roads and transit.

Policy M 4.9 Ensure the participation of all potentially affected communities in the transportation planning and decision-making process.

Policy M 4.10 Support the linkage of regional and community-level transportation systems, including multimodal networks.

Policy M 4.11 Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.

Policy M 4.12 Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.

Policy M 4.13 Coordinate with adjacent jurisdictions in the review of land development projects near jurisdictional borders to ensure appropriate roadway transitions and multimodal connectivity.

Policy M 4.14 Coordinate with Caltrans on mobility and land use decisions that may affect state transportation facilities.

Policy M 4.15 Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution-based transit passes, regional carpooling programs, and telecommuting.

Policy M 4.16 Promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs

Goal M 5 Land use planning and transportation management that facilitates the use of transit.

Policy M 5.1 Facilitate transit-oriented land uses and pedestrian-oriented design to encourage transit ridership.

Policy M 5.2 Implement parking strategies that facilitate transit use and reduce automobile dependence.

Policy M 5.3 Maintain transportation right-of-way corridors for future transportation uses, including bikeways, or new passenger rail or bus services.

Goal M 7 Transportation networks that minimizes negative impacts to the environment and communities.

Policy M 7.5 In rural areas, require rural highway and street standards that minimize the width of paving and the placement of curbs, gutters, sidewalks, street lighting, and traffic signals, except where necessary for public safety.

Conservation and Natural Resources Element

Policy C/NR 9.2 Support innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, organic farming, and the use of compost.

Policy C/NR 12.1 Encourage the production and use of renewable energy resources.

Policy C/NR 12.2 Encourage the effective management of energy resources, such as ensuring adequate reserves to meet peak demands.

Parks and Recreation Element

Policy P/R 4.1 Create multi-use trails to accommodate all users.

Policy P/R 4.2 Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.

Policy P/R 4.3 Develop a network of feeder trails into regional trails.

Policy P/R 4.6 Create new multi-use trails that link community destinations including parks, schools and libraries.

Policy P/R 6.2 Support the use of alternative sources of energy, such as wind and solar sources to reduce the use of energy at existing parks.

Public Services and Facilities Element

Policy PS/F 6.5 Encourage the use of renewable energy sources in utility and telecommunications networks.

Policy PS/F 6.8 Encourage projects that incorporate onsite renewable energy systems.

Economic Development Element

Policy ED 1.2 Encourage and foster the development of the renewable energy economic sectors.

Policy ED 2.2 Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

Policy ED 2.3 Ensure environmental justice in economic development activities.

Policy ED 2.4 Ensure high standards of development and encourage environmentally sustainable practices in economic development activities

Policy ED 2.5 Encourage employment opportunities to be located in proximity to housing.

Policy ED 2.6 Encourage community-serving uses, such as child care centers and personal services, to be located in proximity to employment centers.

Policy ED 4.7 Support expedited permitting for green building retrofits.

Proposed Housing Element

Goal 2 Communities with equitable access to employment opportunities, community facilities and services, and amenities.

Policy 2.2 Encourage multi-family residential and mixed-use developments along major commercial and transportation corridors.

Goal 3 A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.2 Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.

4.3.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to air quality if the project would:

AQ-1: Conflict with or obstruct implementation of the applicable air quality plan.

AQ-2: Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

AQ-3: 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).

AQ-4: Expose sensitive receptors to substantial pollutant concentrations.

AQ-5: Create objectionable odors affecting a substantial number of people.

Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.) indicates that, where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to determine whether the development of the additional 63,443 dwelling units would have a significant impact on air quality. The County uses SCAQMD's and AVAQMD's thresholds to evaluate proposed development projects and to assess the significance of quantifiable impacts. The potential air quality impacts of a project are, therefore, evaluated according to the thresholds adopted by the SCAQMD in connection with its CEQA Air Quality Handbook, Air Quality Analysis Guidance Handbook, and SCAQMD guidance, and the AVAQMD CEQA and Federal Conformity Guidelines.

SCAQMD has established Air Quality Significance Thresholds, as revised in April 2019, that set forth quantitative emission significance thresholds below which a project would not have a significant impact on ambient air quality (Table 4.3-5) (SCAQMD 2019).

Table 4.3-5. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	*Construction (pounds per day)*	*Operation (pounds per day)*
VOCs	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
Lead[a]	3	3
TACs and Odor Thresholds		
TACs[b]	Maximum incremental cancer risk ≥10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥1 in 1 million) Chronic and acute hazard index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality Standards for Criteria Pollutants[c]		
NO_2 1-hour average NO_2 annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.030 ppm (state) and 0.0534 ppm (federal)	
CO 1-hour average CO 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	

Table 4.3-5. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds	
PM_{10} 24-hour average PM_{10} annual average	10.4 μg/m³ (construction)[d] 2.5 μg/m³ (operation) 1.0 μg/m³
$PM_{2.5}$ 24-hour average	10.4 μg/m³ (construction)[d] 2.5 μg/m³ (operation)

Source: SCAQMD 2019.
Notes: SCAQMD = South Coast Air Quality Management District; VOC = volatile organic compounds; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; TAC = toxic air contaminant; NO_2 = nitrogen dioxide; ppm = parts per million by volume; μg/m³ = micrograms per cubic meter.
greenhouse gas emissions thresholds for industrial projects, as added in the March 2015 revision to the SCAQMD Air Quality Significance Thresholds, were not include included in this table as they are addressed within the greenhouse gas emissions analysis and not the air quality analysis.

[a] The phaseout of leaded gasoline started in 1976. Since gasoline no longer contains lead, the Project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.
[b] TACs include carcinogens and noncarcinogens.
[c] Ambient air quality standards for criteria pollutants are based on SCAQMD Rule 1303, Table A-2, unless otherwise stated.
[d] Ambient air quality threshold are based on SCAQMD Rule 403.

The phasing out of leaded gasoline started in 1976. As gasoline no longer contains lead, the development of the additional 63,443 dwelling units is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

The AVAQMD has prepared criteria and thresholds for determining significance under CEQA. Per the AVAQMD CEQA and Federal Conformity Guidelines (AVAQMD 2016), any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The AVAQMD thresholds are as follows:

1. Generates total emissions (direct and indirect) in excess of the thresholds presented in Table 4.3-6.

Table 4.3-6. Antelope Valley Air Quality Management District Thresholds of Significance

Criteria Pollutant	Daily Threshold (pounds per day)	Annual Threshold (tons per year)
Volatile Organic Compounds (VOC)	137	25
Oxides of Nitrogen (NO_x)	137	25
Carbon Monoxide (CO)	548	100
Oxides of Sulfur (SO_x)	137	25
Particulate Matter (PM_{10})	82	15
Particulate Matter ($PM_{2.5}$)	82	15

Source: AVAQMD 2016

Note that AVAQMD daily thresholds are generally applicable to multi-phased projects with phases shorter than 1 year and therefore are primarily used for emissions from construction-related activities. The annual thresholds are generally for projects with emissions that would occur for longer than 1 year and thus are generally applied to project-generated operational activities.

2. Generates a violation of any ambient air quality standard when added to the local background.

3. Does not conform with the applicable attainment or maintenance plan(s).

Note that per the AVAQMD guidance, a project is deemed to not exceed threshold 3, and hence not be significant, if it is consistent with the existing land use plan. Zoning changes, specific plans, general plan amendments and similar land use plan changes, which do not increase dwelling unit density, do not increase vehicle trips, and do not increase vehicle miles traveled (VMT) are also deemed to not exceed this threshold.

4. Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a hazard index (non-cancerous) greater than or equal to 1.

   The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using significance threshold criterion 4:

   - Any industrial project within 1,000 feet
   - A distribution center (40 or more trucks per day) within 1,000 feet
   - A major transportation project (50,000 or more vehicles per day) within 1,000 feet
   - A dry cleaner using perchloroethylene within 500 feet
   - A gasoline dispensing facility within 300 feet

The approach and significance criteria used for each of the CEQA thresholds listed above is described below.

Threshold AQ-1

The evaluation of whether the Proposed Project would conflict with or obstruct implementation of the applicable SCAQMD AQMP (CEQA Guidelines, Appendix G, Threshold 1) is based on the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993), Chapter 12, Sections 12.2 and 12.3. The first criterion assesses whether the development of the additional 63,443 dwelling units (as conservatively assumed to result from the Proposed Project's rezoning program; see Chapter 3 for details) would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP, which is addressed in detail under Threshold AQ-2. The second criterion is whether the development of the additional 63,443 dwelling units would exceed the assumptions in the AQMP or increments based on the year of buildout and phase.

The evaluation of whether the development of the additional 63,443 dwelling units would conflict with or obstruct implementation of the applicable AVAQMD air quality plan is based on consistency with the underlying land use designation and additional guidance provided in the AVAQMD guidelines.

Threshold AQ-2

To evaluate the potential for the Proposed Project to violate any air quality standard or contribute substantially to an existing or projected air quality violation, this analysis applies the SCAQMD's construction and operational criteria pollutants mass daily thresholds shown in Table 4.3-5, and the AVAQMD's mass daily and/or annual thresholds shown in Table 4.3-6. The development of the additional 63,443 dwelling units (as conservatively assumed to result from the Proposed Project's rezoning program; see Chapter 3 for details) would result in a substantial contribution to an existing air quality violation of the NAAQS or CAAQS for O_3, which is a nonattainment pollutant, if the project's construction or operational emissions would exceed the SCAQMD or the AVAQMD VOC or NO_x thresholds shown in Tables 4.3-5 and 4.3-6, respectively. These emissions-based

thresholds for O_3 precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur). This approach is used because O_3 is not emitted directly (see the discussion of O_3 and its sources in Section 4.3.1, Environmental Setting), and the effects of an individual project's emissions of O_3 precursors (VOC and NO_x) on O_3 levels in ambient air cannot be determined through project-level air quality models.

Threshold AQ-3

By its nature, air pollution is largely a cumulative impact. However, project-level thresholds of significance for criteria pollutants are used in the determination of whether a project's individual emissions would have a cumulatively considerable contribution on air quality. If the Proposed Project's emissions would exceed the applied significance thresholds, it would have a cumulatively considerable contribution. Conversely, if the emissions from development of the additional 63,443 dwelling units do not exceed the project-specific thresholds, it is generally not considered to result in a cumulatively significant impact (SCAQMD 2003a). Accordingly, to evaluate the potential for the Proposed Project to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard, this analysis applies SCAQMD's and AVAQMD's criteria pollutants thresholds, as shown in Tables 4.3-5 and 4.3-6.

Threshold AQ-4

For project-level projects, the SCAQMD recommends a localized significance threshold (LST) analysis to evaluate the potential of localized air quality impacts to sensitive receptors in the immediate vicinity of a proposed project from construction and operation; however, an operational LST analysis is only applicable to land uses with on-site emission sources and is generally not applicable to residential land uses as they do not include substantial on-site sources of localized emissions. The LST methodology was developed to be used as a tool to assist lead agencies to analyze localized impacts associated with project-level impacts. However, the LSTs are applicable to projects at the project-specific level and are not applicable to regional projects, such as General Plans or the Proposed Project, as specific projects have not been identified at this time. Accordingly, the application of the LSTs, which is voluntary, is not provided herein due to the nature of the Proposed Project.

Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed federal and/or state standards for CO are termed "CO hotspots." The transport of CO is extremely limited, as it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthy levels, affecting sensitive receptors. The assessment of the potential for the Proposed Project to result in a CO hotspot is based on comparison to the SCAQMD 2003 AQMP CO hotspot analysis.

The assessment of the Proposed Project's potential to expose sensitive receptors to substantial pollutant concentrations also includes a qualitative evaluation regarding exposure to TACs from construction and operation of the Proposed Project and associated health risk.

Threshold AQ-5

The potential for the Proposed Project to result in other emissions, specifically an odor impact (CEQA Guidelines, Appendix G, Threshold 4), is based on the Proposed Project's land-use types and anticipated construction activity, and the potential for the Proposed Project to create an odor nuisance pursuant to SCAQMD Rule 402 and AVAQMD Rule 402.

4.3.4 Methodology

The County's Proposed Project identifies anticipated development by land use type and square footage. However, since individual project specifics for construction and operation of future development under the Proposed Project are not yet available, the California Emissions Estimator Model (CalEEMod) default values were assumed based on development land use type and size.

As described in Chapter 3, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Additionally, for purposes of this analysis, hypothetical potential residential development scenarios were developed in order to frame the analysis. Further analysis was not conducted because the County had no further information and it would be too speculative to analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Construction Emissions

To determine if the Proposed Project, particularly the rezoning program that would result in approximately 63,443 additional dwelling units, would not exceed the SCAQMD and the AVAQMD mass daily thresholds, a 235-unit multifamily residential development scenario was modeled using CalEEMod Version 2016.3.2. Not all future residential development would require all of the construction phases assumed; however, the following six default CalEEMod construction phases were included to present the potential range of emissions and capture a potential maximum daily and annual scenario: demolition, site preparation, grading, building construction, paving, and architectural coating. For example, due to the developed nature of some County parcels, many projects may only require a demolition (existing buildings and asphalt pavement) phase and minor site preparation phase prior to building construction, while some projects may require renovation, which would be less intensive than reconstruction. In addition, some projects may not require any demolition, but would require site preparation and/or grading to prepare the site for development. Due to the speculative nature of the amount of asphalt paving associated with potential future residential development, VOC off-gassing from asphalt pavement application is not included in the emissions estimates; however, paving phase emissions associated with paving equipment and vehicle trips are captured.

Construction scenario assumptions, including phasing, equipment mix, and vehicle trips, were based on CalEEMod default values. Due to the speculative nature of construction activities from the potential development of the additional 63,443 dwelling units, CalEEMod default values were relied upon with minor exceptions (i.e., demolition, cubic yards of export during grading, and compliance with air district fugitive dust control rules). Some CalEEMod inputs require project-specific information to estimate non-zero values, including demolition and grading assumptions. As noted above, some parcel development may not require demolition or grading activities; however, in a good faith effort to include potential emissions associated with demolition and grading (rather than zero values), some basic assumptions were applied to the construction scenario. For example, a one-story building the size of the parcel was assumed to estimate demolition emissions, and cubic yards reflecting the parcel site acreage at 2 feet deep was assumed to be exported from the site to estimate grading (earthwork) emissions. All construction scenario assumptions are provided in Appendix B.

Any future construction resulting from implementation of the Proposed Project would be required to comply with SCAQMD Rule 403 and AVAQMD Rule 403 to control dust emissions during any dust-generating activities. SCAQMD Rule 403 and AVAQMD Rule 403 require implementation of various best available fugitive dust control measures for all construction activity sources within its jurisdictional boundaries. Dust control measures include, but are not limited

to, maintaining stability of soil through pre-watering of site prior to clearing, grubbing, cut and fill, and earth-moving activities; stabilizing soil during and immediately after clearing, grubbing, cut and fill, and other earth-moving activities; stabilizing backfill during handling and at completion of activity; and pre-watering material prior to truck loading and ensuring that freeboard exceeds 6 inches. While SCAQMD Rule 403 and AVAQMD Rule 403 require fugitive dust control beyond watering control measures, compliance with Rule 403 is represented in CalEEMod by assuming twice daily watering of active sites (55% reduction in PM_{10} and $PM_{2.5}$ [CAPCOA 2017]).

Operational Emissions

To determine if the Proposed Project would exceed the SCAQMD and the AVAQMD mass daily thresholds, 1,950- and 1,100-unit multifamily residential development scenarios were modeled using CalEEMod Version 2016.3.2. Operational year 2030 was assumed consistent with the anticipated first full year of development. While the type of housing will vary, for emission estimation purposes the residential development would be mid-rise apartments consistent with the traffic analysis.

Area Sources

CalEEMod was used to estimate operational emissions from area sources, including emissions from hearths, consumer product use, architectural coatings, and landscape maintenance equipment. Emissions associated with natural gas usage in space heating, water heating, and stoves are calculated in the building energy use module of CalEEMod, as described in the following text.

It is assumed that any future residential development resulting from implementation of the Proposed Project would not include woodstoves or wood-burning fireplaces. All residential fireplaces were assumed to be natural gas-fueled consistent with County policies. In addition, SCAQMD Rule 445, Wood Burning Devices, states that “no person shall permanently install a wood-burning device into any new development” (SCAQMD 2020). Exemptions to SCAQMD Rule 445 include where there is no existing infrastructure for natural gas service within 150 feet of the property line or those 3,000 or more feet above mean sea level; however, these exemptions are not anticipated to be common per the anticipated parcels under the development of the additional 63,443 dwelling units.

Consumer products are chemically formulated products used by household and institutional consumers, including detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products. Other paint products, furniture coatings, or architectural coatings are not considered consumer products (CAPCOA 2017). Consumer product VOC emissions are estimated in CalEEMod based on the floor area of residential buildings and on the default factor of pounds of VOC per building square foot per day.

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers using during building maintenance. CalEEMod calculates the VOC evaporative emissions from application of residential surface coatings based on the VOC emission factor, the building square footage, the assumed fraction of surface area, and the reapplication rate. The VOC emission factor is based on the VOC content of the surface coatings and CalEEMod default values, which include 50 grams per liter VOC for residential interior and exterior surfaces. Ultimately, per the location of the parcel, either SCAQMD’s Rule 1113 (Architectural Coatings) or

AVAQMD's Rule 1113 (Architectural Coatings) would govern the VOC content for interior and exterior coatings.[8] The model default reapplication rate of 10% of area per year is assumed.

Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers. The emissions associated from landscape equipment use are estimated based on CalEEMod default values for emission factors (grams per residential dwelling unit per day) and number of summer days (when landscape maintenance would generally be performed) and winter days.

Energy Sources

As represented in CalEEMod, energy sources include emissions associated with building electricity and natural gas usage. Electricity use would contribute indirectly to criteria air pollutant emissions; however, the emissions from electricity use are only quantified for greenhouse gases in CalEEMod, since criteria pollutant emissions occur at the site of the power plant, which is typically off site. The natural gas use from residential land uses is calculated in CalEEMod based on the Residential Appliance Saturation Study.

The current version of CalEEMod assumes compliance with the 2016 Title 24 Building Energy Efficiency Standards (CAPCOA 2017); however, all development would be required to comply with the 2019 Title 24 Standards at a minimum. Because the actual development is unknown at this time, conservatively, the 2019 Title 24 first-year percent savings for newly constructed non-residential buildings (including high-rise residential buildings) representing reductions from the 2016 Title 24 standard are 10.7% of electricity, 9% of demand, and 1% of natural gas (CEC 2018). Therefore, the Title 24 natural gas values were reduced by 1% for the residential land use.

Mobile Sources

Mobile sources for the 1,950- and 1,100-unit multifamily residential development scenarios would primarily be motor vehicles (automobiles and light-duty trucks) traveling to and from the parcels developed. Motor vehicles may be fueled with gasoline, diesel, or alternative fuels. The default vehicle mix provided in CalEEMod 2016.3.2, which is based on CARB's Mobile Source Emissions Inventory model (EMFAC) version 2014, was applied for the residential land use. Emission factors representing year 2030 were used to estimate emissions associated with of the first full year of implementation of the Proposed Project.

Applied trip generation rates for the 1,950- and 1,100-unit multifamily residential development scenarios are based on the traffic data provided in Section 4.17, Transportation, of this Draft PEIR. As noted previously, mid-rise apartments were assumed for all residential land uses. Multifamily units proposed in both general urban/sub-urban and dense multi-use urban areas were used since some of the sites would be developed with a higher density with higher accessibility to transit and/or proximity to employment centers.

Potential Other Sources of Emissions

Due to the plan nature of the Proposed Project, development could result in additional emission sources that are not captured in CalEEMod or for which specifics are not available to accurately estimate emissions using CalEEMod. However, based on the type of land uses that would be developed under the Proposed Project, specifically residential land use, other sources of emissions are not anticipated to be common or substantial. Nonetheless, it is acknowledged

[8] SCAQMD Rule 1113 includes a 50 grams per liter VOC content limit for both flat and non-flat coatings, which are the most common coatings for interior and exterior paint applications. AVAQMD Rule 1113 includes a 50 grams per liter VOC content limit for flat coating and a 100 grams per liter VOC content limit non-flat coatings. Accordingly, the CalEEMod default values applied are generally consistent with the air district architectural coating rules.

that additional emission sources may occur that are not captured in this analysis. Note that all stationary sources of TACs resulting from implementation of the Proposed Project would be required to comply with applicable SCAQMD or AVAQMD rules and regulations and would be required to obtain a permit to operate from the SCAQMD or AVAQMD.

4.3.5 Environmental Impacts

Threshold AQ-1 Would the Project conflict with or obstruct implementation of the applicable air quality plan?

As previously discussed, the Proposed Project is located within the SCAB under the jurisdiction of the SCAQMD and within the MDAB under the jurisdiction of the AVAQMD; the SCAQMD and the AVAQMD are the local agencies responsible for administration and enforcement of air quality regulations for the Los Angeles area.

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, unincorporated Los Angeles County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The evaluations of the Proposed Project's potential to conflict with the applicable SCAQMD and AVAQMD plans are provided separately below.

South Coast Air Quality Management District Air Quality Management Plan

The SCAQMD has established criteria for determining consistency with the AQMP, currently the 2016 AQMP, in Chapter 12, Sections 12.2 and 12.3, in the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993). The criteria are as follows (SCAQMD 1993):

- **Consistency Criterion No. 1:** The Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2:** The Project will not exceed the assumptions in the AQMP or increments based on the year of Project buildout and phase.

Consistency Criterion No. 1

Threshold AQ-2 below evaluates the potential for the Proposed Project to violate any air quality standard or contribute substantially to an existing or projected air quality violation, which applies the SCAQMD mass daily construction and operational thresholds. The Threshold AQ-2 evaluation also addresses the potential for the Proposed Project to result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations (Consistency Criterion No. 1). As discussed below, it was determined that construction

of any future residential development projects greater than the 235-unit screening scenario would potentially exceed the SCAQMD and AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. In addition, operation of any future development projects greater than the 1,950- and 1,100-unit screening scenarios would potentially exceed the SCAQMD and AVAQMD mass daily thresholds and the AVAQMD annual thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. Therefore, the Proposed Project could potentially result in an increase in the frequency or severity of existing air quality violations. As such, the Proposed Project would potentially conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook.

Consistency Criterion No. 2

While striving to achieve the NAAQS for O_3 and $PM_{2.5}$ and the CAAQS for O_3, PM_{10}, and $PM_{2.5}$ through a variety of air quality control measures, the 2016 AQMP also accommodates planned growth in the SCAB. Projects are considered consistent with, and would not conflict with or obstruct implementation of, the 2016 AQMP if the growth in socioeconomic factors (e.g., population, employment) is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook).

The SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the SCAG for its RTP/SCS (SCAG 2016), which is based on general plans for cities and counties in the SCAB, for the development of the AQMP emissions inventory (SCAQMD 2017).[9] The SCAG 2016 RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2016 AQMP is generally consistent with local government plans.

While no specific development projects are proposed at this time, the Proposed Project would facilitate additional population growth and additional housing units through the proposed rezoning program. The rezoning program has the potential to develop an additional 63,443 dwelling units. However, this growth is consistent with SCAG's planned growth for the unincorporated Los Angeles County region, and therefore the residential population growth was accounted for the in SCAG 2016 RTP/SCS and thus, the 2016 AQMP. A comparison of the overall growth associated with the Proposed Project compared to the unincorporated Los Angeles County growth projections is provided below.

As discussed in Section 4.14, Population and Housing, unincorporated Los Angeles County has a person per housing unit ratio of approximately 3.5. Based on these ratios, implementation of the Proposed Project would have the potential to increase the population in unincorporated Los Angeles County by an estimated 94,500 persons. The total 2018 reported population and the estimated population would be approximately 1,151,622 persons. However, the SCAG's 2016–2040 RTP/SCS forecasted the unincorporated Los Angeles County 2040 population to be 1,273,700 persons. Per the Estimated SCAG RHNA Allocations, unincorporated Los Angeles County has a total housing production need of 90,052 housing units over the RHNA 6th Cycle period (2021 -2029). A summary of the population and housing estimates and forecasts are below in Table 4.3-7.

[9] Information necessary to produce the emission inventory for the SCAB is obtained from the SCAQMD and other governmental agencies, including CARB, the California Department of Transportation, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socioeconomic projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into their Travel Demand Model for estimating/projecting vehicle miles traveled and driving speeds. SCAG's socioeconomic and transportation activities projections in their 2016 RTP/SCS are integrated in the 2016 AQMP (SCAQMD 2017).

Table 4.3-7. Estimated Population and Housing Increase with the Proposed Project

Jurisdiction	Average Persons per Housing Unit	Proposed Estimated Increase in Housing Units	Estimated Population Increase	2018 Population + Estimated Population Increase	Forecasted Population by 2040	2018 Housing Units + Estimated Increase in Housing Units	Forecasted Housing Units by 2040
Unincorporated Los Angeles County	3.5	27,000	94,500	1,151,662	1,273,700	294,730	392,400

Source: SCAG 2019a

As shown in Table 4.3-7, the population growth associated with the Proposed Project is consistent with SCAG's planned growth for the unincorporated Los Angeles County region and consistent with the planned growth for the County as a whole. Additionally, the anticipated housing unit increase as a result of the rezoning program would be aligned with housing unit increase expectations from SCAG's 6th Cycle RHNA.

Summary

As previously described, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Additionally, approval of the Proposed Project itself, as a policy document update, would not provide any goals, policies, or programs that would significantly conflict with or obstruct implementation of the applicable air quality plan. However, future residential development projects resulting from implementation of the Proposed Project have the potential to exceed the SCAQMD's criteria pollutant mass daily thresholds. Therefore, the Proposed Project would potentially conflict with Consistency Criterion No. 1. However, the Proposed Project would not conflict with Consistency Criterion No. 2 as implementation of the Proposed Project would not exceed the demographic growth forecasts in the SCAG 2016 RTP/SCS. In summary, impacts related to the Proposed Project's potential to conflict with or obstruct implementation of the applicable air quality plan would be **potentially significant** due to the potential conflict with Criterion No. 1.

Antelope Valley Air Quality Management District Air Quality Plans

The following discussion of potential Proposed Project impacts related to consistency with the applicable plan addresses potential impacts under the following significance thresholds:

- AVAQMD threshold: Does not conform to the applicable attainment or maintenance plan(s).
- CEQA Guidelines Appendix G threshold: Conflict with or obstruct the implementation of the applicable air quality plan.

As discussed in Section 4.3.3, Thresholds of Significance, per the AVAQMD guidance, a project is deemed to not exceed this threshold, and hence not be significant, if it is consistent with the existing land use plan. Zoning changes, specific plans, general plan amendments, and similar land use plan changes, which do not increase dwelling unit density, do not increase vehicle trips, and do not increase VMT are also deemed to not exceed this threshold.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. As discussed under the SCAQMD AQMP evaluation, while no specific development projects are proposed at this time, the Proposed Project would facilitate additional population growth and additional housing units through the rezoning program; therefore, by nature of the rezoning program, parcel development may not be consistent with the existing land use plan. In addition, the change in development associated with development of the additional 63,443 dwelling units from non-residential to residential would result in a net reduction in VMT and associated mobile emissions, as presented in Section 4.17. However, implementation of the Proposed Project would allow for increased dwelling unit density and dwelling units overall by 63,443 units. Based on these considerations, the Proposed Project would potentially conflict with the AVAQMD air quality plans, including the 2016 Federal 75 parts per billion Ozone Attainment Plan. Impacts would be **potentially significant**.

Threshold AQ-2 Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Construction Emissions

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Construction activities resulting from potential future projects developed under the Proposed Project would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and VOC off-gassing from architectural coatings and asphalt pavement application) and off-site sources (i.e., on-road haul trucks, delivery trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and, for dust, the prevailing weather conditions. Therefore, such emissions levels can only be estimated, with a corresponding uncertainty in precise ambient air quality impacts.

While the exact areas of rezone may vary, construction activities associated with future residential development facilitated by the Proposed Project are anticipated to generate criteria air pollutant emissions from off-road equipment, vehicle emissions, entrained dust, architectural coatings, and asphalt pavement application. Entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in PM_{10} and $PM_{2.5}$ emissions. Construction of future development would be required to comply with SCAQMD Rule 403 and AVAQMD Rule 403 to control dust emissions generated during the grading activities. Standard construction practices that were assumed to be employed to reduce fugitive dust emissions, and were quantified in CalEEMod, include watering of the active sites two times per day depending on weather conditions. Internal combustion engines used by construction equipment, haul trucks, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of VOCs, NO_x, CO, PM_{10}, and $PM_{2.5}$. The application of architectural coatings, such as exterior application/interior paint and other finishes, and application of asphalt pavement would also produce VOC emissions; however, the contractor is required to procure architectural coatings from a supplier in compliance with the requirements of SCAQMD Rule 1113 and AVAQMD Rule 1113. Due to the speculative nature of the amount of asphalt paving associated any future development resulting from the Proposed Project, VOC off-gassing from asphalt pavement application is not included in the emissions estimates.

As discussed in the Construction Emissions subsection in Section 4.3.4, Methodology, in order to provide a screening scenario of development size that would not exceed the SCAQMD and the AVAQMD mass daily thresholds, criteria air pollutant emissions associated with temporary construction activity from construction of a 235

multifamily dwelling unit scenario were quantified using CalEEMod. Construction emissions were calculated for the estimated worst-case day over the construction period associated with each phase and reported as the maximum daily emissions estimated during each year of construction (2021 and 2022) for the 235-unit development project. Due to the speculative nature of construction, CalEEMod default values were relied on for the assumed land use type and size, with minor exceptions, as explained in Section 4.3.4.

Table 4.3-8 presents the estimated maximum daily construction emissions generated during construction of the 235-unit scenario. Details of the emission calculations are provided in Appendix B.

Table 4.3-8. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions for the 235-Unit Scenario

Year	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per day					
235-unit scenario: 2021	3.97	58.63	26.20	0.13	10.38	6.40
235-unit scenario: 2022	73.88	18.42	22.76	0.05	2.88	1.33
Maximum daily emissions	***73.88***	***58.63***	***26.20***	***0.13***	***10.38***	***6.40***
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
AVAQMD Threshold	*137*	*137*	*548*	*137*	*82*	*65*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns; SCAQMD = South Coast Air Quality Management District; AVAQMD = Antelope Valley Air Quality Management District.
See Appendix B for complete results.
The values shown are the maximum summer or winter daily emissions results from CalEEMod and provided in Appendix B.
The estimates reflect control of fugitive dust (watering two times daily) required by South Coast Air Quality Management District Rule 403 and Antelope Valley Air Quality Management District Rule 403.

As shown in Table 4.3-8, the construction of the 235-unit multifamily residential scenario would not exceed the SCAQMD and the AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. However, due to the speculative nature of construction from development of additional 63,443 dwelling units allowed for by the Proposed Project and the land use size developed on each County parcel, construction of developments greater than the 235-unit screening scenario would potentially exceed the SCAQMD and AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$.

Operational Emissions

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, operation of the Proposed Project due to future residential development could potentially generate VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions from mobile sources, including vehicular traffic; energy sources from natural gas usage; area sources, including the use of landscaping equipment and consumer products; and from architectural coatings. As discussed in the Operational Emissions subsection of Section 4.3.4, pollutant emissions associated with long-term operations were quantified using CalEEMod using a combination of Project-specific information (i.e., land use inputs and trip rates) and CalEEMod default values for the 1,950- and 1,100-unit multifamily residential development scenarios.

Table 4.3-9 presents the maximum daily area, energy, and mobile source emissions associated with operation (year 2030) of the 1,950- and 1,100-unit multifamily residential development scenarios as compared to the air district thresholds. The SCAQMD operational thresholds are expressed as mass daily thresholds. While the appropriate AVAQMD operational thresholds are the annual thresholds, the AVAQMD operational mass daily thresholds are presented in Table 4.3-9 as well. The annual emissions and the appropriate annual AVAQMD thresholds are discussed following Table 4.3-9. Details of the emission calculations are provided in Appendix B.

Table 4.3-9. Estimated Maximum Daily Operational Criteria Air Pollutant Emissions for the 1,950- and 1,100-unit unit Scenarios

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per day					
1,950-unit Scenario						
Area	46.77	15.95	166.43	0.10	2.03	2.03
Energy	0.77	6.56	2.79	0.04	0.53	0.53
Mobile	5.87	29.87	76.04	0.35	36.92	10.03
Total	**53.41**	**52.38**	**245.26**	**0.49**	**39.48**	**12.59**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
AVAQMD Threshold	*137*	*137*	*548*	*137*	*82*	*65*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
1,100-unit Scenario						
Area	27.58	14.02	96.03	0.09	1.55	1.55
Energy	0.43	3.70	1.57	0.02	0.30	0.30
Mobile	6.96	35.39	90.10	0.42	43.74	11.88
Total	**34.97**	**53.11**	**187.7**	**0.53**	**45.59**	**13.73**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
AVAQMD Threshold	*137*	*137*	*548*	*137*	*82*	*65*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns; SCAQMD = South Coast Air Quality Management District; AVAQMD = Antelope Valley Air Quality Management District.
See Appendix B for complete results.

As shown in Table 4.3-9, maximum daily operational emissions from the 1,950- and 1,100-unit multifamily residential development scenarios, would not exceed the SCAQMD and AVAQMD daily significance thresholds for VOC, CO, NO_x, SO_x, PM_{10}, and $PM_{2.5}$. However, due to the speculative nature of development of additional 63,443 dwelling units and the land use size developed on each County parcel, operation of any development projects greater than the 1,950- and 1,100-unit screening scenarios would potentially exceed the SCAQMD and AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$.

As noted previously, the appropriate AVAQMD thresholds to apply to operational emissions are the annual thresholds. As such, Table 4.3-10 presents the estimated annual area, energy, and mobile source emissions associated with operation of the 1,950- and 1,100-unit multifamily residential development scenarios (year 2030), as compared to the AVAQMD thresholds.

Table 4.3-10. Estimated Annual Operational Criteria Air Pollutant Emissions for the 1,950- and 1,100-unit unit Scenarios

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Tons per year					
1,950-unit Scenario						
Area	7.98	0.41	20.13	<0.01	0.13	0.13
Energy	0.14	1.20	0.51	<0.01	0.10	0.10
Mobile	1.05	5.52	14.04	0.07	6.59	1.79
Total	**9.17**	**7.13**	**34.68**	**0.08**	**6.82**	**2.02**
SCAQMD Threshold	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Threshold Exceeded?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
AVAQMD Threshold	*25*	*25*	*100*	*25*	*15*	*12*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
1,100-unit Scenario						
Area	4.62	0.30	11.38	<0.01	0.08	0.08
Energy	0.08	0.68	0.29	<0.01	0.05	0.05
Mobile	1.18	6.22	15.81	0.07	7.42	2.02
Total	**5.88**	**7.2**	**27.48**	**0.08**	**7.55**	**2.15**
SCAQMD Threshold	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
Threshold Exceeded?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
AVAQMD Threshold	*25*	*25*	*100*	*25*	*15*	*12*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns; SCAQMD = South Coast Air Quality Management District; AVAQMD = Antelope Valley Air Quality Management District.
See Appendix B for complete results.

As shown in Table 4.3-10, annual operational emissions from the 1,950- and 1,100-unit multifamily residential development scenarios allowed for by the Proposed Project, would not exceed the AVAQMD annual significance thresholds for VOC, CO, NO_x, SO_x, PM_{10}, and $PM_{2.5}$. The exact locations and size of potential future development projects are unknown at this time; however, the analysis of development scenarios indicates that operation of future projects greater than the 1,950- and 1,100-unit screening scenarios would potentially exceed the AVAQMD annual thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. Notably, there are no annual operational criteria air pollutant thresholds established by the SCAQMD.

Summary

In summary, as shown in Table 4.3-8, the construction of the 235-unit multifamily residential scenario would not exceed the SCAQMD and the AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. However, construction of future residential development projects greater than the screening 235-unit scenario would potentially exceed the SCAQMD and AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. As such, construction criteria air pollutant emission impacts are **potentially significant**.

As shown in Table 4.3-9, maximum daily operational emissions from the 1,950- and 1,100-unit multifamily residential development scenarios are note expected to exceed the SCAQMD and AVAQMD mass daily significance thresholds for VOC, CO, NO_x, SO_x, PM_{10}, and $PM_{2.5}$. As shown in Table 4.3-10, annual operational emissions from the 1,950- and 1,100-unit screening scenarios are not expected to exceed the AVAQMD annual significance thresholds for VOC, CO, NO_x, SO_x, PM_{10}, and $PM_{2.5}$. However, future development projects greater than the modeled scenarios would have the potential to create, operational criteria air pollutant emission impacts that are **potentially significant**.

Future residential development facilitated by the Proposed Project as part of the rezoning program would be subject to future discretionary permits and CEQA evaluation.

Health Effects

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Additionally, approval of the Proposed Project itself, as a policy document update, would not provide any goals, policies, or programs that would violate any air quality standard or contribute substantially to an existing or projected air quality violation However, construction criteria air pollutant emissions from potential future residential development projects allowed for by the Proposed Project that are greater than the screening 235-unit screening scenario would potentially exceed the SCAQMD and AVAQMD mass daily thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. Proposed operations from developments greater than the 1,950- and 1,100-unit multifamily residential development scenarios , are anticipated to exceed the applicable SCAQMD and AVAQMD thresholds for VOC, CO, NO_x, SO_x, PM_{10}, and $PM_{2.5}$ emissions.

VOCs and NO_x are precursors to O_3, for which the Project Area within the SCAB and MDAB are designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O_3 are generally associated with reduced lung function. The contribution of reactive organic gases and NO_x to regional ambient O_3 concentrations is the result of complex photochemistry. The increases in O_3 concentrations in the SCAB and MDAB due to O_3 precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O_3 concentrations would also depend on the time of year that the VOC emissions would occur because exceedances of the O_3 CAAQS/NAAQS tend to occur between April and October when solar radiation is highest. The holistic effect of a single project's emissions of O_3 precursors is speculative due to the lack of quantitative methods to assess this impact. Nonetheless, because VOC and NO_x emissions associated with Proposed Project construction and/or operation would exceed the SCAQMD and AVAQMD thresholds, it could contribute to regional O_3 concentrations and the associated health effects.

Health effects that result from NO_2 and NO_x include respiratory irritation. Although construction of future residential development allowed for under the Proposed Project may generate NO_x emissions that could exceed the SCAQMD and AVAQMD mass daily thresholds, itis not anticipated to contribute to exceedances of the NAAQS and CAAQS for NO_2 because the SCAB and MDAB are designated as in attainment of the NAAQS and CAAQS for NO_2 and the existing NO_2 concentrations in the area are well below the NAAQS and CAAQS standards. As noted above, the screening 1,950- and 1,100-unit multifamily residential development scenarios , would exceed the applicable SCAQMD or AVAQMD NO_x thresholds. In addition, because there is the potential for nearby receptors to be affected by off-road construction equipment, the construction of individual parcels could result in potential health effects associated with NO_2 and NO_x during construction.

CO tends to be a localized impact associated with congested intersections. The associated potential for CO hotspots is discussed in Threshold AQ-4 and is determined to be a less-than-significant impact. Furthermore, the existing CO concentrations in the area are well below the NAAQS and CAAQS standards. However, operation of the developments allowed for by the Proposed Project would generate CO emissions that would exceed the SCAQMD and AVAQMD CO thresholds during operation. Therefore, CO emissions from implementation of the Proposed Project could potentially contribute to significant health effects associated with this pollutant.

Operation of any future residential development under the Proposed Project would not exceed the SCAQMD or the AVAQMD threshold for PM_{10} or $PM_{2.5}$. While construction is temporary, on the whole of the action, construction of the development allowed for by the Proposed Project would exceed the SCAQMD and AVAQMD thresholds for PM_{10} or $PM_{2.5}$ and could contribute to exceedances of the NAAQS and CAAQS for particulate matter or could obstruct the SCAB and/or MDAB from coming into attainment for these pollutants. Nonetheless, SCAQMD Rule 403 and AVAQMD Rule 403, Fugitive Dust, would limit the amount of fugitive dust generated during development allowed for by the Proposed Project. Due to the speculative nature of development of the additional 63,443 dwelling units allowed for by the Proposed Project, it is unknown if individual parcel development would result in substantial DPM emissions during construction and associated health effects related to DPM exposure. As development allowed for by the Proposed Project is greater than the screening 235-unit scenario, implementation of the Proposed Project has the potential to contribute a substantial amount of particulate matter, which could result in health effects associated with PM_{10} or $PM_{2.5}$.

In summary, because future potential residential projects greater than the screening 235-unit scenario and operation of developments greater than the screening 1,950- and 1,100-unit multifamily residential development scenarios, would potentially exceed the SCAQMD and AVAQMD thresholds for VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$, the potential health effects associated with criteria air pollutants are considered potentially significant. However, there are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health effects or potential additional nonattainment days, and there are currently no modeling tools that could provide reliable and meaningful additional information regarding health effects from criteria air pollutants generated by individual projects within the SCAQMD and AVAQMD jurisdiction. Furthermore, for purposes of this conservative CEQA analysis, it is assumed that the additional 63,443 dwelling units would be developed by 2029, within an 8-year period; however, full buildout may not occur within this time period and the intensity and spatial development within this period in speculative. For these reasons, conducting a health impact assessment (HIA) may not yield accurate results and would likely overestimate health effects associated with the Proposed Project. Additionally, future residential development facilitated by the Proposed Project as part of the rezoning program would be subject to future discretionary permits and CEQA evaluation. Therefore, the Proposed Project has the potential to violate air quality standard or contribute substantially to an existing or projected air quality violation and the health effects associated with criteria air pollutants are considered **potentially significant**.

For Informational Purposes

Currently, the SCAQMD, AVAQMD, CARB, and EPA have not approved a quantitative method to reliably, meaningfully, and consistently translate the mass emission estimates for the criteria air pollutants resulting from the development of the additional 63,443 dwelling units allowed for by the Proposed Project to specific health effects. In addition, there are numerous scientific and technological complexities associated with correlating criteria air pollutant emissions from an individual project to specific health effects or potential additional nonattainment days.

In connection with the judicial proceedings culminating in issuance of the Friant Ranch decision, the SCAQMD and the San Joaquin Valley Air Pollution Control District (SJVAPCD) filed amicus briefs attesting to the extreme difficulty of correlating an individual project's criteria air pollutant emissions to specific health impacts. Both SJVAPCD and SCAQMD have among the most sophisticated air quality modeling and health impact evaluation capabilities of the air districts in California. The key, relevant points from the SCAQMD and SJVAPCD briefs are summarized herein for informational purposes.

In requiring a health impact type of analysis for criteria air pollutants, it is important to understand how O_3 and particulate matter (PM) are formed, dispersed and regulated. The formation of O_3 and PM in the atmosphere, as secondary pollutants,[10] involves complex chemical and physical interactions of multiple pollutants from natural and anthropogenic sources. The O_3 reaction is self-perpetuating (or catalytic) in the presence of sunlight because NO_2 is photochemically reformed from nitric oxide. In this way, O_3 is controlled by both NO_x and VOC emissions (NRC 2005). The complexity of these interacting cycles of pollutants means that incremental decreases in one emission may not result in proportional decreases in O_3 (NRC 2005). Although these reactions and interactions are well understood, variability in emission source operations and meteorology creates uncertainty in the modeled O_3 concentrations to which downwind populations may be exposed (NRC 2005). Once formed, O_3 can be transported long distances by wind, and due to atmospheric transport, contributions of precursors from the surrounding region can also be important (EPA 2008). Because of the complexity of O_3 formation, a specific tonnage amount of VOCs or NO_X emitted in a particular area does not equate to a particular concentration of O_3 in that area (SJVAPCD 2015). PM can be divided into two categories: directly emitted PM and secondary PM. Secondary PM, like O_3, is formed via complex chemical reactions in the atmosphere between precursor chemicals such as SO_x and NO_x (SJVAPCD 2015). Because of the complexity of secondary PM formation, including the potential to be transported long distances by wind, the tonnage of PM-forming precursor emissions in an area does not necessarily result in an equivalent concentration of secondary PM in that area (SJVAPCD 2015). This is especially true for individual projects, where project-generated criteria air pollutant emissions are not derived from a single "point source," but from construction equipment and mobile sources (passenger cars and trucks) driving to, from, and around the project site.

Another important technical nuance is that health effects from air pollutants are related to the concentration of the air pollutant that an individual is exposed to, not necessarily the individual mass quantity of emissions associated with an individual project. For example, health effects from O_3 are correlated with increases in the ambient level of O_3 in the air a person breathes (SCAQMD 2015b). However, it takes a large amount of additional precursor emissions to cause a modeled increase in ambient O_3 levels over an entire region (SCAQMD 2015b). The lack of link between the tonnage of precursor pollutants and the concentration of O_3 and $PM_{2.5}$ formed is important because it is not necessarily the tonnage of precursor pollutants that causes human health effects; rather, it is the concentration of resulting O_3 that causes these effects (SJVAPCD 2015). Indeed, the ambient air quality standards, which are statutorily required to be set by EPA at levels that are requisite to protect the public health, are established as concentrations of O_3 and $PM_{2.5}$ based on duration of exposure and not as tonnages of their precursor pollutants (EPA 2018a). Because the ambient air quality standards are focused on achieving a particular concentration region-wide, the tools and plans for attaining the ambient air quality standards are regional in nature. For CEQA analyses, project-generated emissions are typically estimated in pounds per day or tons per year and compared to mass daily or annual emission thresholds. While CEQA thresholds are established at levels that the air basin can accommodate without affecting the attainment date for the ambient air quality standards, even if a project exceeds established CEQA significance thresholds, this does not mean that one can easily determine the concentration of O_3 or PM that will be created at or near the project site on a particular day or month of the year, or what specific health impacts will occur (SJVAPCD 2015).

[10] Air pollutants formed through chemical reactions in the atmosphere are referred to as secondary pollutants.

In regard to regional concentrations and air basin attainment, the SJVAPCD emphasized that attempting to identify a change in background pollutant concentrations that can be attributed to a single project, even one as large as the entire Friant Ranch Specific Plan, is a theoretical exercise. The SJVAPCD brief noted that it "would be extremely difficult to model the impact on NAAQS attainment that the emissions from the Friant Ranch project may have" (SJVAPCD 2015). The situation is further complicated by the fact that background concentrations of regional pollutants are not uniform either temporally or geographically throughout an air basin, but are constantly fluctuating based upon meteorology and other environmental factors. SJVAPCD noted that the currently available modeling tools are equipped to model the impact of all emission sources in the San Joaquin Valley Air Basin on attainment (SJVAPCD 2015). The SJVAPCD brief then indicated that, "Running the photochemical grid model used for predicting O_3 attainment with the emissions solely from the Friant Ranch project (which equate to less than one-tenth of one percent of the total NO_x and VOC in the Valley) is not likely to yield valid information given the relative scale involved" (SJVAPCD 2015).

SCAQMD and SJVAPCD have indicated that it is not feasible to quantify project-level health impacts based on existing modeling (SCAQMD 2015b; SJVAPCD 2015). Even if a metric could be calculated, it would not be reliable because the models are equipped to model the impact of all emission sources in an air basin on attainment and would likely not yield valid information or a measurable increase in O_3 concentrations sufficient to accurately quantify O_3-related health impacts for an individual project.

Nonetheless, following the Supreme Court's Friant Ranch decision, some EIRs where estimated criteria air pollutant emissions exceeded applicable air district thresholds have included a quantitative analysis of potential project-generated health effects using a combination of a regional photochemical grid model[11] and the EPA Benefits Mapping and Analysis Program (BenMAP or BenMAP–Community Edition).[12] The publicly available HIAs typically present results in terms of an increase in health incidences and/or the increase in background health incidence for various health outcomes resulting from the project's estimated increase in concentrations of O_3 and $PM_{2.5}$.[13] The five publicly available HIAs reviewed herein have concluded that the evaluated project's health effects associated with the estimated project-generated increase in concentrations of O_3 and $PM_{2.5}$ represent a small increase in incidences and a very small percentage of the number of background incidences, indicating that these health impacts are negligible and potentially within the models' margin of error. It is also important to note that while the results of the five available HIAs conclude that the project emissions do not result in a substantial increase in health incidences, the estimated emissions and assumed toxicity are also conservatively inputted into the HIA and thus, overestimate health incidences, particularly for $PM_{2.5}$.

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11 The first step in the publicly available HIAs includes running a regional photochemical grid model, such as the Community Multiscale Air Quality model or the Comprehensive Air Quality Model with extensions to estimate the increase in concentrations of O_3 and $PM_{2.5}$ as a result of project-generated emissions of criteria and precursor pollutants. Air districts, such as the SCAQMD, use photochemical air quality models for regional air quality planning. These photochemical models are large-scale air quality models that simulate the changes of pollutant concentrations in the atmosphere using a set of mathematical equations characterizing the chemical and physical processes in the atmosphere (EPA 2017a).

12 After estimating the increase in concentrations of O_3 and $PM_{2.5}$, the second step in the five examples includes use of BenMAP or BenMAP-Community Edition to estimate the resulting associated health effects. BenMAP estimates the number of health incidences resulting from changes in air pollution concentrations (EPA 2018b). The health impact function in BenMAP-Community Edition incorporates four key sources of data: (i) modeled or monitored air quality changes, (ii) population, (iii) baseline incidence rates, and (iv) an effect estimate. All of the five example HIAs focused on O_3 and $PM_{2.5}$.

13 The following CEQA documents included a quantitative HIA to address Friant Ranch: (1) California State University Dominguez Hills 2018 Campus Master Plan EIR (CSU Dominguez Hills 2019), (2) March Joint Powers Association K4 Warehouse and Cactus Channel Improvements EIR (March JPA 2019), (3) Mineta San Jose Airport Amendment to the Airport Master Plan EIR (City of San Jose 2019), (4) City of Inglewood Basketball and Entertainment Center Project EIR (City of Inglewood 2019), and (5) San Diego State University Mission Valley Campus Master Plan EIR (SDSU 2019).

As explained in the SJVAPCD brief and noted previously, running the photochemical grid model used for predicting O_3 attainment with the emissions solely from an individual project like the Friant Ranch project or the Proposed Project is not likely to yield valid information given the relative scale involved. The five examples reviewed support the SJVAPCD's brief contention that consistent, reliable, and meaningful results may not be provided by methods applied at this time. Accordingly, additional work in the industry and, more importantly, air district participation, is needed to develop a more meaningful analysis to correlate project-level mass criteria air pollutant emissions and health effects for decision makers and the public. Furthermore, at the time of writing, no HIA has concluded that health effects estimated using the photochemical grid model and BenMAP approach are substantial, provided that the estimated project-generated incidences represent a very small percentage of the number of background incidences, potentially within the models' margin of error.

Threshold AQ-3 Would the Project 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)?

By its nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development (such as the cumulative emissions from various sources of air pollutants and their precursors within the SCAB, including motor vehicles, off-road equipment, and commercial and industrial facilities), and the SCAQMD and AVAQMD develop and implement plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used in the determination of whether a project's individual emissions would have a cumulative contribution on air quality. If a project's emissions would exceed the applied significance thresholds, it would have a cumulative contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003a).

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. In considering cumulative impacts from the development of the additional 63,443 dwelling units allowed for by the Proposed Project, the analysis must specifically evaluate a project's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the CAAQS and NAAQS. As discussed in Section 4.3.2, the SCAB has been designated as a national nonattainment area for O_3 and $PM_{2.5}$, and a California nonattainment area for O_3, PM_{10}, and $PM_{2.5}$. The portion of the MDAB where the County is located is designated as a national nonattainment area for O_3 and $PM_{2.5}$, and a California nonattainment area for O_3 and PM_{10}. Construction of development projects less than the screening 235-unit multifamily residential scenario and operation of development projects less than the screening 1,950- and 1,100-unit multifamily residential development scenarios, would be less than the project-level thresholds of significance. But developments allowed for by the Proposed Project greater than the screening scenarios would be subject to the mitigation framework. Due to the speculative nature of construction of the development of the additional 63,443 dwelling units, and since the size of development of each individual project is unknown, development of the additional 63,443 dwelling units may result in a cumulatively considerable increase in emissions of criteria air pollutants for which the SCAB and MDAB are designated as nonattainment under the NAAQS or CAAQS.

Cumulative localized impacts would potentially occur if construction associated with the development future residential development facilitated by the Proposed Project were to occur concurrently with another construction project or with another off-site, unrelated project. In addition to the speculative nature of the Proposed Project implementation,

construction schedules for potential future projects unrelated to the Proposed Project are currently unknown; therefore, potential construction impacts associated with two or more simultaneous projects would be considered speculative. Criteria air pollutant emissions associated with construction activity of future projects would be reduced through implementation of control measures required by the SCAQMD and AVAQMD, as applicable. For example, cumulative PM_{10} and $PM_{2.5}$ emissions would be reduced because all future projects would be subject to SCAQMD Rule 403 and AVAQMD Rule 403, which set forth general and specific requirements to control fugitive dust at all construction sites in the SCAB and AVAQMD portion of the MDAB, respectively. In addition, cumulative VOC emissions would be subject to SCAQMD Rule 1113 and AVAQMD Rule 1113, which regulate VOC limits in architectural coatings.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Future residential development facilitated by the Proposed Project as part of the rezoning program would be subject to future discretionary permits and CEQA evaluation. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase emissions. However, based on the construction and operational emissions generated by future residential development greater than the screening scenarios analyzed herein, the Proposed Project would potentially result in a cumulatively considerable increase in emissions of nonattainment pollutants. Therefore, the cumulative air quality impact of the Proposed Project would be **potentially significant**.

Threshold AQ-4 Would the Project expose sensitive receptors to substantial pollutant concentrations?

Localized/Ambient Air Quality

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Construction activities associated with future residential development facilitated by the Proposed Project would result in temporary sources of construction equipment emissions and on-site fugitive dust. As explained in Section 4.3.3, for project-level projects, the SCAQMD recommends an LST analysis to evaluate the potential of localized air quality impacts to sensitive receptors in the immediate vicinity of construction; however, the LSTs are applicable to projects at the project-specific level and are not applicable to regional projects such the Proposed Project, because specific projects are not identified. Accordingly, a construction LST guidance is not recommended or provided herein. Regarding operation, an operational LST analysis is only applicable to land uses with on-site emission sources and is generally not applicable to residential land uses, as they do not include substantial on-site sources of localized emissions.

SCAQMD and AVAQMD consider projects that cause or contribute to an exceedance of the CAAQS or NAAQS to result in significant impacts. Information regarding specific development projects would be needed in order to quantify the concentration of emissions and the associated level of impact associated with future development projects. For this broad-based Housing Element update, it is not possible to quantitatively determine whether the scale and phasing of individual projects would result in the exceedance of localized or ambient emissions thresholds; as such, a qualitative analysis is presented. While the Proposed Project involves development of 63,443 residential units, the size and scale of individual parcel development is not substantial. The parcels are estimated to have a median size of approximately 0.15 acres, an average size of approximately 0.25 acres, and a maximum size of approximately 11.99 acres. Based on these statistical acreage estimates, the maximum development potential for mid-rise apartments on each parcel size was estimated to be 6 units for the median parcel size, 10 units for the average parcel size, and 455 units for the maximum parcel size. In addition, residential land uses do not generate substantial on-site

emissions sources; instead, the majority of residential land use emissions are generated by mobile sources, which occur off site and generally affect regional air quality conditions rather than localized. Lastly, the change in development type associated with potential future residential development facilitated by the Proposed Project, would result in a net reduction in VMT and associated mobile emissions, as presented in Section 4.17.

While operational CO emissions would increase as a result of future residential development facilitated by the Proposed Project, both the SCAB and the MDAB are designated as attainment (maintenance) areas for the CAAQS and the NAAQS, and it would take a substantial amount of regional CO emissions to cause the air basins to be designated as nonattainment. Operational VOC emissions would also increase as a result of future residential development facilitated by the Proposed Project, and while the SCAB and the MDAB are designated as nonattainment O_3 areas for the CAAQS and the NAAQS (and VOC is a precursor to O_3), O_3 concentrations are typically modeled on a regional basis, rather than a localized basis. In addition, development on an individual parcel would result in minimal on-site operational VOC emissions from architectural coating, consumer products, hearths, and landscaping equipment. Also, future residential development facilitated by the Proposed Project as part of the rezoning program would be subject to future discretionary permits and CEQA evaluation. Accordingly, potential impacts related to localized or ambient air quality are considered **less than significant** without mitigation.

Health Effects of Carbon Monoxide

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Mobile source impacts occur on two scales. Regionally, Project-related travel would add to regional trip generation and increase the VMT within the local airshed and the SCAB and MDAB. Locally, traffic generated by the future residential development facilitated by the Proposed Project would be added to the local roadway system near those areas. If such traffic occurs during periods of poor atmospheric ventilation, is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and is operating on roadways already crowded with non-Proposed Project traffic, there is a potential for the formation of microscale CO hotspots in the area immediately around points of congested traffic. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB and MDAB is steadily decreasing.

At the time that the SCAQMD Handbook (1993) was published, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO. In 2007, the SCAQMD was designated in attainment for CO under both the CAAQS and NAAQS as a result of the steady decline in CO concentrations in the SCAB due to turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities. The SCAQMD conducted CO modeling for the 2003 AQMP[14] (SCAQMD 2003b) for the four worst-case intersections in the SCAB: (1) Wilshire Boulevard and Veteran Avenue, (2) Sunset Boulevard and Highland Avenue, (3) La Cienega Boulevard and Century Boulevard, and (4) Long Beach Boulevard and Imperial Highway. At the time the 2003 AQMP was prepared, the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of about 100,000 vehicles per day. Using CO emission factors for 2002, the peak modeled CO 1-hour concentration was estimated to be 4.6 ppm at the intersection of Wilshire Boulevard and Veteran Avenue. When added to the maximum 1-hour CO concentration from 2017 through 2019 within the County (see Table 4.3-4), which was 6.1 ppm in 2017, the 1-hour CO would be 10.7 ppm, while the CAAQS is 20 ppm.

[14] SCAQMD's CO hotspot modeling guidance has not changed since 2003.

The 2003 AQMP also projected 8-hour CO concentrations at these four intersections for 1997 and from 2002 through 2005. From years 2002 through 2005, the maximum 8-hour CO concentration was 3.8 ppm at the Sunset Boulevard and Highland Avenue intersection in 2002; the maximum 8-hour CO concentration was 3.4 ppm at the Wilshire Boulevard and Veteran Avenue in 2002. Adding the 3.8 ppm to the maximum 8-hour CO concentration from 2017 through 2019 within the County (see Table 4.3-4), which was 4.6 ppm in 2017, the 8-hour CO would be 8.4 ppm, while the CAAQS is 9.0 ppm.

Accordingly, CO concentrations at congested intersections would not exceed the 1-hour or 8-hour CO CAAQS unless projected daily traffic would be at least over 100,000 vehicles per day. While intersection volumes are not available for every intersection within the unincorporated County area, as discussed in Section 4.17, implementation the Proposed Project would result in a regional decrease in vehicle trips and VMT. Accordingly, it is not anticipated that the Proposed Project would result in a new congested intersection or substantially exacerbate conditions at congested intersections, nor it is anticipated that the Proposed Project would increase intersection volume to more than 100,000 vehicles per day. Therefore, a CO hotspot is not anticipated to occur based on potential future residential development facilitated by the Proposed Project. Impacts associated with CO hotspots would be **less than significant**.

Health Effects of Toxic Air Contaminants

As previously described, the Proposed Project includes a rezoning program that would allow for greater intensities than previously permitted in the unincorporated areas of the County. In addition to impacts from criteria pollutants, impacts from implementation of the Proposed Project may include emissions of pollutants identified by the state and federal government as TACs or HAPs. State law has established the framework for California's TAC identification and control program, which is generally more stringent than the federal program and aimed at TACs that are a problem in California. The following measures are required by state law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-use Off-road Diesel Vehicles (13 CCR 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to 5 minutes; electric auxiliary power units should be used whenever possible.

Health effects from carcinogenic air toxics are usually described in terms of cancer risk. The SCAQMD recommends an incremental cancer risk threshold of 10 in 1 million (SCAQMD 2019). "Incremental cancer risk" is the net increased likelihood that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period will contract cancer based on the use of standard Office of Environmental Health Hazard Assessment risk-assessment methodology.

The greatest potential for TAC emissions during construction would be DPM emissions from heavy equipment operations and heavy-duty trucks during construction activities during Proposed Project implementation and the associated potential health impacts to sensitive receptors. DPM has established cancer risk factors and relative exposure values for long-term chronic health hazard impacts; however, no short-term, acute relative exposure level has been established for DPM.

The potential for development on an individual parcel to result in a significant health risk at nearby sensitive receptors is dependent on many variables including, but not limited to, the total amount of DPM emissions generated during construction, the duration of construction and thereby exposure period, the proximity to nearby sensitive receptors, the predominant wind direction and other meteorological factors, and topography. Due to the speculative nature of development under the Proposed Project, including the levels of potential TAC emissions in relation to the location of sensitive receptors, the potential associated health risk (including cancer risk and chronic hazard index) cannot be estimated with a level of accuracy. As such, the potential health risk of exposing sensitive receptors to construction-generated TAC emissions, primarily DPM, is considered **potentially significant**. Future residential development facilitated by the Proposed Project as part of the rezoning program would be subject to future discretionary permits and CEQA evaluation

Based on the nature of the Proposed Project, specifically the facilitation of potential future residential development, it is not anticipated that stationary sources of TAC emissions would be common. However, if a stationary source of TAC emissions is proposed, the appropriate permits from the SCAQMD or the AVAQMD would be required, which would include preparation of a health risk assessment to ensure potential health risk impacts would not occur.

Nonetheless, it is acknowledged that per Chapter 27 Section 27002.2.9 of the California Building Code, an emergency standby diesel generator would be required to satisfy the requirements for emergency and standby power for residential structures greater than 75 feet in height. Routine testing and maintenance of a diesel emergency generator would result in emissions of DPM. However, permits required to operate by SCAQMD or the AVAMQD would lessen these emissions. As part of the permit process, the SCAQMD would evaluate compliance with Rule 1401, New Source Review of Toxic Air Contaminants, and the AVAQMD would evaluate compliance with Rule 1401, New Source Review of Toxic Air Contaminants. Both SCAQMD and AVAQMD Rules 1401 identifies acceptable risk levels and emissions control requirements for new and modified facilities that may emit additional TACs. Compliance with SCAQMD and AVAQMD Rules 1401 would ensure that potential health risk impacts as proximate sensitive receptors would be less than significant prior to issuance of a permit to operate.

As discussed in Section 4.3.3, the AVAQMD has identified the following project types (and associated buffer distance) that would require further evaluation to ensure that sensitive receptors would not be exposed to substantial pollutant concentrations:

- Any industrial project within 1,000 feet
- A distribution center (40 or more trucks per day) within 1,000 feet
- A major transportation project (50,000 or more vehicles per day) within 1,000 feet
- A dry cleaner using perchloroethylene within 500 feet
- A gasoline dispensing facility within 300 feet

The Proposed Project does not propose any of the above-referenced project types. Therefore, additional analysis is not required.

Residential development typically does not result in use of sources of TACs, and if a stationary source of TAC emissions is proposed under the Proposed Project it would be addressed and mitigated (as needed) through the appropriate SCAQMD and AVAQMD permit process. In addition, the existing regulatory setting would ensure that potential impacts associated generation of operational TAC emissions would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase TAC emissions. Therefore, the potential for the Proposed Project to generate operational TAC emissions and associated health risk is considered **less than significant**.

Health Effects of the Existing Environment on the Project

The Proposed Project residential land uses are considered air quality sensitive land uses where sensitive receptors would inhabit. CARB has published the Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005), which identifies certain types of facilities or sources that may emit substantial quantities of TACs and therefore could conflict with sensitive land uses, such as "schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities." The Air Quality and Land Use Handbook is a guide for siting of new sensitive land uses, but it does not mandate specific separation distances to avoid potential health impacts. Table 4.3-11 shows a summary of CARB recommendations for siting new sensitive land uses within the vicinity of air-pollutant-generating sources. Recommendations in Table 4.3-11 are based on data that show that localized air pollution exposures can be reduced by as much as 80% by following CARB minimum distance separations.

Table 4.3-11. CARB Recommendations for Siting New Sensitive Land Uses

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.
Distribution Centers	Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week). Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.
Rail Yards	Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. Within 1 mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or CARB on the status of pending analyses of health risks.
Refineries	Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloroethylene	Avoid siting new sensitive land uses within 300 feet of any dry-cleaning operation. For operations with two or more machines, provide 500 feet. For operations with three or more machines, consult with the local air district. Do not site new sensitive land uses in the same building with perchloroethylene dry cleaning operations.
Gasoline Dispensing Facilities	Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

Source: CARB 2005.

CARB's siting recommendations were based on a compilation of studies that evaluated data on the adverse health effects ensuing from proximity to air pollution sources. The key observation in these studies is that proximity to air pollution sources substantially increases both exposure and the potential for adverse health effects. There are three carcinogenic TACs that constitute the majority of the known health risks from motor vehicle traffic: DPM from trucks and benzene and 1,3 butadiene from passenger vehicles. Potential sources of TACs in the unincorporated areas include stationary sources permitted by SCAQMD and AVAQMD and roadways with more than 100,000 average daily traffic volumes.

The Land Use Element of the County's General Plan identifies land use compatibility as a major consideration in the siting of new sensitive land uses (County of Los Angeles 2015). The General Plan addresses land use compatibility by mapping and regulating uses and intensities and by including policies and programs that mitigate land use conflicts through design, such as the use of landscaping, walls, building orientation, and performance standards. Implementation of the following General Plan policies, which would apply to future residential development facilitated by the Proposed Project, would ensure that review of air quality compatibility would be conducted when siting sensitive receptors, including the proposed residences, near major sources of pollutants and TACs (County of Los Angeles 2015).

Policy LU 1.6 In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):

- Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
- Will not negatively impact the productivity of neighboring industrial activities;
- Is necessary to promote the economic value and the long-term viability of the site; and
- Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.

Policy LU 7.1 Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

Policy M 6.4 Minimize noise and other impacts of goods movement, truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.

Policy AQ 1.1 Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

Policy AQ 2.1 Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

Policy ED 2.2 Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, implementation of the Proposed Project, may result in the potential placement of new sensitive receptors (i.e., residences) proximate to existing sources of TACs. Therefore, impacts are considered **potentially significant**.

Valley Fever

As discussed in the Non-Criteria Air Pollutants subsection in Section 4.3.1, valley fever is not highly endemic to the County, and within the County, the incidence rate in the County is below the statewide average.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Construction activities resulting from future residential development facilitated by the Proposed Project would comply with SCAQMD Rule 403 and AVAQMD Rule 403 (Fugitive Dust), which requires fugitive dust sources to implement best available control measures for all sources and prohibits all forms of visible particulate matter from crossing any property line. SCAQMD Rule 403 and AVAQMD Rule 403 are intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. Based on the low incidence rate of coccidioidomycosis in the County, and compliance with air district dust control strategies, it is not anticipated that earth-moving activities during Proposed Project construction activities would result in exposure of nearby sensitive receptors to valley fever. Therefore, the Proposed Project would have a **less-than-significant impact** with respect to valley fever exposure for sensitive receptors.

Threshold AQ-5 Would the Project create objectionable odors affecting a substantial number of people?

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, development allowed for by the Proposed Project would generate odors from vehicles and/or equipment exhaust emissions. Odors produced would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. Such odors would disperse rapidly and would generally occur at magnitudes that would not affect substantial numbers of people. Additionally, approval of the Proposed Project itself, as a policy document update, would not provide any goals, policies, or programs that would significantly increase odors. Therefore, impacts associated with odors would be considered **less than significant**.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, the rezoning program involves a net increase in residential land uses and a net decrease in non-residential land uses and would not generate operational odors. Additionally, approval of the Proposed Project itself, as a policy document update, would not provide any goals, policies, or programs that would significantly increase odors. Therefore, the odor impacts would be **less than significant**.

4.3.6 Cumulative Impacts

As discussed previously, air pollution by nature is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD and AVAQMD develop and implement plans for future attainment of ambient air quality standards. The potential for the Proposed Project to result in a cumulatively considerable impact, specifically a cumulatively considerable new increase of any criteria pollutant for which the project region is nonattainment under an applicable NAAQS and/or CAAQS, is addressed in Threshold AQ-3.

4.3.7 Mitigation Measures

State CEQA Guidelines Section 15126.4 requires EIRs to describe feasible measures that can minimize significant adverse impacts. The following mitigation measures have been evaluated for feasibility and are incorporated in order to reduce potentially significant impacts related to air quality emissions during construction and operation of potential future residential development facilitated by the Proposed Project.

MM AQ-1 and **MM AQ-2** shall be implemented to reduce criteria air pollutant emissions (VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$) generated during construction of future residential development projects greater than the 235-unit screening scenario. **MM AQ-1** also reduces potential construction-generated DPM emissions and associated potential health risk during construction. As such, **MM AQ-1** addresses impacts related to Threshold AQ-1 through Threshold AQ-4. **MM AQ-1** and **MM AQ-2** address impacts related to Threshold AQ-1 through Threshold AQ-3. In addition to reducing construction-generated VOC emissions from developments greater than the 235-unit screening scenario, **MM AQ-2** is also intended to reduce operational VOC emissions.

MM-AQ-3 shall be implemented to reduce energy-related emissions, including natural gas sources and criteria air pollutant emissions generated during operation from developments greater than the 1,950- and 1,100-unit screening scenarios. To address potential operational impact related to VOC emissions from developments greater than the 1,950- and 1,100-unit screening scenarios, **MM AQ-4** shall be implemented. **MM AQ-3** and **MM AQ-4** address impacts related to Threshold AQ-1 through Threshold AQ-3. **MM-AQ-5** shall be implemented to reduce the potential for the development of the additional 63,443 dwelling units to expose sensitive receptors to TACs and the associated health risk. **MM AQ-5** addresses impacts related to Threshold AQ-4.

MM AQ-1 **Construction Equipment Emissions Reductions and Fugitive Dust Control.** If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable air quality management district (AQMD) adopted thresholds of significance, the County Department of Regional Planning shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:

a. Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
b. Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
c. Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
d. Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
e. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).

f. Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

g. Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.

h. Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.

i. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

j. Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

MM AQ-2 **Architectural Coating VOC Emissions.** If, during subsequent project-level environmental review, it is determined that VOC emissions impacts may be potentially significant, the following mitigation measure may be identified: Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during construction and operation application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September.

MM AQ-3 **Energy Conservation.** The following energy conservation measures shall be considered during future project-level environmental review:

a. Install Energy Star rated heating, cooling, lighting, and appliances.

b. Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.

c. Installation of water heaters with an energy factor of 0.92 or higher.

d. Install solar water heaters or tank-less water heaters.

e. Use passive solar cooling/heating.

MM AQ-4 **Low-VOC/Green Cleaning Product Educational Program.** The County shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program, including materials educating how to identify low-VOC cleaners and products, that can be provided to applicants, developers, tenants, and residents of development projects greater than the 1,950- and 1,100-unit screening scenarios.

MM AQ-5 Applicants for sensitive land uses, including residences, within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities:

- Industrial facilities within 1,000 feet
- Distribution centers (40 or more trucks per day) within 1,000 feet
- Major transportation projects (50,000 or more vehicles per day) within 1,000 feet

- Dry cleaners using perchloroethylene within 300 feet
- Large gasoline dispensing facilities (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 50 feet; or any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet.

Applicants with developments meeting the above criteria shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:

- Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the County Department of Regional Planning that there are operational limitations.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.

Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County and shall be verified by the County Department of Regional Planning.

MM TRA-1 through **MM TRA-7** shall be implemented to reduce mobile-source criteria air pollutant emissions, including VOC and CO, generated during operation of development projects greater than the 1,950- and 1,100-unit screening scenarios, respectively by reducing VMT. See Section 4.17 (Table 4.17-8) for a complete description of the VMT mitigation measures for individual projects. **MM TRA-1** through **MM TRA-7** address impacts related to Threshold AQ-1 through Threshold AQ-3.

4.3.8 Level of Significance After Mitigation

AQ-1: Conflict with or obstruct implementation of the applicable air quality plan.

MM AQ-1 through **MM AQ-5** and **MM TRA-1** through **MM TRA-7**, which would be applied to reduce potential construction and operational emissions, are not accurately quantifiable given the nature of the Proposed Project. Regarding the potential to conflict with the SCAQMD 2016 AQMP and the AVAQMD applicable air quality plans, with implementation of **MM AQ-1** through **MM AQ-5** and **MM TRA-1** through **MM TRA-7**, potential impacts would remain **significant and unavoidable**.

AQ-2: Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

MM AQ-1 and **MM AQ-2** would reduce potential construction emissions from development of future residential development facilitated by the Proposed Project; however, the effectiveness of the mitigation measures is not accurately quantifiable given the nature of the development. Similarly, **MM AQ-3** through **MM AQ-5** and **MM TRA-1** through **MM TRA-7** would reduce potential operational emissions, including VOC and CO emissions; however, the effectiveness of the mitigation measures is not accurately quantifiable given the nature of the Proposed Project. Accordingly, the potential of the future residential development to violate any air quality standard or contribute substantially to an existing or projected air quality violation remains **significant and unavoidable**.

AQ-3: 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).

The same mitigation measures applied to reduce potential construction and operational emissions and associated impacts for Threshold AQ-2 apply to AQ-3. As noted above, with implementation of **MM AQ-1** through **MM AQ-5** and **MM TRA-1** through **MM TRA-7**, potential impacts would remain **significant and unavoidable** as the effectiveness of the mitigation measures is not accurately quantifiable given the nature of the Proposed Project.

AQ-4: Expose sensitive receptors to substantial pollutant concentrations.

Localized/Ambient Air Quality. Potential localized or ambient air quality impacts would be **less than significant without mitigation**.

Health Effects of Carbon Monoxide. Potential impacts related to CO hotspots would be **less than significant without mitigation**.

Health Effects of Toxic Air Contaminants - Construction. **MM AQ-1** would reduce DPM associated with construction from future residential development facilitated by the Proposed Project. However, the effectiveness of the mitigation measure is not accurately quantifiable given the nature of the Proposed Project. In addition, potential health risk is dependent on numerous variables including proximity to the closest sensitive receptors in addition to the amount of DPM (exhaust PM_{10}) generated by the individual project. Therefore, due to the speculative nature of development under the Proposed Project and the associated uncertainty of potential impacts, potential health risk associated with construction activities that would occur as a result of Proposed Project implementation would be **significant and unavoidable**.

Health Effects of Toxic Air Contaminants - Operation. Potential impacts related to generation of TACs during operational activities from potential future residential development facilitated by the Proposed Project that would affect off-site sensitive receptors and the associated health risk would be **less than significant without mitigation**.

Health Effects of the Existing Environment on the Project. Goals and policies included in the County's General Plan, which would apply to future residential development facilitated by the Proposed Project, would reduce the potential for development of new sensitive land uses (i.e., residences) to be located in close proximity to existing sources of TACs (County of Los Angeles 2015). **MM AQ-5** would ensure that placement of sensitive receptors near major sources of TACs would achieve the incremental health risk thresholds established by SCAQMD and AVAQMD. Therefore, impacts relating to placing new sensitive receptors near existing TAC sources and the associated potential health risk are **less than significant with mitigation**.

Valley Fever. Potential impacts related to valley fever would be **less than significant without mitigation**.

AQ-5: Create objectionable odors affecting a substantial number of people.

Potential impacts related to creating objectionable odors during construction or operation would be **less than significant without mitigation**.

4.3.9 References

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4.4 Biological Resources

This section describes the existing biological resources of the Project Area, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project). As part of the analysis, this section describes the potentially adverse impacts to special-status species as identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS), resulting from implementation of the Proposed Project.

4.4.1 Environmental Setting

As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to Los Angeles County (County) where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analyses or studies.

The Project Area includes the unincorporated areas of Los Angeles County (unincorporated areas), which is approximately 65% of the total land area in the County. While the Project Area includes all unincorporated areas, the areas affected by the rezoning program are limited and shown in Figure 3-4, Rezoning Program (see Chapter 3). As discussed further in Section 3.3, Project Description, the rezoning program is limited to infill communities with existing infrastructure. Specifically, the rezoning program focuses on urbanized parcels that do not contain sensitive biological resources.

Plant Communities/Habitat

The County comprises a diverse variety of ecosystems that include coastal areas, islands, plains, mountains, and deserts. The County possesses an extremely varied topography, and elevations range from sea level to over 10,000 feet above mean sea level. Climates range from mild near the coast to severe in the high mountains and desert regions. In addition, the soils and underlying geology vary according to prehistoric volcanic activity, marine sedimentation, and river deposition. This wide variation in physical environments has produced the unique and diverse collection of biological resources found in the County today.

Vegetation

The County has a diversity of geography and habitats, including coastlines, islands, dunes, sea cliffs, hills, mountain ranges, valleys, plains, deserts, marshes, tidal flats, freshwater ponds, rivers, streams, wetlands, woodlands, shrublands, and grasslands. According to the Los Angeles County General Plan Update Draft Environmental Impact Report (EIR), the County supports a wide variety of plant communities within its boundaries (County of Los Angeles 2014). Some of the more common plant communities identified include mixed conifer-oak woodland, foothill woodland, coast live oak woodland, pinyon-juniper woodland, Joshua tree woodland, juniper woodland, southern cottonwood-willow riparian forest, southern willow scrub, mule fat scrub, chaparral, coastal sage scrub-chaparral mixed scrub, coastal sage scrub, desert scrub, and non-native annual grassland. Unique or less common plant communities include bigcone spruce-canyon oak woodland, valley oak woodland, coast live oak riparian forest, walnut woodland, southern sycamore-alder woodland, white alder riparian forest, mesquite bosque, mainland cherry forest, California buckeye woodland, alluvial fan sage scrub,

redshank chaparral, native grassland, wildflower field, freshwater marsh, alkali marsh, salt marsh, and vernal pool. Santa Catalina Island exhibits a specialized subset of the above communities, identified as maritime succulent scrub, southern coastal bluff scrub, island chaparral, island oak woodland, island ironwood forest, and island cherry woodland (County of Los Angeles 2014).

Wildlife

The County is a mosaic of open space areas, suburban and rural areas, and densely developed urban areas. According to the Los Angeles County 2013 General Plan Update Draft EIR, wildlife within Los Angeles County is extremely diverse, with greater abundance in open space areas that have undeveloped, high-quality habitats (e.g., Angeles National Forest, Santa Monica Mountains) (County of Los Angeles 2014). While a few wildlife species are entirely dependent upon a single vegetative community, many species utilize a number of habitat types during their life histories. Thus, the entire mosaic of natural areas within the County and adjoining areas constitutes a functional regional ecosystem that supports the multifaceted needs of these species. The parcels that are part of the Proposed Project's rezoning program consist of urban and developed areas. Wildlife species that could be present in areas within the rezoning program include urban-adapted species.

Sensitive Resources

Figure 4.4-1, Sensitive Biological Resources, shows the locations of special-status plant and wildlife species occurrences relative to the Project Area. As shown in Figure 4.4-1, there are several California Natural Diversity Database (CNDDB) plant and wildlife biological resource occurrences within 1 mile of the proposed rezone parcels. These include plant and wildlife biological resource occurrences within the South Bay Planning Area, Westside Planning Area, Metro Planning Area, Gateway Planning Area, East San Gabriel Valley Planning Area, West San Gabriel Valley Planning Area, and San Fernando Valley Planning Area.

Figure 4.4-2, Designated Critical Habitats, shows the locations of critical habitat for federally listed plant and wildlife species occurrences relative to the Project Area. As shown in Figure 4.4-2, there are coastal california gnatcatcher (*Polioptila californica californica*) critical habitats located within 1 mile of the parcels that are part of the rezoning program, specifically the parcels located in the South Bay Planning Area and the West San Gabriel Valley Planning Area. However, the parcels do not overlap with coastal california gnatcatcher critical habitat.

Significant Ecological Areas

A Significant Ecological Area (SEA) designation is given to land in the County that contains irreplaceable biological resources. Individual SEAs include undisturbed or lightly disturbed habitat supporting valuable and threatened species and linkages and corridors to promote species movement. They are sized to support sustainable populations of their component species.

Figure 4.4-3, Significant Ecological Areas (SEAs), shows SEAs relative to the proposed rezone parcels. According to Figure 4.4-3, there are SEAs located within 1 mile of the parcels that are part of the rezoning program. The SEAs listed in Figure 4.4-3 are located within the West San Gabriel Valley Planning Area, East San Gabriel Valley Planning Area, and San Fernando Valley Planning Area. However, none of the areas overlap with these SEAs and the Proposed Project's rezoning program avoids all SEAs within the County.

Wildlife Movement Corridors

Wildlife corridors are areas of habitat, usually linear in nature, that connect two or more habitat patches that would otherwise be fragmented or isolated from one another (e.g., by rugged terrain, changes in vegetation, or

human disturbance). Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. A wildlife corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species. Wildlife corridors and landscape linkages are vital in promoting habitat connectivity, facilitating wildlife movement on a regional scale, and sustaining species and wildlife communities through the impacts of climate change.

The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Various studies have concluded that in the absence of habitat linkages that allow movement to adjoining open space areas, some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because barriers of many kinds prohibit the infusion of new individuals and genetic material.

Corridors mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs. Wildlife movement activities usually fall into one of three movement categories (though often the motivating needs are a combination of these): (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions), (2) seasonal migration, and (3) movements related to home range activities (foraging for food or water, defending territories, or searching for mates, breeding areas, or cover). Although the nature of each of these types of movement is species specific, large open spaces will generally support a diverse wildlife community and will provide for all types of movement. Each type of movement may also be represented at a variety of scales in space and time, from generational time scales for immobile plants and small animals with limited home ranges to home ranges of many square miles for large mammals and raptorial birds.

As shown in Figure 4.4-4, Regional Wildlife Linkages, the Project Area would not overlap with any of the County's regional wildlife linkages.

Jurisdictional Waters and Wetlands

The County supports a number of major water bodies (e.g., Castaic Lake, Los Angeles River, San Gabriel River, and Santa Clara River), as well as smaller streams and tributaries throughout the region. These water bodies support riverine and riparian habitat that provide important resources to the County.

Three key agencies regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (USACE) Regulatory Program regulates activities pursuant to Section 404 of the federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act of 1899, the CDFW regulates activities under the Fish and Game Code Sections 1600–1616, and the Regional Water Quality Control Board (RWQCB) regulates activities under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (Porter-Cologne Act).

USACE jurisdictional waters are referred to as waters of the United States, the limits of which are generally defined by the ordinary high water mark. Although RWQCB jurisdictional resources are considered waters of the state, the extent of RWQCB jurisdiction generally defaults to USACE jurisdictional guidelines, as no formal guidelines for RWQCB jurisdictional determinations currently exist. Isolated drainage features that have been evaluated by the USACE and determined not to support federal waters of the United States may still be subject to RWQCB and CDFW jurisdiction pursuant to the Porter-Cologne Water Quality Act and the California Fish and Game Code, respectively. The limits of CDFW jurisdictional streambed and associated riparian habitat are generally defined to the top-of-bank of a streambed and extend to include any associated native riparian habitat.

As shown in Figure 4.4-5, Rivers and Streams Overlapping the Proposed Project, the Project Area does not overlap with any known federally or state protected wetlands.

4.4.2 Relevant Plans, Policies, and Ordinances

A number of local plans and ordinances regulate biological resources within the Plan Area and are summarized below.

Federal

The following federal regulations pertaining to biological resources would apply to the Proposed Project:

Federal Endangered Species Act

The federal Endangered Species Act of 1973 (FESA) defines an "endangered" species as "any species which is in danger of extinction throughout all or a significant portion of its range." A "threatened" species is defined as "any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of FESA as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Furthermore, USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of take. These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant or animal species, the property owner and agency are required to consult with USFWS pursuant to Section 7 of the FESA if there is a federal nexus, or pursuant to Section 10 of the FESA. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. "Critical habitat" is defined in Section 3(5A) of the FESA as "the specific areas within the geographic area, occupied by the species at the time it was listed, which contain the physical or biological features that are essential to the conservation of endangered and threatened species and that may need special management or protection. Critical habitat may also include areas that were not occupied by the species at the time of listing but are essential to its conservation." Critical habitat designations affect only federal agency actions or federally funded or permitted activities. Critical habitat designations do not affect activities by private landowners if there is no federal "nexus"—that is, no federal funding or authorization.

The status of federally listed species is assigned by USFWS as one of the following:

- Federally Endangered (FE)
- Federally Threatened (FT)
- Federally Proposed as Endangered (FPE)
- Federally Proposed as Threatened (FPT)
- Federally Proposed for Delisting (FPD)
- Federal Candidate for a Proposed Species (FC)

Migratory Bird Treaty Act

The Migratory Bird Treaty Act prohibits the intentional take of any migratory bird or any part, nest, or eggs of any migratory bird. Under the Migratory Bird Treaty Act, "take" is defined as pursuing, hunting, shooting, capturing,

collecting, or killing, or attempting to do so (16 USC 703 et seq.). In December 2017, Department of the Interior Principal Deputy Solicitor Jorjani issued a memorandum (M-37050) that interprets the Migratory Bird Treaty Act's take prohibition to apply only to affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs. Unintentional or accidental take is not prohibited (M-37050). Additionally, Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds, requires that any project with federal involvement address impacts of federal actions on migratory birds, with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The executive order requires federal agencies to work with USFWS to develop a memorandum of understanding. USFWS reviews actions that might affect these species.

Federal Clean Water Act, Section 404

Section 404 of the CWA regulates the discharge of dredged or fill material into waters of the United States and authorizes the Secretary of the Army, through the Chief of Engineers, to issue permits for such actions. Implementing regulations for the CWA define waters of the United States as "rivers, creeks, streams, and lakes extending to their headwaters and any associated wetlands." The term "wetlands" (a subset of waters of the United States) is defined in Title 33 of the Code of Federal Regulations Section 328.3(c)(16) as "areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." In the absence of wetlands, the limits of USACE jurisdiction in non-tidal waters, such as intermittent streams, extend to the ordinary high water mark, which is defined in Title 33 of the Code of Federal Regulations Section 328.3(c)(7) as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

On April 21, 2020, the Navigable Waters Protection Rule was adopted; it became effective on June 22, 2020. The notable changes from the previous definition of waters of the United States are that there is a clearer definition of which waters are and are not jurisdictional, there is a new definition of "adjacency," and ephemeral waters are no longer considered waters of the United States.

The review process to determine whether a feature is a waters of the United States under the new Navigable Waters Protection Rule focuses on the navigability of a water and whether a water has direct surface flow connection to another jurisdictional water (rather than the significant nexus analyses previously done). The permit review process entails an assessment of potentially adverse impacts to USACE jurisdictional waters of the United States.

Federal Clean Water Act, Section 401

The mission of the RWQCB is to develop and enforce water quality objectives and implement plans that will best protect the beneficial uses of the state's waters, recognizing local differences in climate, topography, geology, and hydrology. The RWQCB is also responsible for implementing compliance not only with state codes such as the California Water Code, but also some federal acts such as Section 401 of the CWA. Section 401 of the CWA requires that any applicant for a federal permit for activities that involve a discharge to waters of the state shall provide the federal permitting agency with a certification from the state in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the federal CWA. As such, before the USACE will issue a CWA Section 404 permit, applicants must apply for and receive a Section 401 water quality certification (WQC) from the RWQCB.

The RWQCB regulates "discharging waste, or proposing to discharge waste, within any region that could affect waters of the state" (California Water Code Section 13260[a]), pursuant to provisions of the Porter-Cologne Act, which defines RWQCB jurisdictional "waters of the state" as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code Section 13050[e]). In 2019, the State Water Resources Control Board issued the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (SWRCB 2019). These procedures define wetlands that encompass "the full range of wetland types commonly recognized in California, including some features not protected under federal law, and reflects current scientific understanding of the formation and functioning of wetlands." The SWRCB defines wetlands as "An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation" (SWRCB 2019). These wetlands are further defined in the document.

With the exception of isolated waters and wetlands, most discharges of fill to waters of the state are also subject to a CWA Section 404 permit. If a CWA Section 404 permit is not required for the project, the RWQCB may still require issuance of Waste Discharge Requirements under the Porter-Cologne Act. The RWQCB may regulate isolated waters that are not under jurisdiction of the USACE through issuance of Waste Discharge Requirements. However, projects that obtain a Section 401 WQC are simultaneously enrolled in statewide general Waste Discharge Requirements. Processing of a Section 401 WQC generally requires submittal of (1) a construction stormwater pollution prevention plan, (2) a final water quality technical report that demonstrates that post-construction stormwater best management practices comply with the local design standards for municipal storm drain permits implemented by the State Water Resources Control Board effective January 1, 2011, and (3) a conceptual Habitat Mitigation and Monitoring Plan to compensate for permanent impacts to RWQCB waters, if any. In addition to submittal of a draft California Environmental Quality Act (CEQA) document, a WQC application typically requires a discussion of avoidance and minimization of impacts to RWQCB jurisdictional resources, and efforts to protect beneficial uses as defined by the local RWQCB basin plan for the project. The RWQCB cannot issue a Section 401 WQC until the project CEQA document is certified by the lead agency.

State

The following state regulations pertaining to biological resources would apply to the Proposed Project.

California Endangered Species Act

The California Endangered Species Act (CESA) defines an endangered species as:

> a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

The state defines a threatened species as:

> a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.

Candidate species are defined as:

> a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.

Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the California Fish and Game Commission. Unlike the FESA, the CESA does not include listing provisions for invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened or endangered species by stating:

> no person shall import into this State, export out of this State, or take, possess, purchase, or sell within this State, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided.

Under the CESA, "take" is defined as, "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

Additionally, some sensitive mammals and birds are protected by the state as Fully Protected Mammals or Fully Protected Birds, as described in California Fish and Game Code Sections 4700 and 3511, respectively.

California Species of Special Concern are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. Informally listed species are not protected per se, but warrant consideration in the preparation of biological assessments. For some species, the CNDDB, a resource maintained by CDFW of recorded locations where sensitive species have been documented, is only concerned with specific portions of the life history, such as roosts, rookeries, or nest areas.

For the purposes of this Program EIR, the following abbreviations are used for state status species, as applicable:

- State Endangered (SE)
- State Threatened (ST)
- State Rare (SR)
- State Candidate for Endangered (SCE)
- State Candidate for Threatened (SCT)
- State Fully Protected (SFP)
- California Species of Special Concern (SSC)

State of California Fish and Game Code, Sections 3503, 3503.5, and 3513

Section 3503 of the California Fish and Game Code states that "it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code Section 3513 states that is it unlawful to take any nongame migratory bird protected under the Migratory Bird Treaty Act.

State of California Fish and Game Code, Section 4150

Section 4150 of the California Fish and Game Code states that "All mammals occurring naturally in California which are not game mammals, fully protected mammals, or fur-bearing mammals, are nongame mammals. Nongame mammals or parts thereof may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission."

State of California Code of Regulations, Sections 250 and 251

Section 250 of the California Fish and Game Code states that "Except as otherwise authorized in these regulations or in the Fish and Game Code, resident game birds, game mammals and furbearing mammals may not be taken at any time." Section 251.1 of the California Fish and Game Code states that "Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or nongame bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding or sheltering. This section does not apply to a landowner or tenant who drives or herds birds or mammals for the purpose of preventing damage to private or public property, including aquaculture and agriculture crops." Activities that result in the take or harassment of a nongame mammal may also be considered in violation of this code.

California Native Plant Society Inventory

The California Native Plant Society (CNPS) is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. The California Native Plant Society has compiled an inventory comprised of information focusing on geographic distribution and qualitative characterization of rare, threatened, and endangered vascular plant species of California. The list has served as a potential candidate list for listing as Threatened and Endangered by CDFW. The California Native Plant Society has developed five categories of rarity, referred to as California Rare Plant Ranks (CRPRs), of which CRPRs 1A, 1B, 2A, and 2B are considered particularly sensitive:

- CRPR 1A: Presumed extirpated in California and either rare or extinct elsewhere.
- CRPR 1B: Rare, threatened, or endangered in California and elsewhere.
- CRPR 2A: Presumed extirpated in California, but more common elsewhere.
- CRPR 2B: Rare, threatened, or endangered in California, but more common elsewhere.

- CRPR 3 : Plants about which we need more information – a review list.
- CRPR 4 : Plants of limited distribution – a watch list.

The California Native Plant Society appends CRPR categorizations with "threat ranks" that parallel the ranks used by the CNDDB, and are added as a decimal code after the CRPR (e.g., CRPR 1B.1). The threat codes are as follows:

- 1 – Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- 2 – Fairly endangered in California (20%–80% occurrences threatened)
- 3 – Not very endangered in California (less than 20% of occurrences threatened or no current threats known)

State of California Fish and Game Code, Section 1602

Streambeds and other drainages that occur within the unincorporated areas are subject to regulation by CDFW. Section 1602 of the California Fish and Game Code requires any entity (e.g., person, state or local government agency, or public utility) who proposes a project that will substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake to notify CDFW of the project. In the course of this notification process, CDFW will review the project as it affects streambed habitats within the project area. CDFW may then place conditions in the Section 1602 Streambed Alteration Agreement to avoid, minimize, and mitigate any potentially significant adverse impacts within CDFW jurisdictional limits.

State of California Porter-Cologne Water Quality Control Act

The Porter-Cologne Act protects water quality and the beneficial uses of water. It applies to surface water and groundwater. Under this law, the State Water Resources Control Board develops statewide water quality plans and the RWQCBs develop regional basin plans that identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of statewide plans and basin plans. Waters regulated under the Porter–Cologne Act include isolated waters that are not regulated by USACE. Developments with impacts on jurisdictional waters must demonstrate compliance with the goals of the Porter-Cologne Act by developing stormwater pollution prevention plans, standard urban stormwater mitigation plans, and other measures to obtain a CWA Section 401 certification.

Local

The following local/regional regulations pertaining to biological resources would apply to the Proposed Project.

Los Angeles County 2035 General Plan

The Land Use Element of the Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal LU 3 A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.

Policy LU 3.1 Encourage the protection and conservation of areas with natural resources, and SEAs.

Policy LU 3.2 Discourage development in areas with high environmental resources and/or severe safety hazards.

Goal LU 6 Protect rural communities characterized by living in a non-urban or agriculture environment at low densities without typical urban services.

Policy LU 6.2 Encourage land uses and developments that are compatible with the natural environment and landscape.

The Conservation and Natural Resources Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal C/NR 1 Open space areas that meet the diverse needs of Los Angeles County.

Policy C/NR 1.1 Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.

Policy C/NR 1.2 Protect and conserve natural resources, natural areas, and available open spaces.

Goal C/NR 3 Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.

Policy C/NR 3.1 Conserve and enhance the ecological function of diverse natural habitats and biological resources.

Policy C/NR 3.2 Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.

Policy C/NR 3.3 Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.

Policy C/NR 3.4 Conserve and sustainably manage forests and woodlands.

Policy C/NR 3.5 Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.

Policy C/NR 3.6 Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.

Policy C/NR 3.7 Participate in inter-jurisdictional collaborative strategies that protect biological resources.

Policy C/NR 3.8 Discourage development in areas with identified significant biological resources, such as SEAs.

Policy C/NR 3.9 Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible:

- Preservation of biologically valuable habitats, species, wildlife corridors and linkages;
- Protection of sensitive resources on the site within open space;
- Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats;
- Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources onsite);
- Design required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain regional connectivity;
- Maintenance of watershed connectivity by capturing, treating, retaining, and/or infiltrating storm water flows on site; and
- Consideration of the continuity of onsite open space with adjacent open space in project design.

Policy C/NR 3.10 Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.

Policy C/NR 3.11 Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.

Goal C/NR 4 Conserved and sustainably managed woodlands.

Policy C/NR 4.1 Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.

The Safety Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal S 3 An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

Policy S3.10 Map oak woodlands in Los Angeles County as part of implementation of the Oak Woodlands Conservation Management Plan.

Policy S3.11 Support efforts to address unique pest, disease, exotic species and other forest health issues in open space areas to reduce fire hazards and support ecological integrity.

Significant Ecological Areas

The County's SEA Program began in 1980 with the adoption of SEAs as Special Management Areas in the General Plan. The objective of the SEA Program is to preserve the genetic and physical ecological diversity of the County by designing biological resource areas capable of sustaining themselves into the future. The SEA designation is given

to land that contains irreplaceable biological resources and includes undisturbed or lightly disturbed habitats that support valuable and threatened species and linkages and corridors to promote species movement.

SEAs are not wilderness preserves, and much of the land within SEAs is privately held, is used for public recreation, or abuts developed areas. The SEA Program is intended to ensure that privately held lands within the SEAs retain the right of reasonable use, while avoiding activities and developments that are incompatible with long-term survival of the SEAs. The County has regulated development within SEAs with the SEA Conditional Use Permit.

Oak Tree Ordinance

The County Oak Tree Ordinance applies to all unincorporated areas. The Oak Tree Ordinance requires that a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus that is 25 inches or more in circumference (8 inches in diameter) as measured 4.5 feet above mean natural grade, or in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured 4.5 feet above mean natural grade (i.e., diameter at breast height), or any tree that has been provided as a replacement tree, without first obtaining an oak tree permit.

Oak Woodlands Conservation Management Plan

To further the County's compliance with California Public Resources Code, Section 21083.4, which provides for the conservation of oak woodlands, the County adopted the Los Angeles County Oak Woodlands Conservation Management Plan (OWCMP) in 2012. The OWCMP develops a consistent policy for the management of oak woodlands by providing a voluntary conservation strategy to meet the requirements of the California Oak Woodlands Conservation Act (Assembly Bill 242). The OWCMP extends CEQA consideration of impacts to oak woodlands composed of oaks greater than 5 inches diameter at breast height and recognizes that conservation of oak woodland habitat extends beyond the protection of individual trees (County of Los Angeles 2011).

Hillside Management Areas

The County of Los Angeles Hillside Management Area (HMA) Ordinance applies to all unincorporated areas that contain terrain with a natural slope of 25% or greater. The goal of the ordinance is to ensure that development preserves the physical integrity and scenic value of HMAs, provides open space, and enhances community character. Locating development outside of HMAs to the greatest extent feasible is the first emphasis of sensitive hillside design. Where avoidance is not feasible, development of HMAs will be located in the lowest and flattest areas of the hillside in order to minimize impacts on steeper hillside areas. Lastly, development will utilize a variety of sensitive hillside design techniques to ensure compatibility with the hillside and enhance community character.

4.4.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to biological resources if development of the project would:

B-1: Impact, either directly or through habitat modifications, species identified as 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.

B-2: Result in the loss of riparian habitat or sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service

B-3: Impact 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.

B-4: Affect wildlife movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

B-5: Require compliance with adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state policies or ordinances protecting biological resources.

4.4.4 Methodology

As described in Chapter 3, the general areas included as part of the Proposed Project's rezoning program were evaluated in this Program EIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and it would be too speculative to analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

Dudek reviewed the following geographic information system data in conjunction with the proposed rezoning program sites to determine if any of the proposed parcels overlap with known occurrences of special-status plant and wildlife species, critical habitat for any federally listed species, areas of potential habitat for species, or SEAs:

- California Natural Diversity Database (CNDDB 2021)
- USFWS occurrence data (USFWS 2021a)
- USFWS critical habitat (USFWS 2021a)
- Significant Ecological Areas
- National Hydrography Dataset (USGS 2021)
- National Wetlands Inventory data (USFWS 2021b)

4.4.5 Environmental Impacts

Threshold B-1 Would the development of the Project impact, either directly or through habitat modifications, species identified as 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?

The Proposed Project would include an update to the Los Angeles County Housing Element and associated components, including a rezoning program. More details on the Proposed Project can be found in Chapter 3. While the Project would not directly construct new residential units, it would promote and facilitate new residential development with greater intensities than previously permitted in certain unincorporated areas through the rezoning program, in order to meet the County's Regional Housing Needs Assessment allocation. The areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Thus, it is unlikely that development within the proposed rezone parcels would result in the loss of sensitive plant and/or sensitive wildlife.

However, as shown in Figure 4.4-1, some areas of the rezoning program are generally located within 1 mile of sensitive plant and wildlife biological resources as defined and mapped by CNDDB. Therefore, while unlikely, implementation of the Proposed Project could potentially indirectly impact sensitive plant and/or sensitive wildlife species. This could result in a **potentially significant impact**.

Threshold B-2 Would the development of the Project result in the loss of riparian habitat or sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

As shown in Figure 4.4-2, the general areas in the rezoning program are not within 1 mile of coastal california gnatcatcher critical habitat. Additionally, due to the existing urban and developed nature of the proposed rezone parcels, the rezoning program areas are not likely to support any riparian or sensitive habitats, such as those that support Coastal California gnatcatcher. Nonetheless, implementation of the Proposed Project could indirectly impact sensitive plant and/or sensitive wildlife species due to future pollution or disturbance resulting from construction of new housing in areas proposed for rezoning. This could result in a **potentially significant impact**.

Threshold B-3 Would the Project impact 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?

Areas of potential future housing development that may result from the Proposed Project would likely be located in urbanized sites that do not contain sensitive biological resources. The parcels that are a part of the rezoning program are all urban or suburban and are heavily disturbed. Additionally, according to Figure 4.4-5, the Project Area does not overlap with any known federally protected wetlands. However, not all wetland features are captured within the available reference data. Therefore, this could result in a **potentially significant impact**.

Threshold B-4 Would the Project affect wildlife movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

As discussed above, the County supports the following regional wildlife linkages: San Gabriel–Castaic Connection, San Gabriel–San Bernardino Connection, Santa Monica–Sierra Madre Connection, Sierra Madre–Castaic Connection, Tehachapi Connection, Antelope Valley Connection, and Puente Hills–Chino Hills Connection. There are 11 linkages along principal water courses, 9 linkages along ranges of mountains and hills, and an important linkage along the San Andreas Fault. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas and as such would not be located within any of the regional wildlife linkages (see Figure 4.4-4). Therefore, the Proposed Project would not affect wildlife movement and **no impacts** would occur.

Threshold B-5 Would the Project require compliance with adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state policies or ordinances protecting biological resources?

As shown in Figure 4.4-3, the Project Area does not overlap with any SEAs. Therefore, the Proposed Project would not affect any SEAs within the County.

Future housing development facilitated by the Proposed Project will be subject to discretionary permits and evaluated on a project-by project basis to ensure consistency with the County's Oak Tree Ordinance. The Oak Tree Ordinance regulates oak trees of 25 inches or more in circumference (8 inches in diameter), or in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter). An oak tree permit must be obtained in order to cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any regulated oak tree. Additionally, the County adopted the OWCMP in 2012, which develops a consistent policy for the management of oak woodlands. The OWCMP extends CEQA consideration of impacts to oak woodlands comprised of oaks 5 inches or larger diameter at breast height (County of Los Angeles 2011).

In 2012, the County adopted the OWCMP to encourage the preservation of oak woodlands throughout the County. It is the intent of the County to maintain and expand oak woodland habitat by requiring development designs to avoid impacts to oak woodlands and requiring appropriate compensatory mitigation where oak woodland impacts disturb or remove such habitat. In addition, the County has an OWCMP Guide, which details the process by which the County will determine the extent of oak woodland habitat, the requirement for the preparation of an oak woodland report, an analysis of impacts to the extant oak woodland, and the need for mitigation for impacts to the oak woodland habitat. This discretionary review by the County will be in compliance with CEQA. Future housing development facilitated by the Proposed Project will be subject to discretionary permits and evaluated on a project-by-project basis to ensure consistency with oak preservation related plans.

The County HMA Ordinance applies to all unincorporated areas that contain HMAs, which includes terrain with a natural slope of 25% or greater. The goal of the ordinance is to ensure that development preserves the physical integrity and scenic value of HMAs, provides open space, and enhances community character. Future housing development facilitated by the Proposed Project will be subject to discretionary permits and evaluated on a project-by-project basis to ensure consistency with the HMA Ordinance.

For these reasons, impacts regarding conflict with any local policies or ordinances protecting biological resources would be **less than significant**.

4.4.6 Cumulative Impacts

Cumulative impacts are defined as the direct and indirect effects of a proposed project which, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered significant. "Related projects" refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed project. CEQA deems a cumulative impact analysis to be adequate if a list of "related projects" is included in the EIR or the proposed project is consistent with an adopted general, specific, master, or comparable programmatic plan (Section 15130[b][1][B]). CEQA also states that no further cumulative impact analysis is necessary for impacts of a proposed project consistent with an adopted general, specific, master, or comparable programmatic plan (Section 15130[d]).

Potential impacts to special-status species and the loss of sensitive habitats would be unlikely to occur within the Project Area; however **Mitigation Measure (MM) BIO-1** and **MM BIO-2** would be implemented to ensure impacts would be mitigated if there are any special-status species present on the project sites. It is presumed that direct impacts to special-status species and the loss of sensitive habitats would be similarly mitigated in other regions of the cumulative impacts study area. The Proposed Project would not impact riparian habitat and sensitive plant communities due to the urban and developed nature of the parcels that are a part of the rezoning program. Additionally, wetlands and riparian habitat under the jurisdiction of the USACE, CDFW, and/or RWQCB are subject to permits and mitigation that may be required by the regulatory agencies. **MM BIO-3** would require the project applicants of future projects within the rezoning program parcels to obtain the requisite permits from the regulatory agencies, thereby reducing impacts to wetlands and/or federally protected waters. Furthermore, plant communities considered sensitive by the CDFW must be analyzed under CEQA. Presuming that impacts to riparian habitat and sensitive plant communities would be similarly mitigated in other regions of the cumulative impacts study area, **cumulative impacts would be less than significant.**

Since all of the proposed rezone areas are within previously developed areas, none would be located within any of the regional wildlife linkages. Thus, the Proposed Project would not impact wildlife movement corridors. The Proposed Project would not contribute to any cumulative potential impacts to wildlife movement corridors and impacts would be **less than significant.**

The policies of the Proposed Project do not conflict with local ordinances, Local Conservation Plans, Habitat Conservation Plans, or Natural Communities Conservation Plans, nor would they conflict on a cumulative level. Rather, the Proposed Project's policies are compatible with many of the goals and policies of other conservation plans within the cumulative study area; thus, impacts would be **less than significant.**

4.4.7 Mitigation Measures

The following mitigation measures would reduce impacts to a level below significance.

MM BIO-1 Biological resources shall be analyzed on a project-specific level by a qualified biological consultant. A general survey shall be conducted to characterize the project site, focused surveys should be conducted as necessary to determine the presence/absence of special-status species (e.g., focused sensitive plant or wildlife surveys), and a jurisdictional delineation may be required

if there are signs of potentially regulated wetlands and non-wetland waters. A biological resources assessment report shall be prepared to characterize the biological resources on site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of biological resources on site (e.g., observed and detected species as well as an analysis of those species with potential to occur on site).

MM BIO-2 If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological resources assessment report mentioned in **Mitigation Measure BIO–1** shall include mitigation measures requiring pre-construction surveys for special-status species and/or construction monitoring to ensure avoidance, relocation, or safe escape of special-status species from the construction activities, as appropriate. If special-status species are found to be nesting, brooding, denning, etc. on site during the pre-construction survey or monitoring, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. Relocations into areas of appropriate restored habitat would have the best chance of replacing/incrementing populations that are lost due to habitat converted to development. Relocation to restored habitat areas should be the preferred goal of this measure. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.

MM BIO-3 Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement.

4.4.8 Level of Significance After Mitigation

Future housing development facilitated by the Proposed Project will be subject to discretionary permits and compliance with all federal, state and local requirements for protecting biological resources. Additionally, **MM BIO-1** would require surveys on a project-by-project basis, as applicable, to ensure that no sensitive species are present. **MM BIO–2** would ensure that no direct mortality to special-status species would occur during implementation of construction activities by requiring pre-construction surveys (and construction monitoring where warranted) for special-status species, as applicable. With implementation of **MM BIO-1** and **MM BIO-2**, impacts to special-status species would be considered **less than significant with mitigation**.

MM BIO-1 and **MM BIO-2** would ensure impacts associated with riparian or sensitive vegetation communities would be less than significant. Therefore, the Proposed Project would have **less-than-significant impacts with mitigation** related to riparian habitat or sensitive natural communities.

Additionally, **MM BIO-1** includes a general survey, which would evaluate whether wetlands are located within the specific parcel(s) to be developed. Should that site visit determine that there is a wetland feature, then a formal jurisdictional delineation would be required. **MM BIO-3** would require the project applicant of future projects to

obtain the requisite permits from the regulatory agencies. Thus, with implementation of **MM BIO-1** and **MM BIO-3**, impacts to federally protected wetlands would be **less than significant with mitigation**.

There would be **no impacts** to wildlife movement, and **less-than-significant impacts** regarding conflict with any local policies or ordinances protecting biological resources.

4.4.9 References

CNDDB (California Natural Diversity Database). 2021. RareFind 5 [Internet]. California Department of Fish and Wildlife.

County of Los Angeles. 2011. *Los Angeles County Oak Woodlands Conservation Management Plan.* Prepared by the Los Angeles County Oak Woodlands Habitat Conservation Strategic Alliance. https://planning.lacounty.gov/assets/upl/project/oakwoodlands_conservation-management-plan.pdf.

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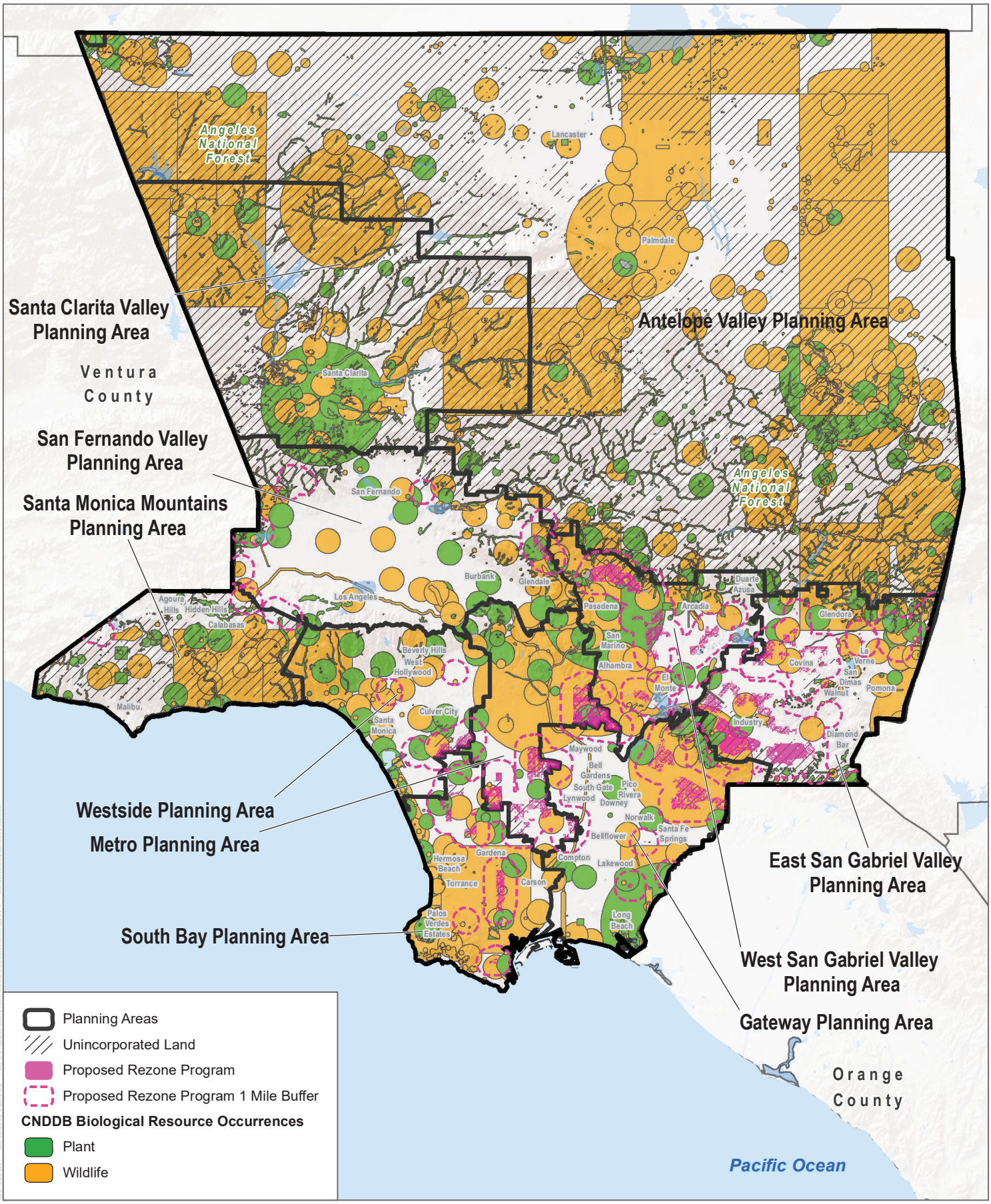
USFWS. 2021b. "National Wetland Inventory" [map]. Accessed March 2021. http://www.fws.gov/data.

USGS (U.S. Geological Survey). 2021. "National Hydrography Dataset" [digital GIS data]. Accessed March 2021. http://nhd.usgs.gov/.



SOURCE: ESRI 2021; LA County 2021,CDFW 2021

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FIGURE 4.4-1

Sensitive Biological Resources

Los Angeles County Housing Element Update

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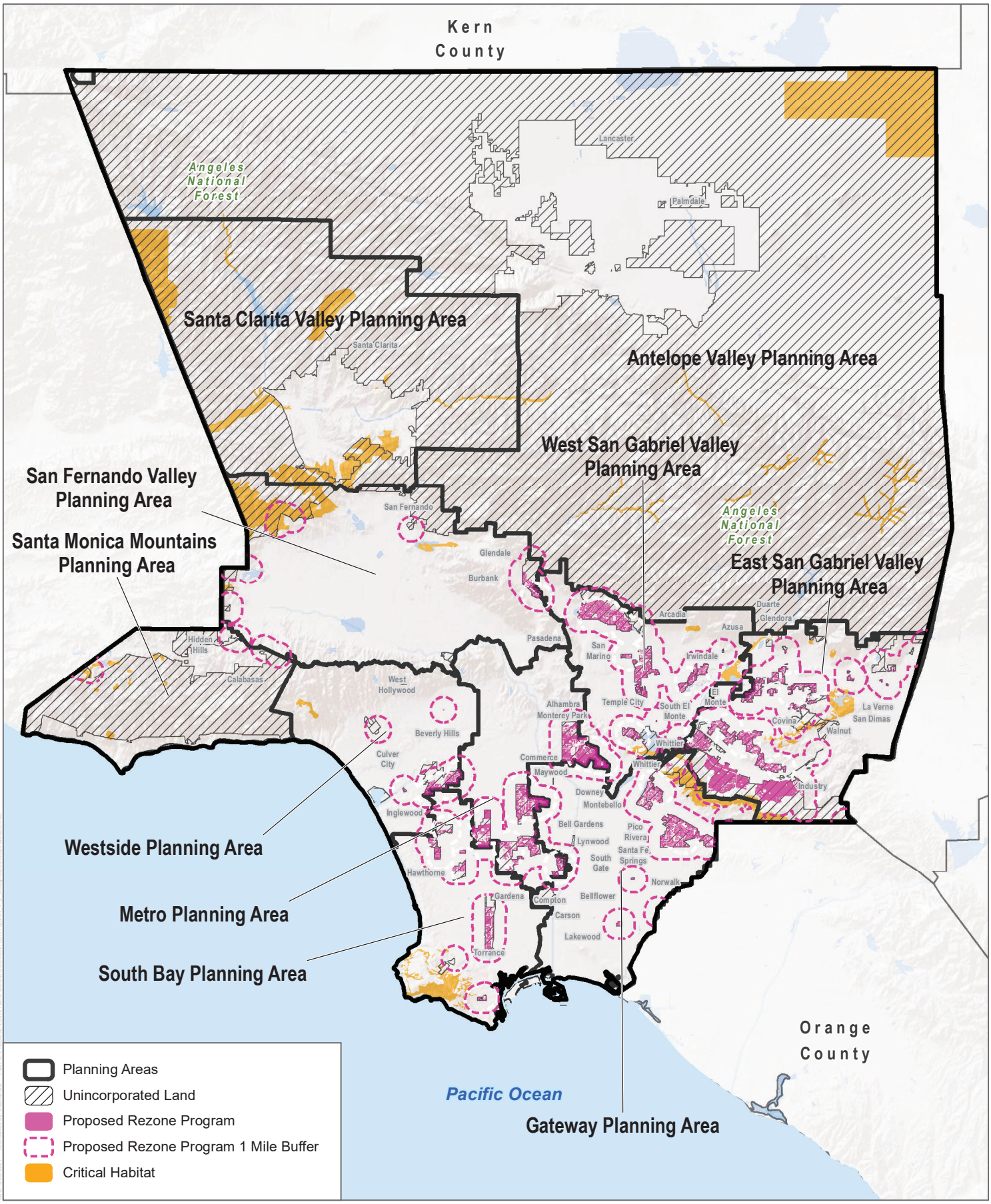

SOURCE: ESRI 2021; LA County 2021, USFWS 2021

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FIGURE 4.1-2

Designated Critical Habitats

Los Angeles County Housing Element Update

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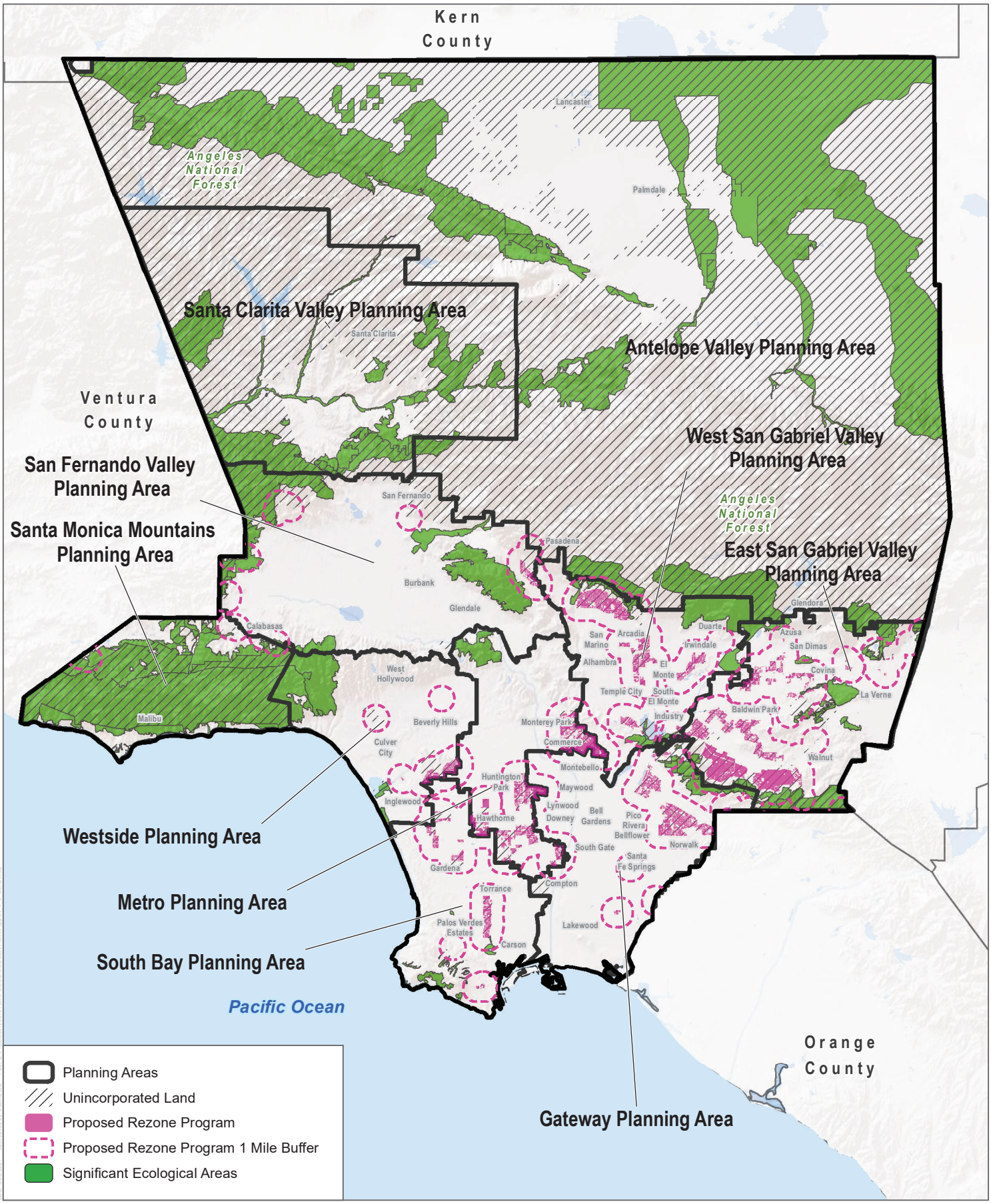

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.4-3

Significant Ecological Areas (SEAs)

Los Angeles County Housing Element Update

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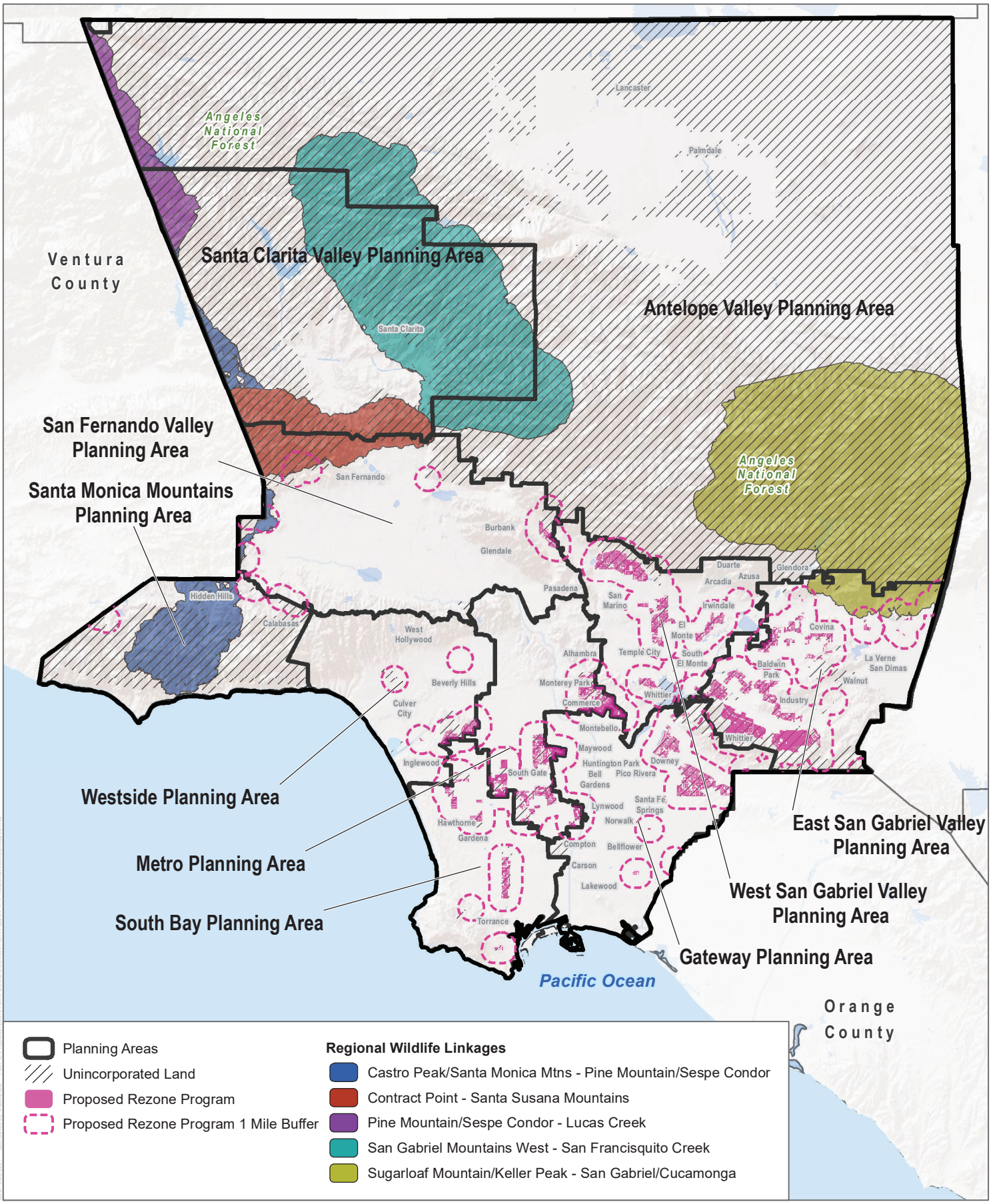

SOURCE: ESRI 2021; LA County 2021,CDFW 2021

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FIGURE 4.4-4

Regional Wildlife Linkages

Los Angeles County Housing Element Update

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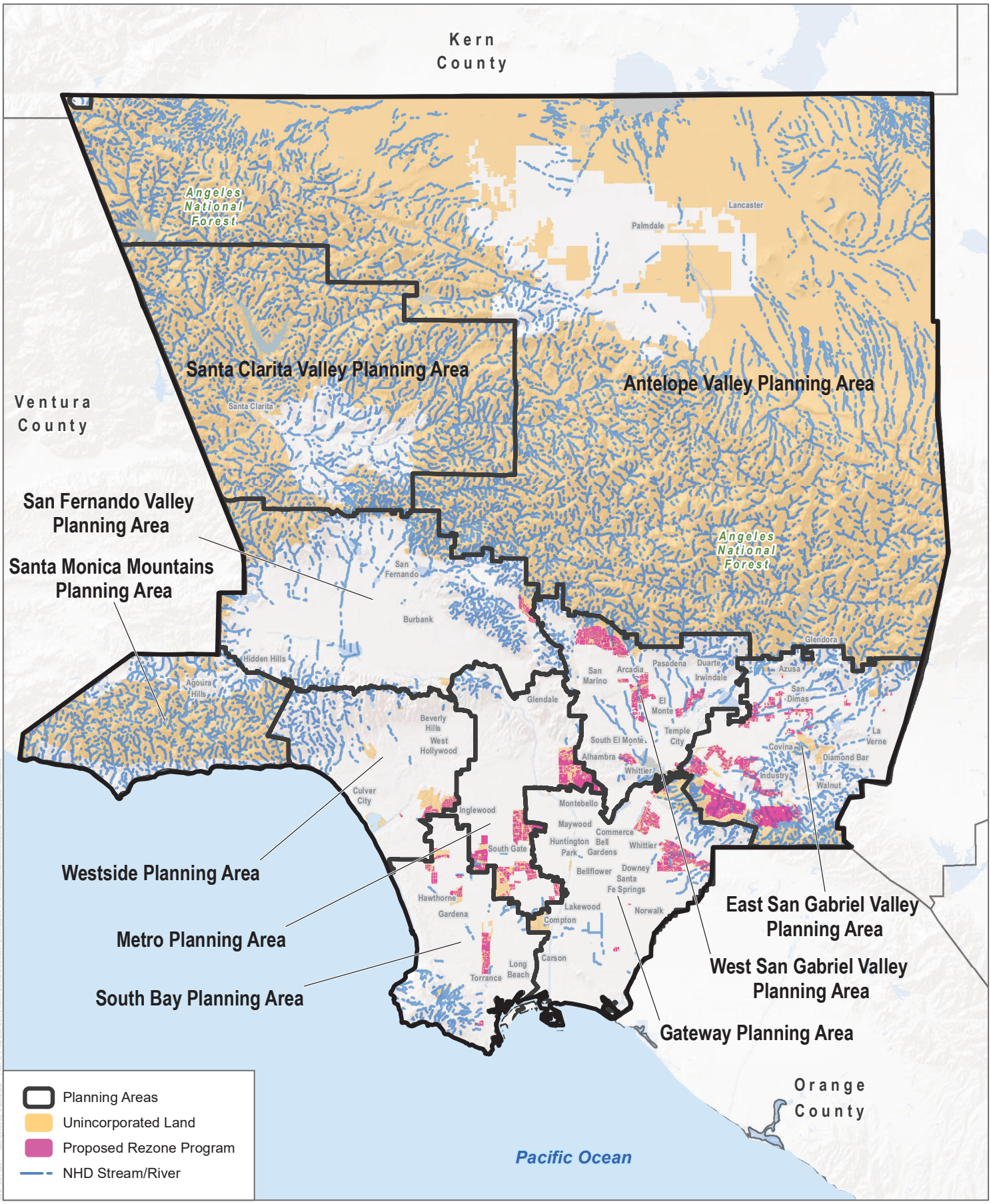

SOURCE: ESRI 2021; LA County 2021, USGS NHD 2021

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FIGURE 4.4-5

Rivers and Streams Overlapping the Proposed Project

Los Angeles County Housing Element Update

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4.5 Cultural Resources

This section evaluates the potential impacts to cultural resources (including historic built environment, archaeological, and paleontological resources) in the Project Area from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project). Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, or architectural activities and fossils and associated locality data. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. The analysis in this section is based, in part, upon cultural resource records search results and information included in Appendix C of this Draft Program Environmental Impact Report (PEIR) (divided into non-confidential Appendix C-1 and confidential Appendix C-2).

4.5.1 Environmental Setting

This section discusses the existing environmental setting relative to cultural resources. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

Cultural Setting

Prehistoric Context

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. However, given the direction of research and differential timing of archaeological study following intensive development in Riverside County, chronology building in the Inland Empire must rely on data from neighboring regions to fill the gaps. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (before 7500 BP)[1], Archaic (10,000–1500 BP), and Late Prehistoric (1500 BP–AD 1769).

Paleoindian Period (before 7500 years ago)

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. A very unique technology defined by fluted projectile points and a highly formal lithic tool kit with almost no processing equipment is often considered to be the earliest evidence of human adaptation to North America. Widely known as "Clovis," regional manifestations of this toolkit show important variability both in projectile point style and tool kit composition. Importantly, the attributes of "Clovis" are uncommon in California, with very few examples of the diagnostic, "fluted" Clovis point. There is

[1] "BP" indicates calibrated, calendar years before present (specifically, prior to AD 1950). Ages presented herein have been calibrated from the original age estimates wherever possible; ranges of general phenomena (e.g. cultural periods are approximate).

however, a notable exception from Crystal Cove State Park in southern Orange County (Fitzgerald and Rondeau 2012). This, along with other potential attributes of Clovis culture along the California Coast remain undated, and most of the earliest well-dated sites from the region contain rather different archaeological assemblages (Erlandson et al. 2007).

While the earliest evidence for human activity in California comes from the Channel Islands, ca. 13,000 BP, it does not exhibit obvious cultural similarity with the Clovis phenomenon. However, in the southern Central Valley fluted Clovis points date from ca. 11,000–10,500 BP (Rogers and Yohe 2020). One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) comes from CA-SDI-4669/W-12 in La Jolla, with human remains dating to ca. 9900–9050 BP (Bada et al. 1984). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools) (Kennedy 1983). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern come from Naval Air Weapons Station China Lake near Ridgecrest (Davis 1978). These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Fluted points from CA-SBR-2355 and CA-SBR-2356, also in the Mojave Desert, are considered quite ancient (on the thickness of obsidian hydration rinds) and co-occur with a diverse assemblage that also contains stemmed points, typically attributed to the Lake Mojave archaeological culture. Other typical Paleoindian sites in the desert include the Komodo site (CA-MNO-679)—a multi-component fluted point site, and CA-MNO-680—a single component Great Basined Stemmed point site (Basgall 1987, 1988; Basgall et al. 2002). At CA-MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Turning back to coastal Southern California, the fact that some of the earliest dated assemblages are dominated by processing tools runs counter to traditional image of Paleoindians as highly mobile big-game hunters. Evidence for the latter—that is, typical Paleoindian assemblages—may have been located along the coastal margin at one time, prior to glacial desiccation and a rapid rise in sea level during the early Holocene (before 7500 BP) that submerged as much as 16 kilometers of the San Diego coastline since people first arrived in California, ca. 13,000 years ago (ICF 2013). If this were true, however, it would also be expected that such sites would be located on older landforms near the current coastline. Some sites, such as CA-SDI-210 along Agua Hedionda Lagoon, contain stemmed points similar in form and age to Silver Lake and Lake Mojave projectile points from the high desert (Basgall and Hall 1993; Warren et al. 2004). However, sites of this nature are extremely rare; more typical are sites that contain large numbers of milling tools intermingled with older projectile point forms. Separating cultural components on the basis of artifact form and frequency is therefore difficult.

Warren et al. (2004) claim that a biface manufacturing tradition at the Harris site complex (CA-SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between ca. 11,200 and 8200 BP (on the basis of radiocarbon dates from the Harris site itself). Termed San Dieguito (also see Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of well-made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (also see Warren 1964; Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987, 2017) suggested that the San Dieguito pattern is simply the inland manifestation of a broader economic pattern. This interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent on tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies the regional Archaic sites (see below). It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents an economic strategy distinct from that represented by other roughly contemporaneous assemblages from throughout the region.

San Dieguito sites are rare in the inland valleys, with one possible candidate, CA-RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at CA-RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date on a shell from this site points to an early occupation, ca. 8880–8525 BP. Grenda suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If the San Dieguito pattern truly represents a socioeconomic strategy distinct from the regional Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (Basgall and Hall 1990).

Archaic Period (10,000 – 1500 years ago)

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among other things), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow, and then ceramics, were adopted after 1500 BP (Griset 1996; Hale 2009; Schaefer 2012). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

Late Prehistoric Period (1500 BP–AD 1769)

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (McDonald and Eighmey 2004; Rogers 1945; Wallace 1955); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern but includes arrow points and large quantities of fine debitage from producing arrow points, as well as ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as 1500 BP (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before 600 BP. In Riverside County and the surrounding region, millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

Historic Setting

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríquez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded during the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location the names we use today. The Spanish crown laid claim to California based on the surveys conducted by Cabríllo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonial matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Friar Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Friar Juan Crespí named the campsite by the river "Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angeles of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002).

Mexican Period (1821–1846)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the Indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and the establishment of many additional ranchos.

During the heyday of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period with the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who did not possess immunities to them.

American Period (1846–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of goldseekers, the ranching economy began to produce meat and dairy, in addition to hides and tallow. During the cattle boom of the 1850s, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains when available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

Historical Overview of Los Angeles County

The County of Los Angeles was established on February 18, 1850, and Ciudad de Los Angeles incorporated on April 4, 1850. Settlement of the Los Angeles region continued in the early American Period. Soon after incorporation, City officials began to sell pueblo lands around the original plaza, hastening its development from remote outpost to city. The County's population grew to not only include original descendants of California's Native American tribes, Anglo-Americans, Spanish-speaking Californios, and former African slaves, but immigrants from Europe, Asia, and South America as well (County of Los Angeles 2021).

The development of a local and coast-to-coast rail line dramatically changed the development of Los Angeles. The Southern Pacific Railroad completed its first Los Angeles route in 1880, which led to the start of tourism in the region. By the late 1860s Los Angeles started to increase in population, with marketing campaigns such as "Go West" encouraging a real estate speculative frenzy. The population had increased from approximately 11,000 in 1880 to about 60,000 in 1890. Tourism led to raised land values and civic improvements despite a real estate collapse in 1889. A chamber of commerce was established, which continued to market the area to attract new citizens. Along with the expansion of the railroad, Los Angeles's geographic location on the Pacific Ocean allowed for it to be accessed by ship. In 1869, a railroad was constructed from Los Angeles to San Pedro harbor, which became the gateway for trade between the United States and Asia. The area's position in the international trade market was further established with the construction of the Long Beach harbor in 1911 (LLA 1998).

Los Angeles offered a variety of natural economic advantages that continued to increase the population as well as bring wealth to the area. In the 1890s, the "second black gold rush" began when Edward L. Doheny discovered oil in Downtown Los Angeles. The 1920s brought an increase in drilling activity with the largest finds in Huntington Beach, Santa Fe Springs, and Signal Hill. By this time there were almost 1,500 oil wells in operation throughout Los Angeles. During the 1900s, agriculture also became an important part of the local economy after the City's annexation of the San Fernando Valley. The Valley's climate, elevation, and water supply made it ideal to grow crops including oranges, lemons, olives, alfalfa, apricots, asparagus, barley, melons, pumpkins, and walnuts. With the agricultural industry came other industries such as canning and fruit preserving. Agriculture dominated the Valley's land use into World War II when farms were replaced by residential developments due to the population boom (County of Los Angeles 2021; POLA 2021).

By 1930, the City of Los Angeles' population had surpassed one million, leading to a series of important public works projects providing employment during the Depression. The Boulder Dam (now Hoover Dam) on the Colorado River, bordering Arizona and Nevada, was completed in 1936 and allowed water from the Colorado River aqueduct to serve the Los Angeles metropolitan area. The dam brought a reliable source of water and electricity to the area. During World War II, industry shifted from agriculture to production including aircrafts, ships, war supplies, and ammunition. The growth of the local production industry encouraged the movement of people from small rural areas into urban centers, increasing the population to over 1.5 million by 1940. The end of World War II brought three decades of economic growth to the area. A major part of post-war development came because of the popularity of the automobile. By the end of the 1950s, 95% of all trips taken in Los Angeles were done via private automotive. In 1947, a comprehensive freeway plan was introduced and a 1.5 cent statewide fuel tax for highway construction led to a period of freeway construction and expansion (Masters 2012; Caltrans 2011).

The expansion of the California highway system led to the development of suburban Los Angeles County. Real estate developments continued to replace oil and agriculture, particularly in the formally agriculturally based San Fernando Valley. Tract style developments and the growth of suburbia led to multiple environmental, health, political, and social issues including air pollution and racial segregation. By the early 1970s, the County had a

smog problem causing schools to close routinely in urban areas due to unhealthy air quality. This led to the implementation of environmental laws and innovations in car technology. Discriminatory housing practices resulted in housing shortages and severe crowding in racially segregated neighborhoods. Additionally, the construction of freeways often brought devastation to low-income immigrant communities including East Los Angeles, which resulted in displacement and isolation. Since the 1980s, the areas wealth gap has increased, making Los Angeles one of the most socioeconomically divided areas in the United States (Wilman and Wilkman 2006; Caltrans 2011; Perez 2017).

The 1990s brought a shift in the area's industries with the majority of the automotive factories, agricultural land, dairy operations, and aerospace manufacturers shutting down. Despite the shift, many of the early industries including film, television, and music remained based in Los Angeles. Large studios such as CBS Television City and 20th Century Fox had their headquarters in the county and with them the members of Hollywood including actors, executives, and technicians. Fashion and the manufacturing of clothing also remained a dominant force in the area. Among the region's most valuable economic assets were the ports of Los Angeles and Long Beach, which handled 44% of all goods imported by cargo container in the United States. An economic boom between 1985 and 1990 attracted working immigrants to the area primarily from Asia and Mexico. The population demographics of Los Angeles County changed with the increase in immigrants from Mexico, and Central and Latin America. By 2010, Los Angeles County was considered a "majority minority" city where a racial or ethnic minority made up the majority of the population. Currently more than 10.4 million people reside in Los Angeles County, which contains 88 cities and approximately 140 unincorporated areas (County of Los Angeles 2021; POLA 2021).

CHRIS Records Search

On April 5, 2021, staff at the South Central Coast Information Center (SCCIC), located on the campus of California State University, Fullerton, provided the results of a California Historical Resources Information System (CHRIS) records search for the proposed rezone areas. Due to COVID-19, the SCCIC notified researchers that they are only providing data for Los Angeles County that have already been digitized. As such, not all available data known to CHRIS may be provided in the records search. The CHRIS record search results provided by the SCCIC included their digitized collections of mapped prehistoric and historic archaeological resources and historic built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Dudek reviewed the SCCIC records to determine whether the implementation of the Proposed Housing Element Update would have the potential to impact known cultural resources. The results of previously conducted cultural resources studies are provided in Table 4.5-1.

Previously Conducted Cultural Resources Studies

Table 4.5-1. Previous Cultural Resource Investigations

SCCIC ID	Author	Year	Report Title
LA-01111	Bove, Frederick J.	1977	Impact on Archaeological Resources of the Proposed Willowbrook Park for the Los Angeles County Department of Parks and Recreation
LA-01220	Boxt, Matthew, Richard Aycock, and Susan Colby	1983	An Archaeological Survey and Impact Assessment of the Valley Blvd. Redevelopment Project, Located in the City of Industry, Los Angeles County, California

Table 4.5-1. Previous Cultural Resource Investigations

SCCIC ID	Author	Year	Report Title
LA-01269	Colby, Susan M.	1983	An Archaeological Resource Survey and Impact Assessment of an Approximate 1.3 Mile Extension of Halliburton Road in Hacienda Heights, Los Angeles County, California
LA-02080	Pence, Robert L.	1976	Letter Report: The Parcel of Land Located at 1360 W. 6th Street, San Pedro
LA-02577	Wlodarski, Robert J.	1992	Results of a Records Search Phase Conducted for the Proposed Alameda Corridor Project, Los Angeles County, California
LA-02644	Wlodarski, Robert J.	1992	The Results of a Phase 1 Archaeological Study for the Proposed Alameda Transportation Corridor Project, Los Angeles County, California
LA-02788	Brown, Joan C.	1992	Archaeological Literature and Records Review, and Impact Analysis for the Eastside Corridor Alternatives Los Angeles, California
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project
LA-03070	Maki, Mary K.	1994	A Phase 1 Cultural Resources Survey of 0.85 Acres at 13542 Valley Boulevard Los Angeles County, California
LA-03289	Davis, Gene	1990	Mobil M-70 Pipeline Replacement Project Cultural Resource Survey Report for Mobil Corporation
LA-03673	Anonymous	1987	Historic Property Survey Report North Outfall Relief Sewer
LA-03823	Wlodarski, Robert J.	1981	Literature Search for Property Located Along the South Side of Valley Boulevard, East of the San Gabriel Freeway, West of Turnbull Canyon Road, in the City of Industry, County of Los Angeles, California
LA-03858	Maki, Mary K.	1997	Negative Phase 1 Archaeological Survey Brady Avenue Homes Los Angeles County, California
LA-03867	McLean, Deborah K.	1998	Archaeological Assessment for Pacific Bell Mobile Services, Telecommunications Facility La-007-16, 10550 Whittier Blvd., City of Whittier, Los Angeles County, Ca.
LA-03909	Unknown	1977	Historic Property Survey Beverly Boulevard - Cash Contract 4832
LA-04300	Love, Bruce	1998	Identification and Evaluation of Historic Properties San Pasqual Sewers Project Los Angeles County, California
LA-04448	Richard Starzak	1994	Section 106 Documentation for the Metro Rail Red Line East Extension in the City and County of Los Angeles, California
LA-05574	Maki, Mary K.	2000	Negative Phase I Archaeological Survey and Impact Assessment of a 1.7 Acres East Rancho Dominguez Community Redevelopment Project, Los Angeles County, California

Table 4.5-1. Previous Cultural Resource Investigations

SCCIC ID	Author	Year	Report Title
LA-06114	Conkling, Steven W. and McLean, Deborah K.B.	2002	Monitoring and Inadvertent Discovery Plan for Proposed Wells and Treated Water Pipelines for Treatment Plant B-6 and B-5, Cities of El Monte, Baldwin Park and Industry, Los Angeles County, California
LA-06235	Billat, Lorna	2001	Nextel Communications Proposed Wireless Telecommunications Service Facilities-northern California
LA-06373	Bonner, Wayne H.	2001	Records Search Results for Sprint Pcs Facility La40xc873e (the East Basin Site), Located at 4413 Compton Blvd. in Compton, Los Angeles County, California
LA-06820	Maki, Mary K.	2003	Phase I Archaeological Survey of Approximately 1.75 Acres for the Avalon Phase II Housing Development Project 13218-132224 Avalon Boulevard Unincorporated Los Angeles County, California
LA-06851	Duke, Curt	2003	Cultural Resource Assessment Cingular Wireless Facility No. Vy 310-01 Altadena, Los Angeles County, California
LA-06859	Unknown	1996	Arcadia General Plan
LA-06953	Bonner, Wayne H.	2001	Records Search Results for American Tower Corporation Telecommunications Facility La706n1 (Eliot Middle School), Located at 2184 N. Lake Ave., Altadena, Los Angeles County, California
LA-07618	Bonner, Wayne H.	2005	Cultural Resource Records Search and Site Visit Results for T-Mobile Telecommunications Facility Candidate La03577a (Compton and Atlantic), 4413 East Compton Boulevard, Compton, Los Angeles County, California
LA-07685	Bonner, Wayne H.	2005	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate La03396 (Compton Creek) 12225 Avalon Boulevard, Los Angeles, Los Angeles County, California
LA-07887	Wlodarski, Robert J.	2006	Record Search and Field Reconnaissance for the Proposed Royal Street Communications Wireless Telecommunications Site La0238 (Wamu E. La), Located at 5301 Whittier Boulevard, East Los Angeles, California 90022
LA-08152	Bonner, Wayne H., Crawford, Kathleen, Taniguchi, Christeen, and Hetzel, Chris	2004	Indirect Ape Historic Architectural Assessment Results for Bechtel Corporation Facility Candidate 950014040c (New York/Allen), 1840 New York Drive, Altadena, Los Angeles County, California
LA-08815	Bonner, Wayne H.	2006	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate Ie05375b (Apple Market), 2515 Fair Oaks Avenue, Altadena, Los Angeles County, California

Table 4.5-1. Previous Cultural Resource Investigations

SCCIC ID	Author	Year	Report Title
LA-09049	Taniguchi, Christeen and Wayne H. Bonner	2004	Site Visit and Direct Ape Historic Architectural Assessment Results for Bechtel Corporation Facility Candidate 950014040c (New York/Allen), 1840 New York Drive, Altadena, Los Angeles County, California
LA-09448	Billat, Lorna	2008	New Tower ("NT") Submission Packet FCC Form 620 Project Name: Honeybaked Ham Project Number: LA-2259B
LA-09640	Maki, Mary K.	2008	Alameda Seniors Housing Project, Huntington Park
LA-09657	Bonner, Wayne H.	2008	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE24858C (Grace Chapel), 1418 North San Gabriel Boulevard, Rosemead, Los Angeles County, California
LA-09921	Scott Billat	2009	New Tower Submission Packet for SCE Juniette Centinela, #LA0363D
LA-10160	Harper, Caprice D. and Francesca Smith	2008	Preliminary Cultural Resources Survey for the Formation of the Wiseburn Unified School District Project, Cities of El Segundo and Hawthorne, and Unincorporated Los Angeles County, CA
LA-10502	Wrobleski, David E. and Richard A. Krautkramer	2001	A Class III Archaeological Investigation for Proposed Wells and Treated Water Pipelines Adjoining the Plant B-6 and B-5 Treatment Facility Project, Los Angeles County, California
LA-10872	Bonner, Wayne	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE05351C (SC351-Honeybaked), 460 South Sierra Madre Boulevard, Pasadena, Los Angeles County, California
LA-10968	Bonner, Wayne	2010	Cultural Resource Records Search and Site Visit Results for Clearwire Candidate CA-LOS4109 (Vacant Nursery), 1968 North Lake Avenue, Altadena, Los Angeles County, California
LA-11108	Sims, Douglas	2010	CA-LOS4051a, 4064 East Live Oak, Arcadia, CA 91006
LA-11708	Maki, Mary	2012	Phase I Archaeological Survey Report of 1.72 Acres for the Avalon Apartments Project 13218 & 13219 Avalon Boulevard Willowbrook, Los Angeles County, California
LA-11973	Unknown	2011	Crenshaw/LAX Transit Corridor Project Final Environmental Impact Report/Final Environmental Impact Statement
LA-11993	O'Neill, Laura	2012	Finding of No Adverse Effect for the Proposed Interstate 710 Corridor Project Between Ocean Boulevard and the State Route 60 Interchange
LA-12021	Bonner, Wayne	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IEo5348A (SM348 Washington Mutual B), 5301 Whittier Boulevard, Los Angeles, Los Angeles County, California

Table 4.5-1. Previous Cultural Resource Investigations

SCCIC ID	Author	Year	Report Title
LA-12063	Bonner, Wayne	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04923A (LA923 St. Luke Hospital), 2632 East Washington Boulevard, Pasadena, Los Angeles County, California
LA-12191	Bonner, Wayne and Crawford, Kathleen	2013	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA03327E (Slauson and Deane T JPA) 5751 Deane Avenue, Los Angeles, California
LA-12497	Maxon, Pat	2010	Draft Program Environmental Impact Report, City of Arcadia, 2010 General Plan Update
LA-13173	Brunzell, David	2014	Cultural Resources Assessment Earvin "Magic" Johnson Recreation Area State Master Plan Amendment/Ujima Village Master Plan Project, City of Los Angeles, Los Angeles County, California

Previously Identified Cultural Resources

The following previously recorded and evaluated resources were identified within the proposed rezone areas as a result of the California Historical Resources Information Center (CHRIS) records search and a review of the Los Angeles County Built Environment Resources Directory (BERD). The results of previously evaluated cultural resources are provided in Table 4.5-2. The complete confidential records search results are available in Appendix C-2.

Table 4.5-2. Previously Identified Cultural Resources

Primary Number	Property Name	Address	CHRSC*	Planning Area(s)
P-19-187085	The Mojave Rd (CHL No. 963)	n/a	1CL	East San Gabriel Valley, Metro, West San Gabriel Valley
P-19-178595	Castle Realty Building	11540 E. Whittier Blvd.	7N	Gateway
P-19-174467	n/a	6919 Compton Ave.	6Y	Metro
P-19-174576	n/a	13232 Avalon Blvd.	6Y	Metro
P-19-176525	United Artists' Theater, Alameda Theater	5134 E. Whittier Blvd.	3S	Metro
P-19-176527	Casa Garcia Restaurant; Tamale Building	6421 E. Whittier Blvd.	2S2	Metro
P-19-176560	Whittier Atlantic Bowling	5150 E. Whittier Blvd.	7N	Metro
P-19-176584	n/a	623 S. Atlantic Blvd.	5S2	Metro
P-19-176629	Tatooland	6144 E. Whittier Blvd.	2S2	Metro
P-19-176631	St. Alphonsus Church	530 S. Atlantic Blvd.	7R	Metro
P-19-176639	Amelia's Dress Shop	6039 E. Whittier Blvd.	2S2	Metro
P-19-187965	SCE Naomi Substation	7101 Compton Ave.	6Y	Metro
P-19-190084	Fotofobia	4709 Whittier Blvd.	6Y	Metro

Table 4.5-2. Previously Identified Cultural Resources

Primary Number	Property Name	Address	CHRSC*	Planning Area(s)
P-19-190087	Chase Bank, Mutual Chase Bank	5301 Whittier Blvd.	6Y	Metro
P-19-190290	Pacific Bell Switch Building	6135 E. Whittier Blvd.	6Y	Metro
P-19-191698	Commercial building	6537 Whittier Blvd	6Y	Metro
—	n/a	7000 Compton Ave.	6U	Metro
—	n/a	7313 Compton Ave.	6Y	Metro
—	n/a	2200 E. Florence Ave.	6U	Metro
—	n/a	7909 Seville Ave.	6U	Metro
—	Working (Mural)	5000 E. Whittier Blvd.	7R	Metro
—	n/a	1037 W. Century Blvd.	6U	Metro
P-19-186860	SCE: Verdugo Distribution Circuit	n/a	6Z	San Fernando Valley
P-19-179291	Pacific Electric RR Co Substation #8	2245 N. Lake Ave.	1S	West San Gabriel Valley
P-19-187702	95001404C - AT&T Wireless Services	1840 New York Ave.	6Y	West San Gabriel Valley
P-19-190089	Hen's Teeth Square, Woestman's Drive-In	2057-2061 N. Los Robles Ave.	6Y	West San Gabriel Valley
P-19-187508	Budget Storage Bldg, May Flower Meat Market, Mayfair Market, Fox Market, Food Fair	4411 W. Slauson Ave.	6Z	Westside

Notes:
* California Historical Resource Status Code
1CL = State Historical Landmark (CHL) numbered 770 and above, or an earlier CHL reheard by the SHRC and determined that it also meets CRHR criteria. Listed in the CRHR.
2S2 = Individually determined eligible for NRHP by consensus through Section 106 process. Listed in the CRHR.
3S = Appears eligible for NRHP individually through survey evaluation.
5S2 = Individually eligible for local listing or designation.
6U = Determined ineligible for NRHP pursuant to Section 106 without review by Office of Historic Preservation (OHP).
6Y = Determined ineligible for NRHP by consensus through Section 106 process – Not evaluated for CRHR or local listing.
6Z = Found ineligible for NRHP, CRHR or local designation through survey evaluation.

Native American Coordination

The Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, findings received March 29, 2021, was completed with positive results for the proposed rezone areas. The SLF record is maintained at a public land survey system (PLSS) Section level, which indicates a recorded sacred site could be anywhere within one square mile area of a proposed rezone area and as such, the NAHC did not specify whether Native American resources were located within the proposed rezone areas. The NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project. No additional tribal outreach was conducted by Dudek; however, in compliance with Assembly Bill 52 and Senate Bill 18, the County contacted all NAHC-listed traditionally geographically affiliated tribal representatives that have requested Project notification. The consultation efforts are discussed in Section 4.18, Tribal Cultural Resources. Documents related to the NAHC SLF search are included in Appendix C-1.

4.5.2 Relevant Plans, Policies, and Ordinances

Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. To be listed in or determined eligible for listing in the NRHP, a property must be demonstrated to possess integrity and to meet at least one of the following criteria (36 CFR, Section 60.4):

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
> B. That are associated with the lives of persons significant in our past; or
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
> D. That have yielded, or may be likely to yield, information important in prehistory or history.

"Integrity" is defined in the NRHP guidance How to Apply the National Register Criteria as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further states that properties must be completed at least 50 years ago to be considered for eligibility. Properties completed less than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

A historic property is defined as follows (36 CFR 800.16[i][1]):

> Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria.

State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code, Section 5020.1[j]). In 1992, the California Legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code, Section 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP and are enumerated below. According to California Public Resources Code, Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
(4) Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code, Section 21083.2(g), defines "unique archaeological resource."
- California Public Resources Code, Section 21084.1, and CEQA Guidelines, Section 15064.5(a), define "historical resources." In addition, CEQA Guidelines, Section 15064.5(b), defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of a historical resource.
- California Public Resources Code, Section 21074(a), defines "tribal cultural resources."

- California Public Resources Code, Section 5097.98, and CEQA Guidelines, Section 15064.5(e), set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated cemetery.
- California Public Resources Code, Sections 21083.2(b) and (c), and CEQA Guidelines, Section 15126.4, provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Historical Resources

Under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code, Section 5024.1[q]), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code, Section 21084.1; 14 CCR 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (14 CCR 15064.5[b][1]; California Public Resources Code, Section 5020.1[q]). In turn, CEQA Guidelines, Section 15064.5(b)(2), states that the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any historical resources, then evaluates whether the project would cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance would be materially impaired.

Sectary of the Interior's Standards for the Treatment of Historic Properties

Where a project has been determined to conform with the Standards, the project's impact on historical resources would be considered mitigated to below a level of significance and, thus, not significant (14 CCR 15126.4[b][1]). In most cases, a project that demonstrates conformance with the Secretary of the Interior's Standards is categorically exempt from CEQA (14 CCR 15331), as described in the CEQA Guidelines (14 CCR 15126.4[b][1]):

> Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

The Secretary of the Interior's Standards are a series of concepts focused on maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They function as common-sense historic preservation principles that promote historic preservation best practices. There are four distinct approaches that may be applied to the treatment of historical resources:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** recreates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. The Guidelines provide general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Standards and Guidelines provide a framework that guides important decisions concerning proposed changes to a historic property.

Secretary's Standards for Rehabilitation

The following 10 Standards for Rehabilitation are used to determine if a project is in conformance with the Standards for a rehabilitation. To be in conformance, a project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Unique Archaeological Resources

If it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require that reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code, Sections 21083.2[a], [b], and [c]).

California Public Resources Code, Section 21083.2(g), defines a "unique archaeological resource" as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code, Section 21083.2[a]; 14 CCR 15064.5[c][4]). However, if a non-unique archaeological resource qualifies as Tribal cultural resource (California Public Resources Code, Sections 21074[c] and 21083.2[h]), further consideration of significant impacts is required. CEQA Guidelines, Section 15064.5, assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are detailed in California Public Resources Code, Section 5097.98.

Paleontological Resources

The CEQA Guidelines require that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to paleontological resources. Paleontological resources, which are limited, nonrenewable resources of scientific, cultural, and educational value, are recognized as part of the environment under these state guidelines. This study satisfies project requirements in accordance with CEQA (13 PRC, 2100 et seq.) and Public Resources Code Section 5097.5 (Stats 1965, c 1136, p. 2792). This analysis also complies with guidelines and significance criteria specified by SVP (2010).

Paleontological resources are explicitly afforded protection by CEQA, specifically in Section VII(f) of CEQA Guidelines Appendix G, the "Environmental Checklist Form," which addresses the potential for adverse impacts to "unique paleontological resource[s] or site[s] or … unique geological feature[s]." This provision covers fossils of signal importance – remains of species or genera new to science, for example, or fossils exhibiting features not previously recognized for a given animal group – as well as localities that yield fossils significant in their abundance, diversity, preservation, and so forth. Further, CEQA provides that generally, a resource shall be considered "historically significant" if it has yielded or may be likely to yield information important in prehistory (PRC 15064.5 [a][3][D]). Paleontological resources would fall within this category. The PRC, Chapter 1.7, sections 5097.5 and 30244 also regulates removal of paleontological resources from state lands, defines unauthorized removal of fossil resources as a misdemeanor, and requires mitigation of disturbed sites.

Local

Los Angeles County Historic Preservation Program

Los Angeles County's Historic Preservation Program ("Program") is comprised of the County's Historic Preservation Ordinance that establishes criteria and procedures for the designation, preservation and maintenance of landmarks and historic districts; and the County's Mills Act Historical Property Contract Program which provides property tax relief to owners of historic properties who are willing to restore and maintain their properties. The Program applies only to properties located in unincorporated areas of Los Angeles County.

Los Angeles County Historic Preservation Ordinance (No. 2015-0033)

On September 1, 2015, the Board of Supervisors recognized the importance of preserving the County's distinctive architectural and cultural history by adopting the Historic Preservation Ordinance ("HPO") that:

- Specifies criteria and procedures for the designation of landmarks and historic districts.
- Specifies criteria and procedures for reviewing proposed work on designated landmarks or on property within historic districts.
- Establishes penalties for unauthorized work, including demolition, on landmarks or historic district contributors.
- Requires maintenance of landmarks and historic district contributors to prevent deterioration.
- Prohibits work, including demolition, on property nominated but not yet designated as a landmark or historic district.
- Encourages adaptive reuse of landmarks and historic district contributors by providing relief from parking requirements.
- Provides for the enhancement of historic districts by the establishment of development guidelines and standards, and by allowing streetscape improvements that are compatible with the areas historic character.

Criteria for Designation of Landmarks and Historic Districts (Section 22.124.070 of the Los Angeles County Code)

A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
   1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
   2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
   3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
   4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
   5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
   6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
   7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:
   1. More than 50 percent of owners in the proposed district consent to the designation;
   2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
   3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

Los Angeles County Register of Landmarks and Historic Districts

The Los Angeles County Register of Landmarks and Historic Districts (County Register) is the County's official list created to maintain an inventory of County designated landmarks and historic districts in the unincorporated area of the County. The County Register is maintained by the Historical Landmarks and Records Commission (Landmarks Commission) pursuant to the County's Historic Preservation Ordinance No. 2015-0033.

Los Angeles County Landmark and Historic District Registration

Nominations for designation of landmarks and historic districts come from private individuals and organizations, or may originate with the Board of Supervisors or the Historical Landmarks and Records Commission.

The Landmarks Commission reviews each property (landmark and historic district) proposed for designation and makes a recommendation on its eligibility. The Regional Planning Commission also reviews proposed historic districts for consistency with the General Plan. Ultimately, the Board of Supervisors has authority to designate a listing on the County Register.

Los Angeles County 2035 General Plan

Chapter 9, the Conservation and Natural Resources Element of the Los Angeles County 2035 General Plan, Section VIII. Historic, Cultural, and Paleontological Resources provides the following goals and policies potentially relevant to the Project (County of Los Angeles 2015):

Goal C/NR 14 Protected historic, cultural, and paleontological resources.
Topic: Historic, Cultural, and Paleontological Resource Protection

Policy C/NR 14.1 Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

Policy C/NR 14.2 Support an inter-jurisdictional collaborative system that protects and enhances historic, cultural, and paleontological resources.

Policy C/NR 14.3 Support the preservation and rehabilitation of historic buildings.

Policy C/NR 14.4 Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).

Policy C/NR 14.5 Promote public awareness of historic, cultural, and paleontological resources.

Policy C/NR 14.6 Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.

4.5.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to cultural resources if the project would:

C-1: Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5.

C-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

C-3: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

C-4: Disturb any human remains, including those interred outside of formal cemeteries.

4.5.4 Methodology

As described in Chapter 3.0, Project Description, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and would be too speculative to base an analysis of potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district (TOD) specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

CHRIS Records Search

A California Historical Resources Information System (CHRIS) records search was completed by staff at the South Central Coastal Information Center (SCCIC) in Fullerton for the proposed Project area on April 5, 2021. This search included the SCCIC's collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the proposed Project Site, the NRHP, the CRHR, the California Historic Property Data File, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. Dudek reviewed the SCCIC records to determine whether implementation of the proposed Project would have the potential to impact known and unknown cultural resources. A summary of the results is provided in Section 4.5.1, and the confidential records search results are provided in Appendix C-2.

Built Environment Resources Directory

Dudek architectural historians closely reviewed the Built Environment Resources Directory (BERD) files, which provide information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation's (OHP) inventory. The OHP administers federally and state mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable resources. All applicable portions of unincorporated Los Angeles County were reviewed.

Natural History Museum of Los Angeles County Paleontological Records Search

To determine the presence of previously investigated fossil localities, Dudek paleontologists requested a paleontological records search though the Natural History Museum of Los Angeles County (LACM) of the Project Components on April 19, 2021. A summary of the LACM records search results, along with a geological map review is provided in Section 4.5.5. The confidential paleontological records search results are provided in Appendix C-2.

4.5.5 Environmental Impacts

Based on Appendix G of the CEQA Guidelines, implementation of the Proposed Project may have a significant impact if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines. Under CEQA, built environment and archaeological resources (both historic and prehistoric) may qualify as historical resources under CEQA; however, for clarity of this discussion, built environment resources are addressed under Threshold C-1, and archaeological resources are addressed under Threshold C-2 below.

Threshold C-1 Would the Project cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5?

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

While the proposed Project area is County-wide, the areas affected by the rezoning program are limited and shown in Figure 3-4, Rezoning Program. Figures 3-5A through 3-5G identify the areas affected by the proposed rezoning program. As illustrated, the areas affected by the rezoning program do not include the Antelope Valley Planning Area, the Santa Monica Mountains Planning Area, the Santa Clarita Valley Planning Area, and the Coastal Islands Planning Areas.

Potential Impacts to Historical Resources

The rezoning program will not directly demolish or materially alter historical resources. As previously described, the Proposed Project includes a rezoning program that would allow for greater densities than previously permitted in the unincorporated areas of the County. Therefore, there is a potential to impact historical (built environment) resources within the rezoning program areas included in the Proposed Project (see Table 4.5.1). Impacts to historical resources are evaluated by determining the potential for the Proposed Project to affect the integrity and character-defining features of historical resources. A summary of potential impacts to historic built environment resources has been provided below by each applicable planning area.

East San Gabriel Valley Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Charter Oak, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, and Hacienda Heights. One previously recorded historical resource was identified within the proposed rezone area as a result of the CHRIS records search: the Mojave Road (P-19-187085, California Historical Landmark No. 963), which runs from Drum Barracks (near Los

Angeles harbor) to the Cajon Pass and across the Mojave Desert to the Nevada state line. The Proposed Project would not impact this resource. No additional resources were identified as a result of the Los Angeles County BERD review. However, a cursory review of historical aerial photographs indicates that there are properties within the rezone area that are over 45 years old and have not been previously evaluated for historical significance. This could result in a potentially significant impact.

Gateway Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of West Whittier-Los Nietos and South Whittier. No historical resources were identified within the rezone areas as a result of the CHRIS records search or the Los Angeles County BERD review. However, a cursory review of historical aerial photographs indicates that there are properties within the rezone area that are over 45 years old and have not been previously evaluated for historical significance. This could result in a potentially significant impact.

Metro Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Walnut Park, Florence-Firestone, West Athens-Westmont, West Rancho Dominguez, East Rancho Dominguez, and East Los Angeles. The CHRIS records search revealed two previously identified historical resources within the plan area: Casa Garcia Restaurant (P-19-176527) in East Los Angeles (2S2); and the Mojave Road (P-19-187085, California Historical Landmark No. 963), which runs from Drum Barracks (near Los Angeles harbor) to the Cajon Pass and across the Mojave Desert to the Nevada state line. Review of the Los Angeles County BERD identified an additional four (4) historical resources within the East Los Angeles portion of the Metro Planning Area: two of these resources have been determined individually eligible for the NRHP (2S2): 6039 and 6144 E. Whittier Boulevard (P-19-176639, -176629,); one these properties appears eligible for the NRHP as an individual property (3S): 5134 E. Whitter Boulevard (P-19-176525); and one property was found individually eligible for local designation (5S2): 623 S. Atlantic Boulevard (P-19-176584). Impacts to these properties could result in potentially significant impacts.

San Fernando Valley Planning Area

The general areas within the rezoning program in this Planning Area are limited to the community of La Crescenta-Montrose. No historical resources were identified as a result of the CHRIS records search or the Los Angeles County BERD review. However, a cursory review of historical aerial photographs indicates that there are properties within the rezone area that are over 45 years old and have not been previously evaluated for historical significance. This could result in a potentially significant impact.

South Bay Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Lennox, Del Aire, Alondra Park, and an unincorporated area around San Pedro. No previously recorded historic built environment resources were identified in the CHRIS records search or Los Angeles County BERD review for the areas proposed for rezoning However, a cursory review of historical aerial photographs indicates that there are properties within the rezoning areas that are over 45 years old and have not been previously evaluated for historical significance. This could result in a potentially significant impact.

West San Gabriel Valley Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Altadena, San Pasqual, May Flower Village, and South San Gabriel. Two historical resources were identified as a result of the CHRIS records search and Los Angeles County BERD review in this Planning Area: the Pacific Electric Railroad Co. Substation #8 (P-19-179291, listed in the NRHP [1S]) in Altadena; and the Mojave Road (P-19-187085, California Historical Landmark No. 963), which runs from Drum Barracks (near Los Angeles harbor) to the Cajon Pass and across the Mojave Desert to the Nevada state line. Impacts to these properties could result in potentially significant impacts.

Westside Planning Area

The general areas within the rezoning program in this Planning Area are limited to an unincorporated area near Culver City, Ladera Heights, and View Park-Windsor Hills. No historical resources were identified as a result of the CHRIS records search or Los Angeles County BERD review. However, a cursory review of historical aerial photographs indicates that there are properties within the rezoning areas that are over 45 years old and have not been previously evaluated for historical significance. This could result in a potentially significant impact.

Summary of Potential Impacts to Historical Resources

The areas included in the rezoning program include properties over 45 years old that have not yet been evaluated for historical significance. Impacts to these properties would be **potentially significant.**

Threshold C-2 **Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

As previously discussed under Threshold C-1, the areas affected by the rezoning program are limited to the following seven Planning Areas: East San Gabriel Valley Planning Area, Gateway Planning Area, Metro Planning Area, San Fernando Valley Planning Area, South Bay Planning Area, West San Gabriel Valley Planning Area, and Westside Planning Area.

Potential Impacts to Archaeological Resources

No archaeological resources were identified within the proposed rezone area as a result of the CHRIS records search. Therefore, the potential of encountering and impacting unknown intact subsurface archaeological resources during implementation of the Proposed Housing Element Update is low; however, it is always possible that unanticipated discoveries could be encountered within the Planning Areas identified as part of development activities in accordance with the Proposed County Housing Element Update. If such unanticipated discoveries were encountered, impacts to the encountered resources could be **potentially significant**.

Threshold C-3 **Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The LACM did not report any fossil localities within the areas in the rezoning program as shown in Figure 3-4 and Figures 3-5A through 3-5G; however, they do have localities nearby from the same geological units that underlie the areas that are included in the Proposed Project's rezoning program. The geological units and LACM records search results are summarized by affected Planning Area below.

East San Gabriel Valley Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Charter Oak, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, and Hacienda Heights. According to surficial geological mapping by Dibblee and Ehrenspeck (1999) and Dibblee and Minch (2002) at 1:24,000 scales, the proposed rezoning areas in the East San Gabriel Valley Planning Area (ESGVPA) are underlain by Holocene (<11,700 years ago) alluvial deposits (map unit Qa). While these deposits are generally too young on the surface to contain significant paleontological resources, they are oftentimes underlain by Pleistocene (approximately 11,700 years ago – 2.58 million years ago [mya]) alluvium or older geological formations/units that have the potential to produce fossils.

The LACM reported several Pleistocene, Pliocene (approximately 2.58 mya – 5.3 mya), and Miocene (approximately 5.3 mya – 23 mya) fossil localities from the ESGVPA and vicinity (confidential Appendix C-2). Although not within the Planning Area, fossil locality LACM VP 1728 produced fossil specimens of horse (*Equus*) and camel (*Camelops*) from unnamed Pleistocene, interbedded shale and coarse sand deposits in the city of Chino. The LACM also reported invertebrate specimens, including *Elassum*; cartilaginous fishes (sharks and rays), including mackerel shark (*Isurus*) and megalodon (*Carcharodon carcharius*); bony fishes, including snake mackerel (*Thyroscles*), herring family (*Ganolytes*), lanternfish (*Diaphus*, *Lampanyctus*), rattail (*Coelorhinchus*), hake (*Merluccius*); and marine mammal (Cetacea) from the early Pliocene (approximately 3.6 mya – 5.3 mya) Repetto Member of the Fernando Formation. These localities, which include LACM VP 6348 – 6362; LACM IP 16968 – 16991, are associated with the Puente Hills Landfill and were collected from an unknown depth below the ground surface (bgs) (confidential Appendix C-2). LACM VP 6170 yielded mackerel-like fish (*Thyrsocles*) and jack (*Decapterus*) from the late Miocene (approximately 5.3 mya – 11.63 mya) Puente Formation. This locality was collected from an unknown depth bgs in the South San Jose Hills. LACM VP 7930 – 7932 produced bony fishes (Osteichthyes), including ray-finned fishes (Clupeidae) from the middle Miocene (approximately 11.63 mya – 15.97 mya) Monterey Formation in West Covina. The localities were collected from between 6.5 and 7 feet bgs. Finally, LACM VP 7933, which is also from the Monterey Formation, yielded a specimen of topsmelt (*Atherinops*) during pipeline trenching in West Covina (confidential Appendix C-2).

The Holocene alluvium mapped within the areas in the rezoning program has low paleontological sensitivity on the surface. The sensitivity increases to moderate to high with depth, where Pleistocene alluvial deposits or Pliocene and Miocene geological formations may be encountered. No unique geological features were identified near the areas within the rezoning program in the East San Gabriel Planning Area.

Gateway Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of West Whittier-Los Nietos and South Whittier. According to surficial geological mapping by Dibblee and Ehrenspeck (2001) at a 1:24,000 scale, the rezoning areas in the Gateway Planning Area are underlain by Holocene alluvium (map unit Qa), Pleistocene alluvium (map units Qae and Qoa), and the early Pliocene Repetto Member of the Fernando Formation (map unit Tfr). While Holocene alluvial deposits are generally too young on the surface to contain significant paleontological resources, they are oftentimes underlain by Pleistocene alluvium or older geological formations/units that have the potential to produce fossils. Pleistocene alluvial deposits and the Fernando Formation have the potential to produce significant paleontological resources.

The LACM reported several Pleistocene fossil localities from the Gateway Planning Area, including LACM VP 7702, which produced fossil specimens of fish (*Gasterosteus*), snake (Colubridae), rodents (*Thomomys*, *Microtus*), and rabbit (*Sylvilagus*) from an unnamed Pleistocene geological unit 30 feet bgs in Bell Gardens; LACM VP 3660, which produced a fossil mammoth (*Mammuthus*) from unnamed Pleistocene geological unit 19 feet bgs in Lakewood; and LACM VP 3347, which yielded a fossil horse (*Equus*) from the La Habra Formation 2 feet bgs in Whittier; LACM VP 4129, which produced a fossil elephant (Proboscidea) and camel (Camelidae) from Pleistocene deposits 24 feet bgs in Carson; and LACM VP 3319, which produced a fossil mammoth (*Mammuthus*) from 30 feet bgs in Carson (confidential Appendix C-2).

The LACM also reported fossil localities from the Repetto Member of the Pliocene Fernando Formation discussed within the ESGVPA section above. The localities include invertebrate specimens, including *Elassum*; cartilaginous fishes (sharks and rays), including mackerel shark (*Isurus*) and megalodon (*Carcharodon carcharius*); bony fishes, including snake mackerel (*Thyroscles*), herring family (*Ganolytes*), lanternfish (*Diaphus*, *Lampanyctus*), rattail (*Coelorhinchus*), hake (*Merluccius*); and marine mammal (Cetacea). These localities, which include LACM VP 6348 – 6362; LACM IP 16968 – 16991, are associated with the Puente Hills Landfill and were collected from an unknown depth below the ground surface (bgs) (confidential Appendix C-2).

The Holocene alluvium mapped within the rezoning areas has low paleontological sensitivity on the surface. The sensitivity increases to moderate to high with depth, where Pleistocene alluvial deposits or Pliocene and Miocene geological formations may be encountered. The unnamed Pleistocene geological units have moderate to high paleontological sensitivity and the La Habra Formation and the Fernando Formation have high paleontological sensitivity throughout their extent. No unique geological features were identified near the areas within the rezoning program that are located in the Gateway Planning Area.

Metro Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Walnut Park, Florence-Firestone, West Athens-Westmont, West Rancho Dominguez, East Rancho Dominguez, and East Los Angeles. According to surficial geological mapping by Dibblee and Minch (2007) at a 1:24,000 scale and Saucedo et al. (2016) at a 1:62,500 scale, the proposed rezoning components of the Metro Planning Area are underlain by Holocene alluvium (map units Qa and Qya_2) and Pleistocene alluvial deposits (map unit Qoa). While Holocene alluvial deposits are generally too young on the surface to contain significant paleontological resources, they are oftentimes underlain by Pleistocene alluvium or older geological formations/units that have the potential to produce fossils. Pleistocene alluvial deposits have the potential to produce significant paleontological resources on the surface or at depth.

The LACM reported numerous Pleistocene fossil localities from the Metro Planning Area (confidential Appendix C-2). These localities are presented in Table 4.5-3.

Table 4.5-3. LACM Fossil Localities Within the Metro Planning Area

Locality Number	Location	Geological Unit/Age	Taxa	Depth BGS (Feet)
LACM VP* 2032	Downtown Los Angeles	Unnamed Pleistocene unit consisting of silt and clay	Mastodon (*Mammut*)	20 – 35
LACM CIT** 342	Highland Park	Unnamed Pleistocene	Mammoth (*Mammuthus*), Bison (*Bison*)	14

Table 4.5-3. LACM Fossil Localities Within the Metro Planning Area

Locality Number	Location	Geological Unit/Age	Taxa	Depth BGS (Feet)
LACM VP 7758	Los Angeles	Unnamed Pleistocene	Three-spined stickleback (*Gasterosteus*); Rodents (*Perognathus, Thomomys, Microtus*)	16
LACM IP*** 21043, 21051	Hyde Park	Unnamed Pleistocene	Unspecified Invertebrates	Unknown
LACM IP 2690	Watts	Unnamed Pleistocene	Unspecified Invertebrates	Unknown
LACM VP 1225	Los Angeles	Unnamed Pleistocene	Mammoth (*Mammuthus*)	15 - 20
LACM VP 3266	Los Angeles (Athens Neighborhood)	Unnamed Pleistocene Calcareous Siltstone	Uncatalogued Vertebrates	15 – 18
LACM VP 3252	Hyde Park	Unnamed Pleistocene	Bison (*Bison*), Camel (*Camelops*)	Unknown
LACM VP 3365	Los Angeles (Athens Neighborhood)	Unnamed Pleistocene	Mammoth (*Mammuthus*)	Unknown
LACM IP 7	Near Compton	Unnamed Pleistocene	Oysters on a Fragmentary Pecten	735
LACM VP 3382	Compton	Unnamed Pleistocene Brown, Clayey Silt	Mammoth (*Mammuthus*)	5

Notes:
* Vertebrate Paleontology Collections
** California Institute of Technology
*** Invertebrate Paleontology Collections

The Holocene alluvium mapped within the areas included in the rezoning program has low paleontological sensitivity on the surface. The sensitivity increases to moderate to high with depth, where Pleistocene alluvial deposits may be encountered. The unnamed Pleistocene geological units have moderate to high paleontological sensitivity on the surface and at depth. No unique geological features were identified near the areas included in the rezoning program in the Metro Planning Area.

San Fernando Valley Planning Area

The general areas within the rezoning program in this Planning Area are limited to the community of La Crescenta-Montrose. According to surficial geological mapping by Dibblee and Ehrenspeck (1989) at a 1:24,000 scale, the areas included in the rezoning program in the West San Gabriel Planning Area are underlain by Pleistocene alluvial fan deposits (map unit Qof) and early Cretaceous (approximately 122 mya) quartz diorite and Cretaceous (approximately 66 mya – 145 mya) granitic rocks (map units qd and gr). Whereas Pleistocene alluvial fan deposits have the potential to yield significant paleontological resources, quartz diorite and granitic igneous rocks do not produce scientifically significant fossils.

The LACM reported one vertebrate fossil locality within the vicinity of the proposed rezoning components. Fossil locality LACM VP 6970 produced Ground Sloth (*Glossotherium*), Camel, (*Camelops*), and Bison (*Bison*) from old alluvium (Pleistocene) at a depth of 60 to 80 feet bgs near Toluca Lake (confidential Appendix C-2).

Whereas the unnamed Pleistocene alluvial fan deposits have moderate to high paleontological sensitivity on the surface and at depth, the Cretaceous igneous rocks mapped within the areas included in the rezoning program have no paleontological sensitivity. No unique geological features were identified near the areas included in the rezoning program in the San Fernando Planning Area.

South Bay Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Lennox, Del Aire, Alondra Park, and an unincorporated area around San Pedro. According to surficial geological mapping by Dibblee and Minch (2007) at a 1:24,000 scale and Saucedo et al. (2016) at a 1:62,500 scale, the proposed rezoning components of the South Bay Planning Area are underlain by Pleistocene sedimentary deposits (map units Qae, Qos, and Qoa). Pleistocene alluvial deposits have the potential to produce significant paleontological resources on the surface or at depth.

The LACM reported numerous Pleistocene fossil localities from the South Bay Planning Area (confidential Appendix C-2). These localities are presented in Table 4.5-4.

Table 4.5-4. LACM Fossil Localities Within the South Bay Planning Area

Locality Number	Location	Geological Unit/Age	Taxa	Depth BGS (Feet)
LACM VP* 7138	San Pedro	Unnamed Pleistocene	Seaduck (*Chendytes*), Albatross (*Diomedea albatrus*), mastodon (*Mammut*)	Unknown
LACM IP** 42798	San Pedro	Unnamed Quaternary Terrace Deposits	Invertebrate (*Calicanthanus fortis*)	Unknown
LACM IP 20221	San Pedro	Unnamed Quaternary Terrace Deposits	Clam (*Mactromeris hemphilli*)	Unknown
LACM VP 7140	Rancho Palos Verdes	Monterey Formation	Toothed whale (Odontoceti)	Unknown
LACM VP 7472-7474	Rancho Palos Verdes	Monterey Formation (Altamira Shale; Light Gray Diatomaceous Shale)	Herring Family (*Ganolytes*, *Xyne*), Drumfish (*Lompoquia*)	Subsurface, up to 46 ft BGS (Collected During Grading and Augering)

Notes:
* Vertebrate Paleontology Collections
** Invertebrate Paleontology Collections

Given the record of past paleontological discoveries from Pleistocene sedimentary deposits in this region, they have moderate to high paleontological sensitivity throughout their extent. No unique geological features were identified near the general areas within the rezoning program in the South Bay Planning Area.

West San Gabriel Valley Planning Area

The general areas within the rezoning program in this Planning Area are limited to the communities of Altadena, San Pasqual, May Flower Village, and South San Gabriel. According to surficial geological mapping by Dibblee and Ehrenspeck (1989 and 1998) at a 1:24,000 scale, the areas within the rezoning program in the West San Gabriel Planning Area are underlain by Holocene alluvial deposits (map units Qa and Qg) and Pleistocene sedimentary deposits (map units Qof and Qoa). While Holocene alluvial deposits are generally too young on the surface to contain significant paleontological resources, they are oftentimes underlain by Pleistocene alluvium or older geological formations/units that have the potential to produce fossils. Pleistocene alluvial deposits have the potential to produce significant paleontological resources on the surface or at depth.

The LACM reported several Pleistocene fossil localities from the West San Gabriel Planning Area. Fossil locality LACM VP 3363 yielded a specimen of Horse (*Equus*) from an unknown depth bgs in the Coyote Pass area of Monterey Park (confidential Appendix C-2). Invertebrate fossil localities LACM IP 2896/11852 and LACM IP 7683 produced invertebrates including tusk shell (*Neodentalium neohexagonium*) and unspecified invertebrates from unknown depths within the Pliocene to early Pleistocene Pico Formation of the Merced and Repetto Hills, respectively. The Pico Formation is not mapped within the general areas included in the rezoning program in the West San Gabriel Valley Planning Area.

The Holocene alluvium underlying the areas within the rezoning program has low paleontological sensitivity on the surface. The sensitivity increases to high with depth, where Pleistocene alluvial deposits may be encountered. The unnamed Pleistocene sedimentary deposits have high paleontological sensitivity on the surface and at depth. No unique geological features were identified near the areas within the rezoning program in the West San Gabriel Planning Area

Westside Planning Area

The general areas within the rezoning program in this Planning Area are limited to an unincorporated area near Culver City, Ladera Heights, and View Park-Windsor Hills. According to surficial geological mapping by Dibblee and Minch (2007) at a 1:24,000 scale, the areas within the rezoning program in the Westside Planning Area are underlain by Holocene alluvial deposits (map unit Qa), Pleistocene terrestrial sedimentary deposits (map units Qoa and Qos), and Pleistocene marine deposits associated with the Inglewood Formation of Dibblee and Minch (2007) (map unit Qi). While Holocene alluvial deposits are generally too young on the surface to contain significant paleontological resources, they are oftentimes underlain by Pleistocene alluvium or older geological formations/units that have the potential to produce fossils. Pleistocene alluvial deposits have the potential to produce significant paleontological resources on the surface or at depth.

The LACM reported numerous Pleistocene fossil localities from the Westside Planning Area, which are presented in Table 4.5-5.

Table 4.5-5. LACM Fossil Localities Within the South Bay Planning Area

Locality Number	Location	Geological Unit/Age	Taxa	Depth BGS (Feet)
LACM IP* 42394 - 42408	Baldwin Hills	Unnamed Pleistocene Marine Unit	Invertebrates, Including Shell Beds of Oysters (*Ostrea*) and Scallops (*Leptopecten, Chlamys*) and Sponge Trace (*Entobia*),	Surface to 6

Table 4.5-5. LACM Fossil Localities Within the South Bay Planning Area

Locality Number	Location	Geological Unit/Age	Taxa	Depth BGS (Feet)
LACM IP 236	Baldwin Hills	Unnamed Pleistocene Marine Unit	Unspecified Invertebrates	Unknown
LACM VP** 4942	Westchester	Unnamed Pleistocene Terrestrial Unit	Mammoth (*Mammuthus*); bison (*Bison*); hare (*Lepus*)	16
LACM VP 3789	Westchester	Unnamed Pleistocene Terrestrial Unit (Pebbly Gray – Green to Brown Mud Overlying Gray – Green Fine Sand	Mammoth (*Mammuthus*)	14

The Holocene alluvium underlying areas within the rezoning program has low paleontological sensitivity on the surface. The sensitivity increases to high with depth, where Pleistocene alluvial deposits may be encountered. The unnamed Pleistocene sedimentary deposits have high paleontological sensitivity on the surface and at depth. No unique geological features were identified near the areas within the rezoning program in the Westside Planning Area.

Summary of Potential Impacts to Paleontological Resources

The areas included in the rezoning program include geological units with moderate to high paleontological sensitivity. Therefore, impacts to significant paleontological resources would be **potentially significant.**

Threshold C-4 Would the Project disturb any human remains, including those interred outside of formal cemeteries?

No prehistoric or historic burials were identified within the Proposed Project's rezoning program areas. Moreover, the proposed areas as part of the rezoning program are not part of a dedicated cemetery and as such, the likelihood of disturbing human remains is low. However, the possibility of encountering human remains exists. In the unexpected event that human remains are unearthed during construction activities, impacts would be potentially significant. However, in the event that human remains are inadvertently encountered during construction activities, such resources would be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5(e). With adherence to these regulatory requirements, which requires immediate notification of the county coroner and halting construction activities within the vicinity of the find, impacts would be considered **less than significant**.

4.5.6 Cumulative Impacts

Development of related projects can affect historical resources if such projects adversely alter and/or demolish historical resources that may be interrelated, such as historical resources that are part of a historic district. Because all historical resources are unique and nonrenewable members of finite classes, projects that demolish or alter

certain historical resources have the potential to erode a class of historical resources that could result in a cumulatively significant effect on historical resources. However, given the diversity of Planning Area location and resource type throughout portions of Los Angeles County, the proposed Project would not contribute to a cumulatively significant impact to cultural resources.

Potential cumulative impacts to paleontological resources would result from projects that combine to create an environment where fossils, exposed on the surface, are vulnerable to destruction by earthmoving equipment, looting by the public, and natural causes such as weathering and erosion. The majority of impacts to paleontological resources are site-specific and are therefore generally mitigated on a project-by-project basis. Cumulative projects would be required to assess impacts to paleontological resources. Additionally, as needed, projects would incorporate individual mitigation for site-specific geological units present on each individual project site.

Furthermore, the Project does not propose construction (including grading/excavation) or design features that could directly or indirectly contribute to an increase in a cumulative impact to paleontological resources, as the mitigation measure provided in this analysis ensures any significant paleontological resources uncovered during excavations for future proposed rezoning components would be properly analyzed and salvaged by the on-site paleontological monitor. Alternatively, future rezoning efforts would need to complete future discretionary review and CEQA analysis. Therefore, the Project, in combination with the past, present, and reasonably foreseeable future projects in the Project vicinity, would result in less-than-significant cumulative impacts to paleontological resources, and no further mitigation measures are required. Moreover, impacts to paleontological resources would be avoided and/or mitigated with implementation of a paleontological mitigation program during excavations into paleontologically sensitive geological units. Therefore, the Project's contribution to cumulative impacts would not be cumulatively considerable. As such, cumulative impacts on paleontological resources would be **less than significant**.

4.5.7 Mitigation Measures

The following mitigation measures would help reduce impacts to cultural, archaeological, and paleontological resources.

MM C-1 **Evaluate Historic Built Environment Resources:** Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall record any previously identified built environment resources and evaluate all previously unevaluated buildings or structures over 45 years old within the project site in accordance with the County's Historic Preservation Ordinance and CEQA. The report shall include a detailed physical description of the resource(s) evaluated, detailed photographs, an appropriate site-specific historic context, and a historical significance evaluation in consideration of County, CRHR, and NRHP designation criteria and integrity requirements. The appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms) shall be appended to the report. If historical resources are identified within the project site, the architectural historian shall develop clear mitigation measures in accordance with CEQA for addressing project-related impacts to historical resources. The architectural historian shall give consideration to all feasible mitigation, even if it cannot reduce impacts below a level of significance.

MM C-2 **Review for Conformance with the Secretary of the Interior's Standards:** Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall review all proposed alterations or modifications to historical resources within the project site for conformance with the Secretary of

the Interior's Standards (Standards) for Rehabilitation. If the proposed work conforms to the Standards for Rehabilitation, impacts to historical resources would be considered less than significant, and no additional review would be required for purposes of CEQA. In most instances, a project that conforms to the Standards can be exempted from further review under CEQA, and no additional environmental documentation is necessary. If the architectural historian determines that the proposed work is not in conformance with the Standards, the project shall be further evaluated to determine whether impacts to the resource's significance can be lessened through effective project-specific mitigation.

MM C-3 **WEAP Training:** All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.

MM C-4 **Inadvertent Discovery of Archaeological Resources:** A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during initial excavation in native soil. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.

In the event that potential prehistoric or historical archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted.

If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.

MM C-5 **Paleontological Monitoring Program.** Prior to the commencement of any grading activity for individual proposed rezoning component, the applicant shall retain a qualified paleontologist to ensure the implementation of a paleontological monitoring program. The paleontologist shall meet the requirements of a qualified paleontologist, as defined by the Society of Vertebrate Paleontology (SVP 2010). The qualified paleontologist shall attend any preconstruction meetings and manage the paleontological monitor(s) if they are not doing the monitoring. A paleontological monitor shall be on site during all excavations below the depth of previously disturbed sediments. The paleontological monitor shall monitor construction excavations below a depth of five feet below ground surface in areas underlain by Quaternary alluvium. The qualified paleontologist shall determine the level of monitoring required based on subsurface conditions. If Pleistocene sedimentological indicators or paleontologically sensitive formations are not observed below five feet, the qualified paleontologist or paleontological monitor shall spot-check excavations at five-foot intervals to determine if Pleistocene sediments or other paleontologically sensitive geological units are being impacted. Project components underlain by Pleistocene sedimentary deposits, the Pico Formation, the Fernando Formation, the Puente Formation, or the Monterey Formation on the surface shall be monitored full-time for paleontological resources. The paleontological monitor shall be equipped with necessary tools for the collection of fossils and associated geological and paleontological data. If sedimentological indicators conducive to the preservation of microvertebrates (as defined by SVP [2010]) are encountered, test sediment samples shall be collected and screened on- or off-site to determine the presence of microvertebrate fossils. The monitor shall complete daily logs detailing the day's excavation activities and pertinent geological and paleontological data. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Following the paleontological monitoring program, a final monitoring report shall be submitted to the County for approval. The report shall summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the Project.

4.5.8 Level of Significance After Mitigation

Potential Impacts to Historical Resources (Threshold C-1)

The areas included in the rezoning program include properties over 45 years old that have not yet been evaluated for historical significance. **MM C-1** would ensure that these properties are evaluated in accordance with professional standards prior to implementation of any project-specific activities associated with the Proposed Project in order to assess project-specific impacts to historical resources in conformance with CEQA Guidelines Section 15064.5.

If the Proposed Project involves alterations or modifications to historical resources, and the proposed work conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically the Standards for Rehabilitation (Standards), impacts to historical resources would be considered less than significant, and no additional review would be required for purposes of CEQA. In most instances, a project that conforms to the Standards can be exempted from further review under CEQA, and no additional environmental documentation is necessary. **MM C-2** would ensure that identified historical resources are appropriately considered prior to implementation of any project-specific activities associated with the Proposed Project. If a future project associated

with the Proposed Project involves alterations or modifications to historical resources, and the proposed work does not conform to the Standards, the project must be evaluated to determine whether impacts to the resource's significance can be mitigated to a level of less than significant. Whether it be through avoidance or project re-design, effective project-specific mitigation must lessen the physical impact that the project would have on the historical resource.

Demolition is generally considered a significant unavoidable impact that cannot be mitigated to a less than significant level. Therefore, if an historical resource is demolished to achieve the stated Project goals, that action would result in a significant unavoidable impact. However, CEQA requires consideration of all feasible mitigation even if it cannot reduce impacts below a level of significance. While documentation and interpretation are common mitigation measures for projects in which there are impacts to historical resources, these measures do not mitigate demolition to a level of less than significant.

As a result, potential impacts relative to historic resources are considered **significant and unavoidable.**

Potential Impacts to Archaeological Resources (Threshold C-2)

With regards to potential impacts to archaeological resources, this analysis concludes that the Project would result in potentially significant impacts with regard to a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. With the implementation of **MM C-3**, which requires that all Project construction personnel take the Workers Environmental Awareness Program (WEAP) training for the proper identification and treatment of inadvertent discoveries, and **MM C-4**, which requires the retention of an on-call qualified archaeologist to address inadvertent discoveries and requires all construction work occurring within 100 feet of the find shall immediately stop until the qualified archaeologist, meeting the Secretary of Interior's Professional Qualification Standards for Archaeology, can evaluate the significance of the find, potentially significant impacts to unknown archaeological resources would be reduced to less than significant. Impacts would therefore be **less than significant with mitigation incorporated**.

Potential Impacts to Paleontological Resources (Threshold C-3)

This analysis concludes that the proposed Project has the potential to significantly impact paleontological resources as part of project-specific activities. These activities have the potential to destroy unique paleontological resources or sites. With implementation of **MM C-5**, which requires the retention of a qualified paleontologist to implement a paleontological monitoring program, impacts would be reduced to **less than significant with mitigation incorporated**.

4.5.9 References

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4.6 Energy

This section describes the existing setting related to energy, identifies associated regulatory requirements, and evaluates potential energy impacts from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project), including potential housing development facilitated by the Proposed Project. See Appendix B for supporting data and information.

4.6.1 Environmental Setting

Electricity

According to the U.S. Energy Information Administration, California used approximately 250,379 gigawatt hours of electricity in 2019 (EIA 2021). Electricity usage in California for different land uses varies substantially by the types of uses in a building, type of construction materials used in a building, and the efficiency of all electricity-consuming devices within a building. Due to the state's energy efficiency building standards and efficiency and conservation programs, California's electricity use per capita in the residential sector is lower than any other state except Hawaii (EIA 2020a).

Southern California Edison (SCE) provides electricity to the unincorporated areas of Los Angeles County. SCE, a subsidiary of Edison International, serves approximately 180 cities in 11 counties across Central and Southern California. SCE administers various energy efficiency and conservation programs that may be available to residents, businesses, and other organizations in Los Angeles County. According to the California Public Utilities Commission (CPUC), approximately 84 billion kilowatt-hours (kWh) of electricity were used in SCE's service area in 2017. Demand forecasts anticipate that approximately 75 billion kWh of electricity will be used in SCE's service area in 2020 (CPUC 2020).

SCE receives electric power from a variety of sources. According to the 2019 SCE Power Content Label, eligible renewable energy accounts for 35% of SCE's overall energy resources, with geothermal resources at 6%, wind power at 12%, eligible hydroelectric sources at 1%, and solar energy at 16% (SCE 2020). Within Los Angeles County, annual non-residential electricity use in 2019 was approximately 47 billion kWh per year, while residential electricity use is approximately 20 billion kWh per year (CEC 2021a).

Natural Gas

According to the U.S. Energy Information Administration, California used approximately 2,154,030 million cubic feet of natural gas in 2019 (EIA 2020b). The majority of California's natural gas customers are residential and small commercial customers (core customers). These customers account for approximately 35% of the natural gas delivered by California utilities (CPUC 2019). Large consumers, such as electric generators and industrial customers (noncore customers), account for approximately 65% of the natural gas delivered by California utilities (CPUC 2021). CPUC regulates California natural gas rates and natural gas services, including in-state transportation over transmission and distribution pipeline systems, storage, procurement, metering, and billing. Most of the natural gas used in California comes from out-of-state natural gas basins. California gas utilities may soon also begin receiving biogas into their pipeline systems (CPUC 2021).

The Southern California Gas Company (SoCalGas) provides the County with natural gas service. SoCalGas' service territory encompasses approximately 20,000 square miles and more than 500 communities. In the California Energy Demand mid-energy demand scenario, natural gas demand is projected to have an annual growth rate of 0.03% in SoCalGas's service territory. The total capacity of natural gas available to SoCalGas in 2020 is estimated to be 3.8 billion cubic feet per day. In 2024, the total capacity available is also estimated to be 3.8 billion cubic feet per day[1] (California Gas and Electric Utilities 2020). This amount is approximately equivalent to 3.88 billion thousand British thermal units (kBTU) per day or 38.8 million therms per day. In 2019, SoCalGas delivered approximately 3,048 million therms (304.8 billion kBTU) to Los Angeles County (CEC 2021b).

Petroleum

According to the U.S. Energy Information Administration, California used approximately 681 million barrels of petroleum in 2018, with the majority (584 million barrels) used for the transportation sector (EIA 2021b). This total annual consumption equates to a daily use of approximately 1.9 million barrels of petroleum. There are 42 U.S. gallons in a barrel, so California consumes approximately 78.6 million gallons of petroleum per day, adding up to an annual consumption of 28.7 billion gallons of petroleum. In California, petroleum fuels refined from crude oil are the dominant source of energy for transportation sources. Petroleum usage in California includes petroleum products such as motor gasoline, distillate fuel, liquefied petroleum gases, and jet fuel. California has implemented policies to improve vehicle efficiency and to support use of alternative transportation, which are described in Section 4.6.2.

4.6.2 Relevant Plans, Policies, and Ordinances

Federal

The following federal regulations pertaining to energy would apply to the Proposed Project.

Federal Energy Policy and Conservation Act

In 1975, Congress enacted the Federal Energy Policy and Conservation Act, which established the first fuel economy standards for on-road motor vehicles in the United States. Pursuant to the act, the National Highway Traffic Safety Administration is responsible for establishing additional vehicle standards. In 2012, new fuel economy standards for passenger cars and light trucks were approved for model years 2017 through 2021 (77 FR 62624–63200). Fuel economy is determined based on each manufacturer's average fuel economy for the fleet of vehicles available for sale in the United States.

Intermodal Surface Transportation Efficiency Act of 1991

The Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 promoted the development of intermodal transportation systems to maximize mobility and address national and local interests in air quality and energy. ISTEA contained factors for metropolitan planning organizations to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, metropolitan planning organizations adopted policies defining the social, economic, energy, and environmental values guiding transportation decisions.

[1] One cubic foot of natural gas has approximately 1,020 BTUs of natural gas or 1.02 kBTUs of natural gas.

Transportation Equity Act for the 21st Century

The Transportation Equity Act for the 21st Century was signed into law in 1998 and builds on the initiatives established in the ISTEA legislation (previously discussed). The act authorizes highway, highway safety, transit, and other efficient surface transportation programs. The act continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of transportation decisions. The act also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of intelligent transportation systems to help improve operations and management of transportation systems and vehicle safety.

Energy Independence and Security Act of 2007

On December 19, 2007, the Energy Independence and Security Act (EISA) of 2007 was signed into law. In addition to setting increased Corporate Average Fuel Economy standards for motor vehicles, the EISA includes the following other provisions related to energy efficiency:

- Renewable Fuel Standard (RFS) (Section 202)
- Appliance and Lighting Efficiency Standards (Sections 301–325)
- Building Energy Efficiency (Sections 411–441)

This federal legislation requires ever-increasing levels of renewable fuels (the RFS) to replace petroleum (EPA 2017). The U.S. Environmental Protection Agency is responsible for developing and implementing regulations to ensure that transportation fuel sold in the United States contains a minimum volume of renewable fuel. The RFS program regulations were developed in collaboration with refiners, renewable fuel producers, and many other stakeholders.

The RFS program was created under the Energy Policy Act of 2005 and established the first renewable fuel volume mandate in the United States. As required under the act, the original RFS program (RFS1) required 7.5 billion gallons of renewable fuel to be blended into gasoline by 2012. Under the EISA, the RFS program was expanded in several key ways that lay the foundation for achieving significant reductions in greenhouse gas (GHG) emissions from the use of renewable fuels, reducing imported petroleum, and encouraging the development and expansion of the renewable fuels sector in the United States. The updated program is referred to as RFS2 and includes the following:

- EISA expanded the RFS program to include diesel, in addition to gasoline.
- EISA increased the volume of renewable fuel required to be blended into transportation fuel from 9 billion gallons in 2008 to 36 billion gallons by 2022.
- EISA established new categories of renewable fuel and set separate volume requirements for each one.
- EISA required the U.S. Environmental Protection Agency to apply lifecycle GHG performance threshold standards to ensure that each category of renewable fuel emits fewer GHGs than the petroleum fuel it replaces.

Additional provisions of the EISA address energy savings in government and public institutions, research for alternative energy, additional research in carbon capture, international energy programs, and the creation of "green" jobs.

State

The following state regulations pertaining to energy would apply to the Proposed Project.

Warren-Alquist Act

The California legislature passed the Warren-Alquist Act in 1974. The Warren-Alquist Act created the California Energy Commission (CEC). The legislation also incorporated the following three key provisions designed to address the demand side of the energy equation:

- It directed the CEC to formulate and adopt the nation's first energy conservation standards for buildings constructed and appliances sold in California.
- It removed the responsibility of electricity demand forecasting from the utilities, which had a financial interest in high-demand projections, and transferred it to a more impartial CEC.
- The CEC was directed to embark on an ambitious research and development program, with a particular focus on fostering what were characterized as non-conventional energy sources.

State of California Energy Action Plan

The CEC and CPUC approved the first State of California Energy Action Plan in 2003. The plan established shared goals and specific actions to ensure that adequate, reliable, and reasonably priced electrical power and natural gas supplies are provided, and identified policies, strategies, and actions that are cost-effective and environmentally sound for California's consumers and taxpayers. In 2005, a second Energy Action Plan was adopted by the CEC and CPUC to reflect various policy changes and actions of the prior 2 years.

At the beginning of 2008, the CEC and CPUC determined that it was not necessary or productive to prepare a new energy action plan. This determination was based, in part, on a finding that the state's energy policies have been significantly influenced by the passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006 (discussed below). Rather than produce a new energy action plan, the CEC and CPUC prepared an update that examines the state's ongoing actions in the context of global climate change.

Senate Bills 1078 (2002), 107 (2006), X1-2 (2011), 350 (2015) and 100 (2018)

Senate Bill (SB) 1078 established the California Renewables Portfolio Standard (RPS) Program and required that a retail seller of electricity purchase a specified minimum percentage of electricity generated by eligible renewable energy resources as defined in any given year, culminating in a 20% standard by December 31, 2017. These retail sellers include electrical corporations, community choice aggregators, and electric service providers. The bill relatedly required the CEC to certify eligible renewable energy resources, design and implement an accounting system to verify compliance with the RPS by retail sellers, and allocate and award supplemental energy payments to cover above-market costs of renewable energy.

SB 107 (2006) accelerated the RPS established by SB 1078 by requiring that 20% of electricity retail sales be served by renewable energy resources by 2010 (not 2017). Additionally, SB X1-2 (2011) required all California utilities to generate 33% of their electricity from eligible renewable energy resources by 2020. Specifically, SB X1-2 set a three-stage compliance period: by December 31, 2013, 20% of electricity had to come from renewables; by December 31, 2016, 25% of electricity had to come from renewables; and by December 31, 2020, 33% was required to come from renewables.

SB 350 (2015) expanded the RPS by requiring retail seller and publicly owned utilities to procure 50% of their electricity from eligible renewable energy resources by 2030, with interim goals of 40% by 2024 and 45% by 2027.

SB 100 (2018) accelerated and expanded the standards set forth in SB 350 by establishing that 44% of the total electricity sold to retail customers in California per year by December 31, 2024; 52% by December 31, 2027; and 60% by December 31, 2030, be secured from qualifying renewable energy sources. SB 100 also states that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California. This bill requires that the achievement of 100% zero-carbon electricity does not increase carbon emissions elsewhere in the western grid. Additionally, 100% zero-carbon electricity cannot be achieved through resource shuffling.

Consequently, utility energy generation from non-renewable resources is expected to be reduced based on implementation of the RPS requirements described above. The Proposed Project's reliance on non-renewable energy sources would be reduced accordingly.

Assembly Bill 1007 (2005)

AB 1007 (2005) required the CEC to prepare a statewide plan to increase the use of alternative fuels in California (State Alternative Fuels Plan). The CEC prepared the plan in partnership with the California Air Resources Board (CARB) and in consultation with other state agencies, plus federal and local agencies. The State Alternative Fuels Plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

Assembly Bill 32 (2006) and Senate Bill 32 (2016)

In 2006, the state legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020. In 2016, the legislature enacted SB 32, which extended the horizon year of the state's codified GHG reduction planning targets from 2020 to 2030, requiring California to reduce its GHG emissions to 40% below 1990 levels by 2030. In accordance with AB 32 and SB 32, CARB prepares scoping plans to guide the development of statewide policies and regulations for the reduction of GHG emissions. Many of the policy and regulatory concepts identified in the scoping plans focused on increasing energy efficiencies, using renewable resources, and reducing the consumption of petroleum-based fuels (such as gasoline and diesel). As such, the state's GHG emissions reduction planning framework creates co-benefits for energy-related resources. Additional information on AB 32 and SB 32 is provided in Section 4.8, Greenhouse Gas Emissions, of this PEIR.

California Building Standards

Part 6 of Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California's building standards. Part 6 establishes energy efficiency standards for residential and non-residential buildings constructed in California to reduce energy demand and consumption. Part 6 is updated periodically to incorporate and consider new energy efficiency technologies and methodologies. The current Title 24 standards are the 2019 Title 24 Building Energy Efficiency Standards, which became effective January 1, 2020.

Title 24 also includes Part 11, California Green Building Standards Code (CALGreen). CALGreen institutes minimum mandatory standards and voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The 2019 CALGreen standards are the current applicable standards. For non-

residential projects (and residential development four stories or greater under the Proposed Project), some of the key mandatory CALGreen 2019 standards involve requirements related to bicycle parking, designated parking for clean air vehicles, electric vehicle charging stations, shade trees, water conserving plumbing fixtures and fittings, outdoor potable water use in landscaped areas, recycled water supply systems, construction waste management, excavated soil and land clearing debris, and commissioning (24 CCR Part 11).

Integrated Energy Policy Report

The CEC is responsible for preparing integrated energy policy reports that identify emerging trends related to energy supply, demand, and conservation; public health and safety; and maintenance of a healthy economy. The CEC's 2018 Integrated Energy Policy Report discusses the state's policy goals of decarbonizing buildings, doubling energy efficiency savings, and increasing flexibility in the electricity grid system to integrate more renewable energy (CEC 2018). Specifically, for the decarbonizing of building energy, the goal would be achieved by designing future commercial and residential buildings to have their energy sourced almost entirely from electricity in place of natural gas. Regarding the increase in renewable energy flexibility, the goal would be achieved through increases in energy storage capacity within the state, increases in energy efficiency, and adjusting energy use to the time of day when the most amount of renewable energy is being generated. Over time these policies and trends would serve to reduce GHG emissions profile.

State Vehicle Standards

In response to the transportation sector accounting for more than half of California's carbon dioxide (CO_2) emissions, AB 1493 was enacted in 2002. AB 1493 required CARB to set GHG emissions standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles whose primary use is noncommercial personal transportation in the state. The bill required that CARB set GHG emissions standards for motor vehicles manufactured in 2009 and all subsequent model years. The 2009–2012 standards resulted in a reduction in approximately 22% of GHG emissions compared to emissions from the 2002 fleet, and the 2013–2016 standards resulted in a reduction of approximately 30% compared to the 2002 fleet.

In 2012, CARB approved a new emissions-control program for model years 2017 through 2025. The program combines the control of smog, soot, and global-warming gases with requirements for greater numbers of zero-emissions vehicles into a single package of standards called Advanced Clean Cars. By 2025, when the rules would be fully implemented, new automobiles would emit 34% fewer global-warming gases and 75% fewer smog-forming emissions (CARB 2020). The National Highway Traffic Safety Administration published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule, which revoked California's authority to set its own GHG emissions standards and set zero-emission vehicle mandates in California. Since California and 22 other states, as well as the District of Columbia and four cities, filed suit against the U.S. Environmental Protection Agency and a petition for reconsideration of the rule, the effect of the SAFE Rule on the Advanced Clean Cars program is still to be determined pending the ruling of ongoing litigation. Further, EPA seeks public comment on its reconsideration of the 2019 SAFE-1 for the purposes of rescinding the action taken by the Trump administration. A public hearing on this action is scheduled for June 2, 2021 (EPA 2021).

Although the focus of the state's vehicle standards is on the reduction of air pollutants and GHG emissions, one co-benefit of implementation of these standards is a reduced demand for petroleum-based fuels.

Senate Bill 375

The Sustainable Communities and Climate Protection Act of 2008, or SB 375, coordinates land use planning, regional transportation plans, and funding priorities to help California meet its GHG emissions reduction mandates established in

AB 32. As codified in California Government Code Section 65080, SB 375 requires metropolitan planning organizations to include a sustainable communities strategy in their regional transportation plan. The main focus of the sustainable communities strategy is to plan for growth in a fashion that will ultimately reduce GHG emissions, but the strategy is also part of a bigger effort to address other development issues, including transit and vehicle miles traveled (VMT), which influence the consumption of petroleum-based fuels.

Local

The following local/regional regulations pertaining to energy would apply to the Proposed Project.

General Plan

The Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Air Quality Element

Policy AQ 3.2	Reduce energy consumption in County operations by 20 percent by 2015.
Policy AQ 3.3	Reduce water consumption in County operations.
Policy AQ 3.5	Encourage energy conservation in new development and municipal operations.

Land Use Element

Policy LU 11.4	Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration; preventing habitat fragmentation; promoting storm water retention; promoting the localized production of energy; promoting water conservation and reuse; maximizing interconnectivity; and utilizing public transit.
Policy LU 11.8	Encourage sustainable subdivisions that meet green neighborhood standards, such as Leadership in Energy and Environmental Design–Neighborhood Development (LEED-ND).

Mobility Element

Policy M 4.15	Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.
Policy M 7.3	Encourage the use of sustainable transportation facilities and infrastructure technologies, such as liquid and compressed natural gas, and hydrogen gas stations, ITS, and electric car plug-in ports.

Conservation and Natural Resources Element

Policy C/NR 12.1 Encourage the production and use of renewable energy resources.

Policy C/NR 12.2 Encourage the effective management of energy resources, such as ensuring adequate reserves to meet peak demands.

Public Services and Facilities Element

Policy PS/F 2.1 Support water conservation measures.

Policy PS/F 3.2 Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

Policy PS/F 5.4 Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.

Proposed Housing Element

Policy 2.2 Encourage multi-family residential and mixed use developments along major commercial and transportation corridors.

Policy 3.2 Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.

4.6.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act Guidelines, a project would have a significant effect on the environment with respect to energy if the project would:

E-1: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.

E-2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

4.6.4 Methodology

This analysis considers the State CEQA Guidelines Appendix G thresholds, as described above, in determining whether the housing element update implementation would result in the inefficient, wasteful, or unnecessary use of energy. The evaluation was based on a review of regulations and determining their applicability to the Proposed Project.

As described in Chapter 3, Project Description, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and it would be too speculative to

analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.6.5 Environmental Impacts

Threshold E-1 Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

The Proposed Project consists of a policy document update, and adoption of the Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County of Los Angeles (County) 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, unincorporated Los Angeles County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within Los Angeles County.

Construction

Construction-related energy consumption associated with future housing developments facilitated by the Proposed Project would be subject to approval of permits prior to construction of new housing. Energy use during future housing construction would primarily occur in association with fuel use by vehicles and other equipment to conduct construction activities.

The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. When not in use, electric equipment would be powered off so as to avoid unnecessary energy consumption. The electricity used for construction activities would be temporary and minimal; it would be within the supply and infrastructure service capabilities of SCE and it would not require additional local or regional capacity. The electricity demand during construction is anticipated to be minimal as future residential projects would be built over time during the 8-year planning horizon. The electricity used for any potential future construction activities would be temporary and minimal.

Natural Gas

Fuels used for construction would primarily consist of diesel and gasoline, which are discussed under the Petroleum subsection. Peak energy demand specifically applies to electricity; because natural gas (and petroleum) are liquid,

these energy resources do not have the same constraints as electricity supply. Nonetheless, any use of natural gas is anticipated to be sufficiently served by existing supply from SoCalGas and would not require additional local or regional capacity. Any minor amounts of natural gas that may be consumed as a result of construction would be temporary and negligible and would not have an adverse effect.[2]

Petroleum

Heavy-duty equipment associated with construction during development allowed for by the Proposed Project would rely on diesel fuel, as would vendor trucks involved in delivery of materials to the individual parcels within the rezoning program and haul trucks exporting demolition material or other materials off site. Construction workers would travel to and from each of the parcels within the rezoning program throughout the duration of construction. It is assumed in this analysis that construction workers would travel in gasoline-powered light-duty vehicles. Appendix C lists the assumed equipment usage and vehicle trips.

Fuel consumption from construction equipment was estimated by converting the total CO_2 emissions from each construction phase to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. Construction is estimated to occur intermittently over the planning horizon of the Proposed Project, which is 8 years. The estimated energy demand from the 10-unit scenario was multiplied by the estimated number of 10-unit developments per year (i.e., 6,345 10-unit developments) in order to estimate the annual petroleum consumption from construction. The conversion factor for gasoline is 8.78 kilograms per MT CO_2 per gallon, and the conversion factor for diesel is 10.21 kilograms per MT CO_2 per gallon (The Climate Registry 2020).

The estimated diesel fuel usage from construction equipment, haul trucks, and vendor trucks, as well as estimated gasoline fuel usage from worker vehicles, is shown in Table 4.6-1.

Table 4.6-1. Total Proposed Project Construction Petroleum Demand

Project	Off-Road Equipment (diesel)	Haul Trucks (diesel)	Vendor Trucks (diesel)	Worker Vehicles (gasoline)
	Gallons			
One 10-unit project	5,849	586	120	509
Total (6,345 10-unit projects in 1 year)	37,111,165	3,718,816	762,767	3,234,216
Average over 8 years	4,638,896	464,852	95,345	404,277

Source: Appendix B.

In summary, construction associated with the potential future residential development facilitated by the Proposed Project over 8 years is conservatively anticipated to consume 3,234,216 gallons of gasoline and 41,592,749 gallons of diesel. Averaged over 8 years, it is anticipated that implementation of the Proposed Project would consume on average 404,278 gallons of gasoline and 5,199,093 gallons of diesel per year.[3] Notably, the Proposed Project would be subject to CARB's In-Use Off-Road Diesel Vehicle Regulation that applies to certain off-road diesel

[2] While no natural gas is anticipated to be used during construction as construction equipment is typically diesel-fueled, the possibility of natural gas use is acknowledged in the event a natural gas-fueled piece of equipment is used or a natural gas-fueled hot water boiler is used for pipe relining. However, as noted previously, all equipment was assumed to be diesel-fueled in CalEEMod.

[3] For disclosure only, by comparison, California as a whole consumes approximately 29 billion gallons of petroleum per year. Countywide total petroleum use by on-road vehicles only (i.e., not including construction off-road equipment) is expected to be 1.4 billion gallons per year in 2030 (CARB 2021).

engines, vehicles, or equipment greater than 25 horsepower. The regulation (1) imposes limits on idling, requires a written idling policy, and requires a disclosure when selling vehicles; (2) requires all vehicles to be reported to CARB (using the Diesel Off-Road Online Reporting System) and labeled; (3) restricts the adding of older vehicles into fleets starting on January 1, 2014; and (4) requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). The fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate, or that the fleet has met the Best Achievable Control Technology requirements. Overall, the Proposed Project would not be unusual as compared to overall local and regional demand for energy resources and would not involve characteristics that require equipment that would be less energy-efficient than at comparable construction sites in the region or state.

Additional, any future housing development facilitated by the Proposed Project would be required to adhere to all federal, state, and local requirements for energy efficiency, including the latest Title 24 standards. Considering these requirements, the housing element update would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Therefore, impacts would be **less than significant**, and no mitigation is required.

Operation

Future development facilitated by the Proposed Project would be subject to approval of permits prior to construction and operation of new housing. Operational-related energy consumption associated with future housing development would include building electricity, natural gas usage, and fuel usage from vehicles, all of which are further described and analyzed below.

Electricity

The Proposed Project would require electricity for building operation (e.g., appliances, lighting). However, the 2019 Title 24 standards, or the most recent standards at the time of building issuance, would decrease the amount of electricity required for building operation. The net increase in electricity demand for the future potential buildout of the additional 63,443 dwelling units allowed for by the Proposed Project, including the net increase in residential units and the net decrease in non-residential square footage, is presented in Table 4.6-2.

Table 4.6-2. Proposed Project Annual Operational Electricity Demand Summary

Electricity Demand	mWh/year
Net Increase in Residential Units	337,889
Net Decrease in Non-Residential Square Footage	233,113
Total Net Project Electricity Demand	**104,776**

Notes: Appendix B.
mWh = megawatt hours.

As shown in Table 4.6-2, the net increase in residential units and the net decrease in non-residential square footage are estimated to have a total electrical demand of 337,889 and 233,113 megawatt-hours per year, respectively. Thus, there would be a net increase of 104,776 megawatt-hours per year. Additionally, the applicable Title 24 standards would further ensure that the energy demands would not be inefficient, wasteful, or otherwise unnecessary. Therefore, impacts would be **less than significant**.

Natural Gas

Natural gas consumption during operation would be required for various purposes, including but not limited to, building heating and cooling. Default natural gas generation rates in CalEEMod for the proposed land use and climate zone were used. Table 4.6-3 presents the net increase in natural gas demand for the buildout of the additional potential 63,443 dwelling units, including the net increase in residential units and the net decrease in non-residential square footage.

Table 4.6-3. Annual Operational Natural Gas Demand Summary

Natural Gas Demand	mBTU/year
Net Increase in Residential Units	845,444
Net Decrease in Non-Residential Square Footage	26,128
Total Net Project Natural Gas Demand	**819,316**

Notes: Appendix B.
mBTU = million British Thermal Units.

As shown in Table 4.6-3, the net increase in residential units and the net decrease in non-residential square footage are estimated to have a total electrical demand of 845,444 and 26,128 million British Thermal Units per year, respectively. Thus, there would be a net increase of 819,316 million British Thermal Units per year. Any future residential development facilitated by the Proposed Project is subject to statewide mandatory energy requirements as outlined in Title 24, Part 6, of the California Code of Regulations. Prior to development at individual parcel sites, applicants would ensure that the proposed development would meet Title 24 requirements applicable at that time, as required by state regulations through their plan review process. Thus, the natural gas consumption related to development facilitated by the Proposed Project would not be considered inefficient or wasteful, and impacts would be **less than significant**.

Petroleum

During operations, the majority of fuel consumption resulting from the future residential development facilitated by the Proposed Project would involve the use of motor vehicles, as well as fuels used for alternative modes of transportation that may be used by residents of the future residential development. Petroleum fuel consumption associated with motor vehicles traveling to and from future residential development is a function of the VMT as a result of operation of the development of the additional 63,443 dwelling units allowed for by the Proposed Project. The annual VMT attributable to the net increase in residential units is anticipated to be 945,243,191 VMT and the net decrease in non-residential square footage is anticipated to generate 1,267,745,646 VMT (Appendix B). Fuel estimates for the buildout of the additional 63,443 dwelling units allowed for by the Proposed Project, including the net increase in residential units and the net decrease in non-residential square footage, are provided in Table 4.6-4.

Table 4.6-4. Total Transportation Annual Fuel Demand

Vehicle Type	Annual Vehicle Miles Traveled	Estimated Annual Gasoline Fuel Consumption (gallons)	Estimated Annual Diesel Fuel Consumption (gallons)	Estimated Annual Fuel Consumption (gallons)
Net Increase in Residential Units	945,243,191	34,997,943	2,445,407	37,423,350

Table 4.6-4. Total Transportation Annual Fuel Demand

Vehicle Type	Annual Vehicle Miles Traveled	Estimated Annual Gasoline Fuel Consumption (gallons)	Estimated Annual Diesel Fuel Consumption (gallons)	Estimated Annual Fuel Consumption (gallons)
Net Decrease in Non-Residential Square Footage	1,267,745,646	48,550,446	3,394,299	51,944,775
Net Total	**−322,502,455**	**−13,572,503**	**−948,892**	**−14,521,395**

Notes: Appendix B.

As summarized in Table 4.6-4, the buildout of the future residential development (additional 63,443 dwelling units as a result of the rezoning program) facilitated by the Proposed Project would result in a decrease in VMT of approximately 322,502,455 annually and an estimated reduction in annual fuel demand of 14,521,395 gallons of petroleum per year. Fuel would be provided by current and future commercial vendors. The Proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT or associated excess and wasteful vehicle energy consumption.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Additionally, the general location of the parcels within the rezoning program proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. Furthermore, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would result in transportation energy consumption. Therefore, transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary and impacts would be **less than significant**.

Threshold E-2 Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Part 6 of Title 24 of the California Code of Regulations and all applicable rules and regulations presented in Section 4.6.2 would reduce energy demand and increase energy efficiency related to future residential development facilitated by the Proposed Project. Part 6 of Title 24 of the California Code of Regulations establishes energy efficiency standards for residential and non-residential buildings constructed in California to reduce energy demand and consumption. Part 6 is updated periodically (every 3 years) to incorporate and consider new energy efficiency technologies and methodologies. Title 24 also includes Part 11, CALGreen.

Additionally, as discussed in Section 4.8, existing various local plans would reduce energy use, including the County's Community Climate Action Plan, SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy, and CARB's Scoping Plan. Furthermore, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be **less than significant**.

4.6.6 Cumulative Impacts

Cumulative projects that could exacerbate the Proposed Project's impacts include any projects that could result in wasteful, inefficient, or unnecessary use of energy. However, cumulative projects would be required by the Department of Building Inspection to conform to current federal, state, and local energy conservation standards, including the California Energy Code Building Energy Efficiency Standards (24 CCR Part 6), the CALGreen Code (24 CCR Part 11), and SB 743. As a result, the Proposed Project, in combination with other reasonably foreseeable projects, would not cause a wasteful use of energy or other non-renewable natural resources. Therefore, the energy demand and use associated with the Proposed Project and cumulative projects would not substantially contribute to a cumulative impact on existing or proposed energy supplies or resources and **would not cause a significant cumulative impact** on energy resources.

4.6.7 Mitigation Measures

No mitigation is required.

4.6.8 Level of Significance After Mitigation

No mitigation measures are proposed, and energy impacts would be less than significant without mitigation.

4.6.9 References

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4.7 Geology and Soils

This section provides an overview of existing geologic conditions within the Project Area and evaluates the potential environmental impacts of the Proposed Los Angeles County Housing Element Update (Proposed Project) on geology and soils.

4.7.1 Environmental Setting

This section discusses the existing environmental setting relative to geology and soils. As described in Chapter 3.0, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program as those are the areas that may result in changes to the environment that weren't already considered in previous environmental analysis or studies.

Since 1800, over 90 significant earthquakes have jolted the Los Angeles region. There are over 50 active and potentially active fault segments, an undetermined number of buried faults, and at least four blind thrust faults capable of producing damaging earthquakes in the County. The California Alquist-Priolo Earthquake Fault Zoning Act of 1972 and Title 26 – Building Code, Chapter 1 – Administration, Section 113 of the County's Municipal Code (County of Los Angeles n.d.) prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. In addition, the California Seismic Hazards Mapping Act of 1990 regulates developments as defined by the act. Seismic Hazard Zone Maps depict areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences.

The main issues in the unincorporated areas associated with geology and landform include (1) seismic hazards and the associated effects and damage caused by earthquakes and (2) geotechnical, or hillside, hazards. The vast majority of hillside hazards include mud and debris flows, active deep-seated landslides, hillside erosion, and human-induced slope instability.

Topographic Setting

The Project Area spans the unincorporated areas of the County and the associated rezoning program includes planning areas such as Westside, Metro, San Fernando Valley, West San Gabriel, East San Gabriel, Gateway, and South Bay (see Figure 3-3, Planning Areas). The parcels proposed for rezoning are located in already developed and dense residential areas of the County; they are largely flat-lying areas. A detailed description of surficial and bedrock geology underlying all of the County is present in the Los Angeles County General Plan Update Environmental Impact Report, from pages 5.6-3 to 5.6-5 (County of Los Angeles 2015).

Soils

For more than 100 years, the soils in the County have been periodically studied and mapped by various agencies and researchers, including the U.S. Department of Agriculture Natural Resource Conservation Service (formerly the Soil Conservation Service). Soil surveys of the area have long recognized the diverse soil types and conditions in the County. An early 20th century investigation identified as many as 17 different soil types in the region. Most of the soils were comprised of sands, loams, sandy loams, and adobe, and granitic gravel was locally noted in soils found close to major drainages or along mountain fronts.

Previous countywide environmental studies have discussed soil types based on three geographic settings: Coastal Lowlands, Central Mountains, and Northern Desert areas. The Coastal Lowlands, which comprise the Los Angeles Coastal Plain; the Santa Monica and Verdugo Mountains; the Repetto, San Rafael, Puente, and San Jose Hills; and the San Fernando, San Gabriel, and Santa Clarita Valleys, are reportedly dominated by soils that are generally amenable to urban development. Certain areas near the margins of the coastal plain reportedly pose problems with respect to such development. For example, in the Palos Verdes Hills, corrosive soils and soils with high expansion potential have been identified. Most of the San Gabriel Valley and the central San Fernando Valley are reportedly underlain by soils well-suited for urban development, although in the vicinity of the City of Calabasas, corrosive soils and soils with high expansion potential have been mapped.

In recent years, the Los Angeles County Department of Public Works has compiled a geographic information system database for major soil types that have been mapped within unincorporated Los Angeles County. The information in that database describes nearly two dozen soil types, including loams; clayey, silty, and sandy loams; clay adobes; and various alluvial and mountain soil types, as shown in Figure 4.7-1, Prominent Soil Types in the Project Area. The prevailing soil types in each of the seven Planning Areas affected by the Proposed Project are summarized in Table 4.7-1.

Table 4.7-1. Predominant Soil Types in the Seven Planning Areas Affected by the Proposed Project

Planning Area	Predominant Soil Types
East San Gabriel Valley Planning Area	Hanford fine sandy loam Hanford gravelly sandy loam Yolo clay loam
Gateway Planning Area	Hanford fine sandy loam Chino silt loam
Metro Planning Area	Hanford fine sandy loam Ramona loam Altamont clay loam
San Fernando Valley Planning Area	Yolo loam Tujunga fine sandy loam Hanford fine sandy loam
South Bay Planning Area	Yolo loam Montezuma clay adobe Oakley fine sand
West San Gabriel Valley Planning Area	Hanford fine sandy loam Chino silt loam Tujunga fine sandy loam
Westside Planning Area	Ramona loam Ramona sandy loam Yolo loam

Source: County of Los Angeles 2015, page 5.6-6.

Regional Faulting and Seismic Setting

Unincorporated Los Angeles County is one of the most seismically active urban settings in North America. Assessments of the earthquake hazards in California have concluded that catastrophic earthquakes are inevitable in the Los Angeles region. The probability that a large earthquake will occur sometime during the next 30 years along the nearby San Andreas Fault is currently estimated to be 40% or greater. Projected losses of billions of dollars and estimated casualties of tens of thousands could surpass any previous natural disaster in the United

States. A catastrophic earthquake would severely strain the emergency response and recovery capabilities of federal, state, and local governments.

From a tectonic perspective, the San Andreas Fault system is a zone of relative motion between the North American and Pacific Plates. The tectonic-driven crustal deformation now taking place in Southern California is dominated by the intersection of the San Andreas and the Transverse Ranges fault systems. The manifestations of this intersection are varied, ranging from the considerable topographic relief along the south flank of the San Gabriel Mountains to transitory events, such as earthquakes. Although these fault systems are part of a long-term, ongoing tectonic process now more than five million years old, they are currently responding to strain related to motion of the Pacific and North American Plates through horizontal slip (aka strike-slip) along the San Andreas Fault system or by vertical slip (aka thrust slip) on Transverse Ranges faults. Seismic hazards present within the County relative to the Project Area are shown on Figure 4.7-2, Active Fault Zones.

Based on subsurface trenching and exploratory borings, surface observations, geomorphologic/topographic patterns, geophysical data, and other evidence, more than 12 faults in or near the Project Area have been classified as "active faults" by the California Geological Survey. By definition, such faults must exhibit evidence of seismic failure within the past 11,000 years. Under the 1972 Alquist-Priolo Earthquake Fault Zoning Act, California law requires the State Geologist to identify such faults, establish protective regulatory zones known as "Earthquake Fault Zones" (or prior to 1991, "Special Studies Zones") around the traces of these faults, then publish and disseminate maps of these zones. These 12 active faults are located within the Newport-Inglewood-Rose-Canyon Fault Zone and overlap parts of the Project Area in the Metro Planning Area and Westside Planning Area (see Figure 4.7-2).

Seismic Hazards

Active Faults

Slip along a fault may result in one or more geologic effects that can damage or destroy structures and injure their inhabitants. In general, ground shaking and surface fault rupture are the effects of greatest concern when an earthquake occurs along a fault in the Los Angeles region. A related effect, the possible generation of tsunamis by submarine earthquakes, may be of concern to coastal areas. For certain structures such as pipelines, canals, and coastal facilities, the regional scale uplift and subsidence that can result from some large earthquakes could pose a minor hazard. Seismic records and data, particularly those dating from the mid-20th century, underscore the probability and severity of large earthquakes in the Project Area.

Surface Fault Rupture

Surface fault rupture can occur during significant seismic events. Surface rupture involves the displacement and cracking of the ground surface along a fault trace. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two, typically confined to a narrow zone along the fault. Surface rupture is more likely to occur in conjunction with active fault segments where earthquakes are large, or where the location of the movement (earthquake hypocenter) is shallow. In general, strike-slip faults such as the San Andreas Fault are more likely to produce lateral offsets in the ground surface, with one side of the fault plane or zone "sliding" past the opposing side. Similarly, faults that generally fail under compressional stress, such as thrust or reverse faults, are more prone to vertical offsets in the ground surface. In either case, buildings or other human-made structures that lie atop the fault can experience serious damage or catastrophic failure during a strong earthquake.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 regulates development near Holocene-active faults to mitigate the hazard of surface fault rupture. This act requires the State Geologist to establish Earthquake Fault Zones around the surface traces of Holocene-active faults and to issue appropriate maps. Local agencies must regulate most development projects within the zones. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If a Holocene-active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault.

Strong Seismic Ground Shaking

An earthquake of moderate to high magnitude can cause significant ground shaking. The exact degree of shaking experienced at a given location would depend on a host of site-specific factors, such as the magnitude of the seismic event, the duration of the seismic event, the distance from a given site to the zone of rupture (i.e., hypocenter), local site-specific geologic conditions (i.e., nature, thickness, and extent of underlying soil and/or bedrock), and broader, often regional geologic factors such as basin geometry. In general, the severity of seismic ground shaking tends to abate with increasing distance from the event hypocenter. Seismic ground shaking, if sufficiently intense and sustained, can result in significant damage to, or catastrophic failure of, buildings or other human-made structures.

Seismically Induced Slop Failure/Landslides

An earthquake of moderate to high magnitude can result in slope failure such as landslides. Although landslides can manifest as a variety of earth movements, a recent study of earthquake-related slope failures found that the following were the most prevalent (in order of decreasing frequency): (1) rock falls, disrupted soil slides, and rock slides; (2) soil lateral spreads, soil slumps, soil block slides, and soil avalanches; and (3) soil falls, rapid soil flows, and rock slumps. The potential for such slope failure is often highly site specific, and can be exacerbated where saturated soil/bedrock is present, steep and/or eroded slopes are noted, and there is evidence of historical slides or slide-prone soil or bedrock types. A more detailed overview of the state-mapped seismic hazard zones in the seven Planning Areas affected by the Proposed Project is presented in Table 4.7-2.

Figure 4.7-3, Landslide Zones, maps the landslide zones relative to the Project Area. According to Figure 4.7-3, the Project Area is not located within any landslide zones.

Liquefaction

Liquefaction occurs when partially saturated soil enters a liquid state, resulting in the soil's inability to support overlying structures. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. Liquefaction hazards are particularly significant along watercourses. Lateral spreading consists of lateral movement of gently to steeply sloping saturated soil deposits that is caused by earthquake-induced liquefaction. As ground acceleration and shaking duration increase during an earthquake, liquefaction potential increases.

In order to preliminarily evaluate a region's susceptibility to liquefaction, several factors ought to be considered, including the following:

- The anticipated intensity and duration of ground shaking.
- The origin, texture, and composition of shallow sediments. In general, cohesionless, fine-grained sediments, such as silts or silty sands, or areas of uncompacted or poorly compacted fills are more prone to liquefaction. By contrast, coarser grained, poorly sorted sediments such as coarse sands and gravels are less susceptible to liquefaction. Liquefiable sediments are found in a variety of depositional environments, including bays, estuaries, river floodplains and basins, lakes, and Aeolian deposits such as dunes and loess.
- The presence of shallow groundwater. Saturated sediments are necessary for seismically induced liquefaction to occur. In general, the highest liquefaction susceptibility is found in fine-grained sediments of late Holocene to late Pleistocene age (i.e., 1,000 to 15,000 years before present) in areas where the groundwater is shallower than about 50 feet below ground surface.

The above-referenced geological settings and conditions are not unusual and they are found in many parts of Southern California. A more detailed overview of the state-mapped seismic hazard zones in the seven Planning Areas affected by the Proposed Project is presented in Table 4.7-2. In preparing this overview, descriptive terms such as "limited" are intended to provide a very generalized, qualitative way in which the Planning Areas might be compared to one another. Comprehensive, project-specific or site-specific evaluations necessarily require more detailed information, beginning with quadrangle-level maps and ranging to invasive sampling and testing.

Table 4.7-2. Overview of Mapped Seismic Hazards in the Planning Areas Affected by the Proposed Project

Planning Area	Seismic Induced Landslide Zones	Seismic Induced Liquefaction Zones
East San Gabriel Valley Planning Area	Several landslide hazard zones have been identified; most lie in foothill areas along south front of San Gabriel Mountains or hilly areas such as the San Jose, Puente, and Whittier Hills.	Several liquefaction hazard zones have been identified. Most are associated with existing drainages and alluvial valleys such as Walnut and San Jose Creeks.
Gateway Planning Area	Limited landslide hazard zones have been identified; most lie in hilly areas such as south flank of the Whittier Hills.	Large liquefaction hazard zones have been identified. The largest are associated with present-day and ancestral San Gabriel and Los Angeles Rivers.
Metro Planning Area	Limited landslide hazard zones have been identified; most lie in hilly areas such as Mount Washington, Silver Lake, and Griffith Park.	Limited liquefaction hazard zones have been identified. Most are associated with present-day and ancestral Los Angeles River.
San Fernando Valley Planning Area	Several landslide hazard zones have been identified; most lie in foothill areas along north front of Santa Monica Mountains or south front of Santa Susana Mountains or hilly areas such as the Verdugo Mountains.	Large liquefaction hazard zones have been identified. The largest are associated with present-day and ancestral Los Angeles Rivers.

Table 4.7-2. Overview of Mapped Seismic Hazards in the Planning Areas Affected by the Proposed Project

Planning Area	Seismic Induced Landslide Zones	Seismic Induced Liquefaction Zones
South Bay Planning Area	Limited landslide hazard zones have been identified; most lie in hilly areas such as the Palos Verdes Hills.	Limited liquefaction hazard zones have been identified. The most prominent lie northeast of the Baldwin Hills.
West San Gabriel Valley Planning Area	Limited landslide hazard zones have been identified; most lie in foothill areas along south front of San Gabriel Mountains or hilly areas such as the San Rafael, Montebello, and Monterey Hills.	Several liquefaction hazard zones have been identified. Most are associated with existing drainages such as Eaton Wash and Arroyo Seco, as well as present-day and ancestral San Gabriel River.
Westside Planning Area	Several landslide hazard zones have been identified; most lie in hilly areas such as the Santa Monica Mountains and Baldwin Hills.	Several liquefaction hazard zones have been identified. Most are associated with present-day and ancestral Ballona Creek.

Source: County of Los Angeles 2015, page 5.6-15.

Additionally, Figure 4.7-4, Liquefaction Zones, map the liquefaction zones relative to the Project Area. Parts of the Project Area in the East San Gabriel Valley Planning Area, West San Gabriel Planning Area, Metro Planning Area, and Westside Planning Area are located within liquefaction zones.

Buildings Prone to Seismic Damage

Earthquake risks are not limited to ground shaking, fault rupture, or liquefaction, but also embrace the damage to inhabited buildings or sensitive, human-made infrastructure. Advances in the field of seismic engineering and strengthened building codes have significantly reduced the potential for catastrophic collapse in newly constructed buildings. However, many older buildings were designed and constructed before modern seismic design standards were incorporated into the building code. Certain building types are of particular concern:

- **Unreinforced Masonry Buildings**: In the late 1800s and early 1900s, unreinforced masonry was the most common type of construction for commercial buildings and multi-story apartments and hotels. These were recognized as a collapse hazard following the 1906 San Francisco Earthquake, the 1925 Santa Barbara Earthquake, and the 1933 Long Beach Earthquake. These buildings are generally recognized as the most susceptible to seismic damage.
- **Precast Concrete Tilt-Up Buildings**: This commercial/industrial building type gained popularity in the late 1950s and 1960s. Extensive damage to concrete tilt-up buildings during the 1971 San Fernando Earthquake revealed the need for seismic reinforcement, such as better anchoring of walls to the roof, floor, and foundation elements, as well as stronger roof diaphragms.

4.7.2 Relevant Plans, Policies, and Ordinances

Federal

No federal laws, plans, or policies related to geology and soils are applicable to the Proposed Project.

State

The following state regulations pertaining to geology, soils, and seismic hazards would apply to the Proposed Project.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code, Section 2621) was enacted by the State of California in 1972 to address the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act was a direct result of the 1971 San Fernando Earthquake in Southern California, which was associated with extensive surface fault ruptures that damaged homes, commercial buildings, and other structures. The primary purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings intended for human occupancy on the surface traces of active faults. The Alquist-Priolo Earthquake Fault Zoning Act is also intended to provide citizens with increased safety and minimize the loss of life during and immediately following earthquakes by facilitating seismic retrofitting to strengthen buildings against ground shaking.

The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish Earthquake Fault Zones around the surface traces of active faults and to issue appropriate maps to assist cities and counties in planning, zoning, and building regulation functions. Maps are distributed to all affected cities and counties for the controlling of new or renewed construction and are required to sufficiently define potential surface rupture or fault creep. The State Geologist is charged with continually reviewing new geologic and seismic data and revising existing zones and delineating additional earthquake fault zones when warranted by new information.

Local agencies must enforce the Alquist-Priolo Earthquake Fault Zoning Act in the development permit process, where applicable, and may be more restrictive than state law requires. According to the Alquist-Priolo Earthquake Fault Zoning Act, before a project can be permitted, cities and counties shall require a geologic investigation, prepared by a licensed geologist, to demonstrate that buildings will not be constructed across active faults. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back a minimum of 50 feet. The Alquist-Priolo Earthquake Fault Zoning Act and its regulations are presented in California Department of Conservation, California Geological Survey, Special Publication 42, Fault-Rupture Hazard Zones in California.

The general locations of areas in the rezoning program do not include Seismic Margin Assessment (SMA) Class 2 and 3, nor do they include areas within an Alquist-Priolo Earthquake Fault Zone, which are considered SMA Class 3. Areas along an Active Fault Trace or in a Seismically Induced Landslide Zone are also in SMA 2 and 3 and therefore not part of the rezoning program.

Seismic Hazards Mapping Act

In order to address the effects of strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events, the State of California passed the Seismic Hazards Mapping Act of 1990 (California Public Resources Code, Sections 2690–2699). Under the Seismic Hazards Mapping Act, the State Geologist is required to delineate “seismic hazard zones.” Cities and counties must regulate certain development projects within these zones until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. The State Mining and Geology Board provides additional regulations and policies to assist municipalities in preparing the safety elements of their general plans and encourage land use management policies and regulations to reduce and mitigate those hazards to protect public health and safety.

Under California Public Resources Code, Section 2697, cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard. Each city or county shall submit one copy of each geotechnical report, including mitigation measures, to the State Geologist within 30 days of its approval. California Public Resources Code, Section 2698, does not prevent cities and counties from establishing policies and criteria that are stricter than those established by the State Mining and Geology Board.

State publications supporting the requirements of the Seismic Hazards Mapping Act include the California Geological Survey Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California, and Special Publication 118, Recommended Criteria for Delineating Seismic Hazard Zones in California. The objectives of Special Publication 117A are to assist in the evaluation and mitigation of earthquake-related hazards for projects within designated zones of required investigations and to promote uniform and effective statewide implementation of the evaluation and mitigation elements of the Seismic Hazards Mapping Act. Special Publication 118 implements the requirements of the Seismic Hazards Mapping Act in the production of Probabilistic Seismic Hazard Maps for the state.

California Building Standards Code

The state regulations protecting structures from geo-seismic hazards are contained in the California Building Code (CBC) (24 CCR, Part 2), which is updated on a triennial basis. These regulations apply to public and private buildings in the state. Until January 1, 2008, the CBC was based on the then-current Uniform Building Code and contained additions, amendments, and repeals specific to building conditions and structural requirements of the State of California. The 2019 CBC, effective January 1, 2020, is based on the current (2018) International Building Code and enhances the sections dealing with existing structures. Seismic-resistant construction design is required to meet more stringent technical standards than those set by previous versions of the CBC.

Chapters 16 and 16A of the 2019 CBC include structural design requirements governing seismically resistant construction, including (but not limited to) factors and coefficients used to establish seismic site class and seismic occupancy category for the soil/rock at the building location and the proposed building design. Chapters 18 and 18A include (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). Chapter 33 of the 2016 CBC includes (but is not limited to) requirements for safeguards at work sites to ensure stable excavations and cut or fill slopes (Section 3304).

Construction activities are subject to occupational safety standards for excavation and trenching, as specified in the California Safety and Health Administration regulations (Title 8 of the California Code of Regulations) and in Chapter 33 of the CBC. These regulations specify the measures to be used for excavation and trench work where workers could be exposed to unstable soil conditions. The proposed plan would be required to employ these safety measures during excavation and trenching.

Construction General Permit (State Water Resources Control Board Order 2009-0009-DWQ, as Amended)

For stormwater discharges associated with construction activity in the State of California, the State Water Resources Control Board has adopted the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) to avoid and minimize water quality impacts

attributable to such activities. In accordance with National Pollutant Discharge Elimination System Phase I Permit requirements, the Construction General Permit applies to all projects in which construction activity disturbs 1 acre or more of soil. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground, such as stockpiling and excavation. The Construction General Permit requires the development and implementation of a stormwater pollution prevention plan (SWPPP), which would include and specify water quality best management practices (BMPs) designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving waters. Routine inspection of all BMPs is required under the provisions of the Construction General Permit, and the SWPPP must be prepared and implemented by qualified individuals as defined by the State Water Resources Control Board.

Local

The following local/regional regulations pertaining to geology, soils, and seismic hazards would apply to the Proposed Project.

Los Angeles County 2035 General Plan

The Safety Element of the Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal S 1 An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.

- **Policy S 1.1** Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.
- **Policy S 1.2** Prohibit the construction of most structures for human occupancy adjacent to active faults until a comprehensive fault study that addresses the potential for fault rupture has been completed.
- **Policy S 1.3** Require developments to mitigate geotechnical hazards, such as soil instability and landsliding, in Hillside Management Areas through siting and development standards.
- **Policy S 1.4** Support the retrofitting of unreinforced masonry structures to help reduce the risk of structural and human loss due to seismic hazards.

The Conservation and Natural Resources Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal C/NR 13 Protect visual and scenic resources.

- **Policy C/NR 13.5** Encourage required grading to be compatible with the existing terrain.
- **Policy C/NR 13.8** Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.

Los Angeles County Code

In addition to the adoption of the CBC by reference, the Los Angeles County Code also contains rules and regulations that govern activities that could result in soil erosion or slope instability. These rules and regulations are organized

as Title 26, Appendix J–Grading, where provisions for excavation, grading, and earthwork construction have been established; permitting procedures are set forth; and plan approval and grading inspection protocols and procedures have been identified. Section J110 of this appendix also contains provisions for construction-related erosion control, including the preparation of cut-and-fill slopes and the implementation of erosion control measures such as check dams, cribbing, riprap, or other devices or methods.

The ordinances also include seismic safety requirements for certain building types, such as older concrete tilt-up buildings and unreinforced masonry bearing wall buildings (refer to Title 26, Chapters 95 and 96). The stated goal of these ordinances is to promote public safety and welfare by reducing the risk of death or injury that could result from earthquake damage to certain types of older buildings during moderate or strong earthquakes. Based on the findings of required structural analysis, deficient buildings may need to be strengthened or demolished.

4.7.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act Guidelines, a project would normally have a significant effect on the environment with respect to geology and soils if the project would:

G-1: 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.)

ii) Strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction.

iv) Landslides

G-2: Result in substantial soil erosion or the loss of topsoil.

G-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

G-4: Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property.

G-5: 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.

4.7.4 Methodology

The geology and soils analysis considers whether the Proposed Project would exacerbate existing geologic hazards that would expose people or structures to potential substantial adverse effects. Geologic hazards include potential seismic hazards (i.e., earthquakes), liquefaction, soil expansion, and more. The method used to determine

significance of potential impacts is a comparison of the general areas for the Proposed Project's rezoning program against the location of seismic hazards, such as active fault zones, landslide zones, and liquefaction zones. If areas proposed for rezoning are located within the aforementioned zones, mitigation measures can be provided to reduce potential impacts. For determination of significance of impacts unrelated to seismic hazard zones, the analysis considers the Proposed Project buildout against existing rules and regulations on a federal, state, and local level. Typically, compliance with all applicable regulations would ensure a less-than-significant impact on future development and the people that would eventually live and work in the developments.

As discussed above, the general locations included as part of the rezoning program would avoid SMA Class 2 and 3. Additionally, sites within the Alquist-Priolo Earthquake Fault Zone are considered SMA Class 3 and thus are not part of the rezoning program. Areas along an Active Fault Trace or in a Seismically Induced Landslide Zone are also in SMA 2 and 3 and are not included in the rezoning program.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.7.5 Environmental Impacts

Threshold G-1 Would the Project 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.)?

The Proposed Project is a policy document and adoption of the Proposed Project alone would not produce environmental impacts. The Proposed Project consists of an updated housing program for which no actual development is proposed as part of the update. Implementation of the programs contained in the document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment allocation. Under the Regional Housing Needs Assessment allocation, unincorporated Los Angeles County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It was determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County is including a rezoning program in the Housing Element to accommodate its Regional Housing Needs Assessment gap; refer to Chapter 3, Project Description, for further details. While the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

According to Figure 4.7-2, the areas within the rezoning program are not located within an Alquist-Priolo Earthquake Fault Zone. Additionally, areas along an Active Fault Trace or in a Seismically Induced Landslide Zone are also in SMA 2 and 3 and are not included in the rezoning program.

The exclusion of areas within the Alquist-Priolo Earthquake Fault Zone, as well SMA Class 2 and 3, within the rezoning program would ensure that potential impacts related to the rupture of a known earthquake fault associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not provide any goals, policies, or programs that would significantly increase the risk to a known earthquake fault. Therefore, the Proposed Project would not directly or indirectly cause or exacerbate existing fault rupture risks to people from the construction of new buildings and associated infrastructure on the Project Area. As a result, **no impacts** related to surface rupture of a known earthquake fault would occur.

ii) **Strong seismic ground shaking?**

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

As discussed above, the general locations included as part of the rezoning program would avoid SMA Class 2 and 3 sites. Additionally, sites within the Alquist-Priolo Earthquake Fault Zone are considered SMA Class 3 and thus are not part of the rezoning program. Areas along an Active Fault Trace or in a Seismically Induced Landslide Zone are also in SMA 2 and 3 and are not included in the rezoning program. As such, the Proposed Project would not directly or indirectly cause substantial adverse effects involving strong seismic ground shaking. Impacts would be **less than significant**.

iii) **Seismic-related ground failure, including liquefaction?**

Hazards associated with soil liquefaction and seismic-related ground failure include temporary loss of soil-bearing capacity, lateral spreading, differential compaction, and slope instability. In regions with extremely saturated, unstable soils, select areas of soil may be stabilized using a gelling agent prior to construction, shoring may be required to stabilize temporary excavations, and structural piles may be required for building foundations. In locations with high groundwater levels, dewatering may be required to ensure a dry construction area during foundation construction.

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. Therefore, implementation of the Proposed Project would allow for an increase in the numbers of residents, workers, and structures in the areas that are part of the rezoning program. Figure 4.7-4 shows where general areas of the rezoning program overlap with liquefaction zones in East San Gabriel Valley Planning Area, West San Gabriel Planning Area, Metro Planning Area, and Westside Planning Area.

In compliance with the CBC, the County would require development that is allowed for by the rezoning program to complete geotechnical studies to address any geologic hazards associated with liquefaction and seismic-related ground failure. Geotechnical investigations for future development projects considered for approval by the County pursuant to the Proposed Project would be required to evaluate the potential for liquefaction and other seismic ground failure such

as lateral spreading under the respective future project sites. Geotechnical investigation reports would provide recommendations for grading and for foundation design to reduce hazards to people and structures arising from liquefaction and other seismic-related ground failure. Future development projects pursuant to the Proposed Project would be required to adhere to existing building and grading codes, and construction-related grading requires the preparation and submittal of site-specific grading plans and geotechnical reports that must be reviewed and approved by the County beforehand. Each future development project would be required to comply with the recommendations in the geotechnical investigation report and with the CBC, thereby reducing such hazards. More specifically, for multifamily (3 units or more), the geotechnical investigation is required for projects in liquefaction or landslide zones. Fault studies are needed if future projects are within seismic fault zones.

Development allowed for by the Proposed Project that may be located within extremely saturated, unstable soils would use standard construction practices to stabilize soil, such as using a gelling agent prior to construction, shoring to stabilize temporary excavations, and/or using structural piles for building foundations.

In addition to aspects of the existing regulatory framework and standard construction practices that would lessen potential impacts related to liquefaction, a number of goals and policies of the current General Plan, listed in Section 4.7.2, Relevant Plans, Policies, and Ordinances, such as General Plan Policy S 1.3, would serve to minimize the potential for liquefaction to occur. The existing regulatory setting and the goals and policies contained in the General Plan would ensure that potential impacts related to liquefaction associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and/or standard construction practices and would not provide any goals, policies, or programs that would significantly increase the risk of liquefaction. Therefore, the Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismically related ground failure, including liquefaction. Impacts would be **less than significant.**

iv) **Landslides?**

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. However, the parcels proposed for rezoning are largely within flat, developed urban and suburban areas that are served by existing amenities and infrastructure. The propensity for earthquake-induced landslides is greatest in hilly areas with steep slopes and bedrock or soils that are prone to mass movement. As shown in Figure 4.7-3, general areas within the rezoning program are not located within any landslide zones. Therefore, it is unlikely that the Proposed Project would be significantly affected by landslides.

Additionally, CBC regulations, County of Los Angeles Ordinances, and a number of goals and policies of the current General Plan, listed in Section 4.7.2, related to grading would reduce the potential for any slope instability to occur. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase the risk of landslides. Therefore,

implementation of the Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Impacts are considered **less than significant.**

Threshold G-2 Would the Project result in substantial soil erosion or the loss of topsoil?

Construction

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. Most parts of the parcels within the rezoning program are typified by largely flat and urban areas and are less susceptible to erosion and/or the loss of topsoil. Additionally, as discussed in Chapter 3, the rezoning program would exclude areas identified as Hillside Management Areas (HMAs), as well as the areas identified in Figure C.1, Hazard, Environmental and Resource Constraints Map, of the General Plan (Department of Regional Planning 2014), which would have a greater susceptibility to soil erosion.

Further, there are a variety of existing and proposed regulatory processes which would serve to minimize these potential impacts. The state and federal National Pollutant Discharge Elimination System requirements include preparation and implementation of a SWPPP for projects with cumulative ground disturbance in excess of 1 acre. In compliance with Construction General Permit requirements, the SWPPP would establish erosion and sediment control BMPs for construction activities. Typical examples of erosion-related construction BMPs include the following:

1. silt fences and/or fiber rolls installed along limits of work and/or the project construction site
2. stockpile containment and exposed soil stabilization structures (e.g., visqueen plastic sheeting, fiber rolls, gravel bags, and/or hydroseed)
3. runoff control devices (e.g., fiber rolls, gravel bag barriers/chevrons) used during construction phases conducted during the rainy season
4. wind erosion (dust) controls
5. tracking controls at the site entrance, including regular street sweeping and tire washes for equipment
6. regular inspections and maintenance of BMPs

These BMPs would be refined and/or added to as necessary by a qualified SWPPP professional to meet the performance standards in the Construction General Permit.

While the rezoning program would allow for greater intensities than previously permitted in the unincorporated areas of Los Angeles County, the existing regulatory setting and general location of the rezoning areas would ensure that potential impacts related to soil erosion associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase the risk of soil erosion. Therefore, impacts would be **less than significant.**

Threshold G-3 Would the Project 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?

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. As described above for Threshold G-1.iii, the rezoning program would not increase the potential for liquefaction and lateral spreading to occur.

Areas of unstable geologic units or unstable or expansive soils are known to occur locally. However, there are several existing building and grading codes that would serve to minimize these potential impacts. These codes contain provisions for soil preparation/conditioning to minimize hazards from unstable and expansive soils. Grading and soil compaction also requires the preparation of site-specific grading plans and soils and geology reports to address liquefaction, subsidence, and other potential geologic or soil stability issues. Such plans and reports must be tendered to the County for review and approval before future projects can commence. Submittal of these technical plans and studies would ensure that hazards arising from unstable and expansive soils would be minimized to the extent practicable. In addition to aspects of the existing regulatory framework that would lessen potential impacts to scenic vistas, a number of goals and policies included in the existing General Plan, as discussed in Section 4.7.2, would also serve to minimize potential impacts related to unstable soils.

While the rezoning program would allow for greater intensities than previously permitted in the unincorporated areas of the County, the existing regulatory setting and the goals and policies contained in the General Plan would ensure that potential impacts related to unstable soils associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would increase the risk to unstable geologic units and soil or expansive soil. Therefore, impacts would be **less than significant**.

Threshold G-4 Would the Project be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?

Expansive soils are clay-rich soils that shrink when dry and swell when wet. This change in volume can exert substantial pressure on foundations, resulting in structural distress and/or damage.

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. The general areas that the rezoning program is within are underlain by a variety of soils, as described in Table 4.7-1. There are a variety of existing regulatory processes that would serve to minimize these potential impacts related to expansive soils, including the following measures from Chapter 18 of the CBC that serve to alleviate potential impacts of expansive soils:

- Excavation of expansive soils until such a depth that competent material is encountered
- Installation of foundations designed to resist forces exerted on the foundation due by expansive soils
- Stabilization of the soils by chemical, dewatering, pre-saturation, or equivalent techniques

The existing regulatory setting would ensure that potential impacts related to expansive soil from implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations or provide any goals, policies, or programs that would increase

or exacerbate the potential for expansive soils to create substantial direct or indirect risks to life or property. As a result, impacts would be **less than significant**.

Threshold G-5 Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

As described in Threshold G-1.i, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. The majority of the parcels within the rezoning program are already zoned as residential or commercial and are therefore likely connected to existing wastewater systems. Wastewater within the rezoning program area would be discharged into the existing public sanitary sewer systems, where the wastes would be conveyed by pipes to plants for treatment.

In addition, the County Code and other regulations applicable to on-site wastewater treatment systems, including requirements for preparation and submittal of feasibility reports in order to obtain the Department of Public Health - Environmental Health approval for construction and installation of on-site wastewater treatment systems would minimize impacts related to soil capability of supporting the use of septic tanks. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would limit the availability of sewers and/or limit the capability of soils to adequately support the use of septic tanks and/or alternative wastewater disposal systems. Therefore, impacts would be **less than significant.**

4.7.6 Cumulative Impacts

Most of Southern California is located in an area of a relatively high seismic activity, including cumulative projects in the County. Potential cumulative impacts on geology and soils would result from projects within the County that combine with projects associated with the proposed rezoning to create geologic hazards, including unstable geologic conditions, or contribute substantially to erosion. All cumulative development within the Project Area and adjacent cities would be subject to the CBC, which contains requirements for development in areas subject to Seismic Design Categories E and F. Additionally, cumulative projects would be subject to the Alquist-Priolo Earthquake Fault Zone Act, which restricts development on active fault traces. Due to the site-specific nature of geological conditions (i.e., soils, geological features, seismic features, etc.), geology and soils impacts are typically assessed on a project-by-project basis, rather than on a cumulative basis. Nonetheless, cumulative growth through Proposed Project buildout would expose a greater number of people to seismic hazards. Future cumulative development under the Proposed Project and the surrounding area would be subject to the same local, state, and federal regulations pertaining to geology and soils, including the CBC and Los Angeles County Building Code requirements (or city building code requirements, as appropriate). Therefore, cumulative development in the region would not result in a significant cumulative impact. The Proposed Project, in combination with other cumulative projects, would not contribute to a potentially significant cumulative impact. Cumulative impacts would be **less than significant.**

4.7.7 Mitigation Measures

No mitigation measures are required.

4.7.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts relating to hazards and hazardous materials have been identified.

4.7.9 References

County of Los Angeles. 2015. *Los Angeles County General Plan*. State Clearinghouse No. 2011081042. Adopted October 6, 2015. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.

County of Los Angeles. n.d. County of Los Angeles Municipal Code: Title 26 Building Code – Chapter 1 Administration, Section 113 – Earthquake Faults. Accessed April 26, 2021. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT26BUCO_CH1AD_S113EAFA.

Department of Regional Planning. 2014. Figure C.1 Hazard, Environmental and Resources Constraints Map. Updated November 2014. Accessed April 27, 2021. https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_C-1_Hazard_Environmental_Constraints.pdf

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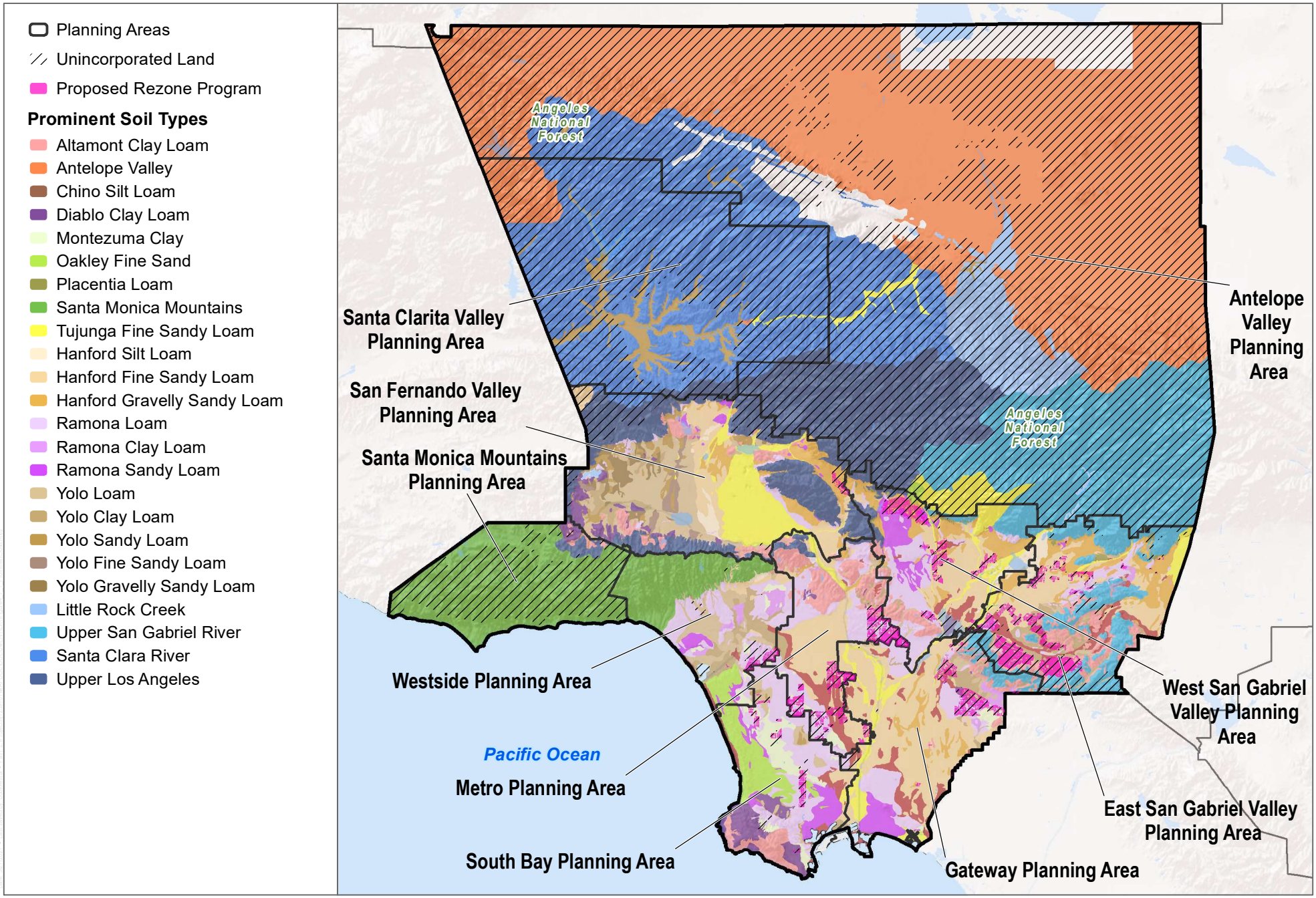

SOURCE: ESRI 2021; LA County 2021

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0 31,000 62,000 Feet

FIGURE 4.7-1

Prominent Soil Types in the Project Area

Los Angeles County Housing Element Update

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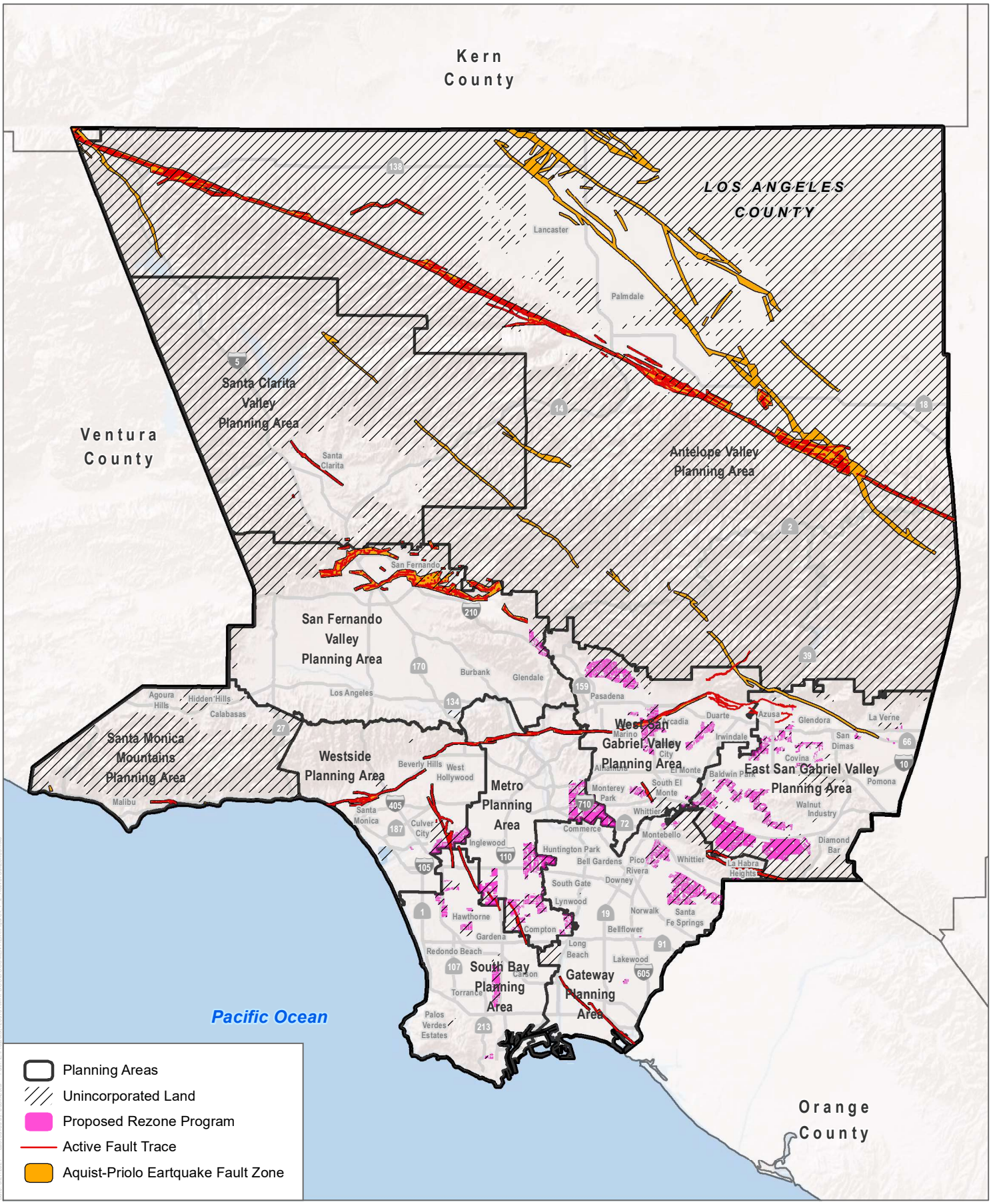

SOURCE: ESRI 2021; LA County 2021

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0 5 10 Miles

FIGURE 4.7-2

Active Fault Zones

Los Angeles County Housing Element Update

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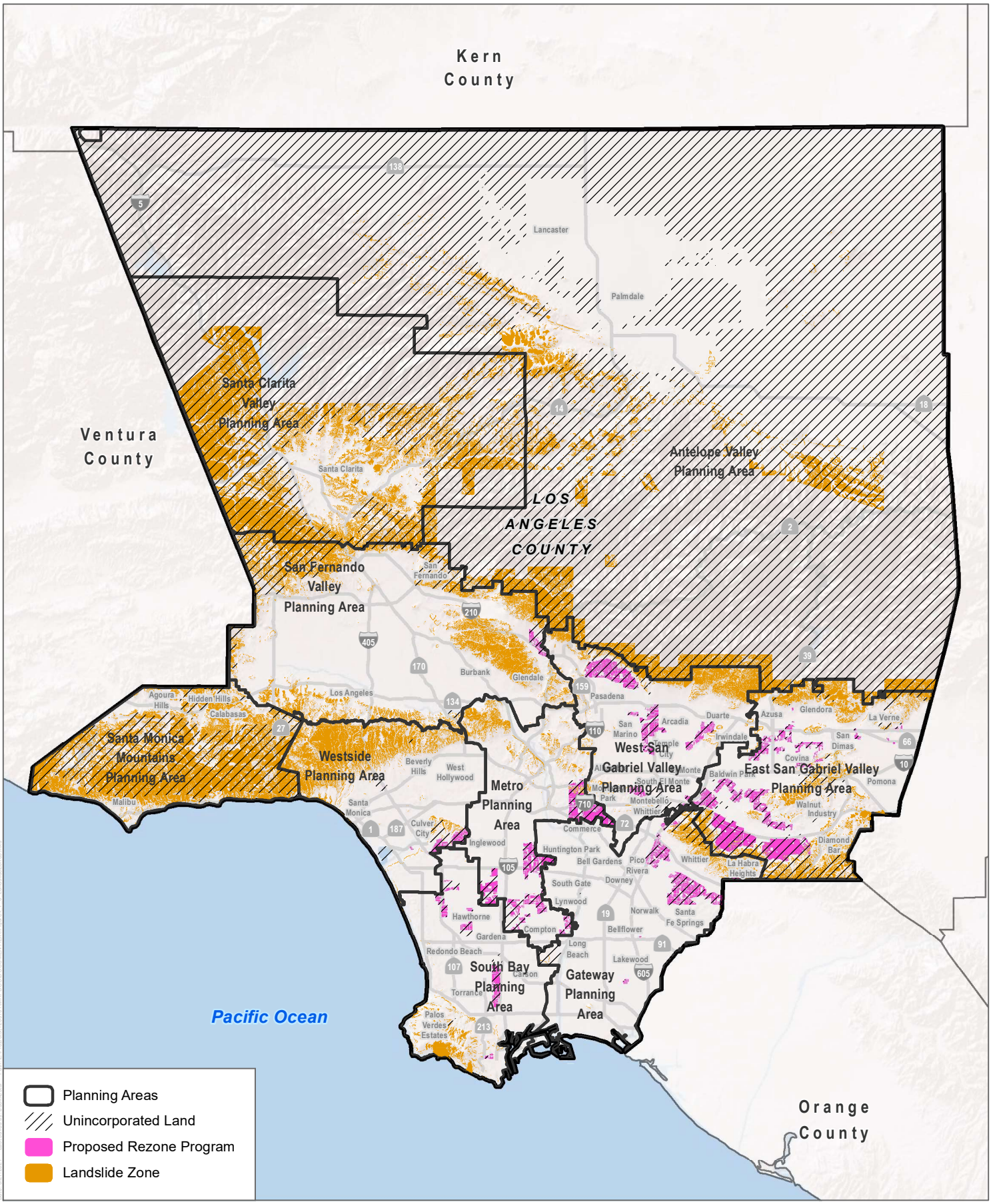

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.7-3

Landslide Zones

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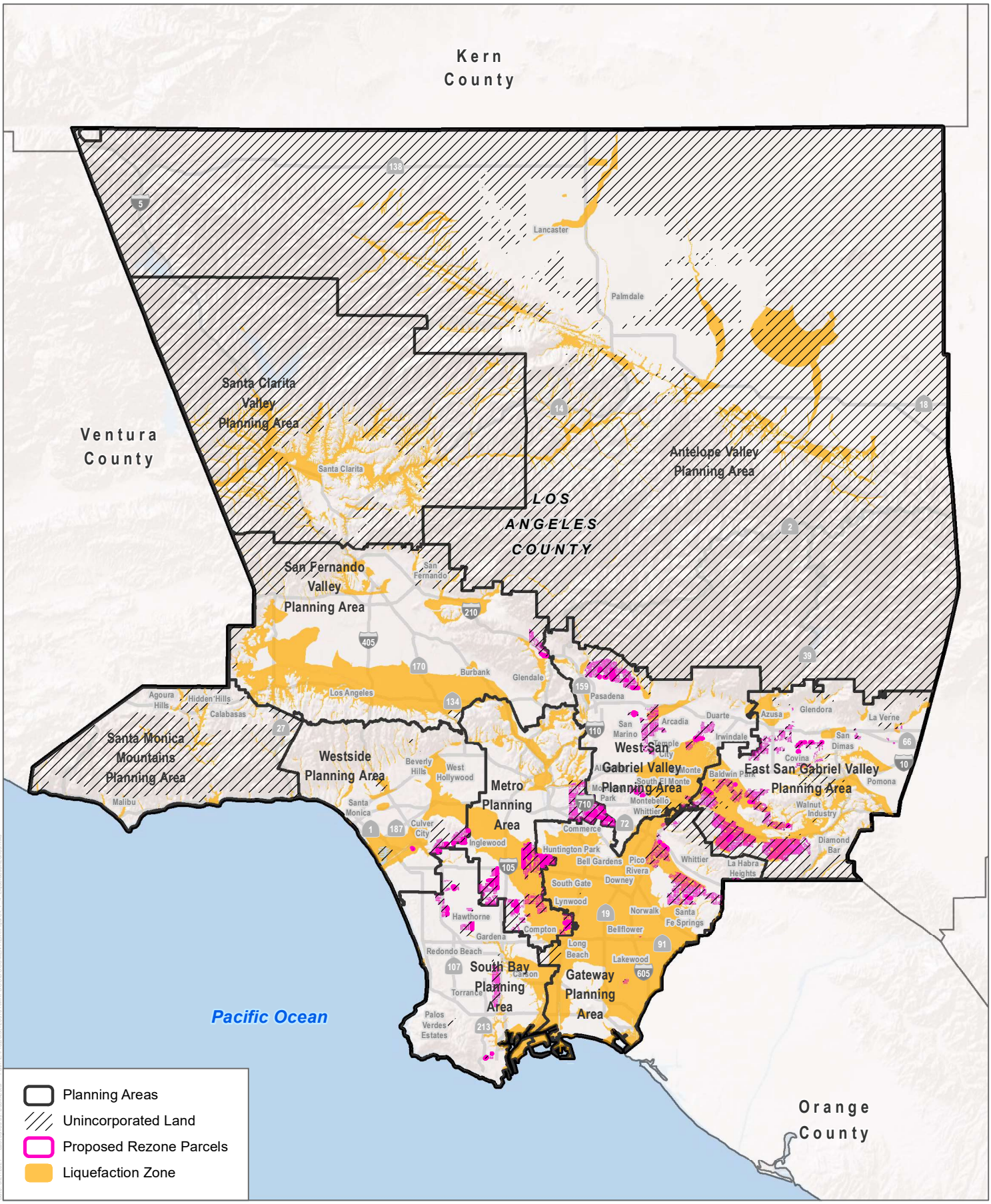

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.7-4

Liquefaction Zones

Los Angeles County Housing Element Update

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4.8 Greenhouse Gas Emissions

This section evaluates whether the Proposed Los Angeles County Housing Element Update (Proposed Project) would contribute to greenhouse gas (GHG) emissions that would constitute a cumulatively considerable contribution to global climate change. This section describes the existing conditions related to GHG emissions and climate change, identifies associated regulatory requirements, evaluates potential GHG emissions impacts, and identifies mitigation measures. Because no single project is large enough to result in a measurable increase in global concentrations of GHG emissions, climate change impacts of a project are considered on a cumulative basis. GHG emissions modeling, which supports the analysis provided herein, is included in Appendix B of this Draft Program Environmental Impact Report (PEIR).

4.8.1 Environmental Setting

This section discusses the existing environmental setting relative to greenhouse gas emissions. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

Climate Change Overview

Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind patterns, lasting for an extended period (decades or longer). The Earth's temperature depends on the balance between energy entering and leaving the planet's system. Many factors, both natural and human, can cause changes in Earth's energy balance, including variations in the sun's energy reaching Earth, changes in the reflectivity of Earth's atmosphere and surface, and changes in the greenhouse effect, which affects the amount of heat retained by Earth's atmosphere (EPA 2017).

The greenhouse effect is the trapping and build-up of heat in the atmosphere (troposphere) near the Earth's surface. The greenhouse effect traps heat in the troposphere through a threefold process: short-wave radiation emitted by the sun is absorbed by the Earth, the Earth emits a portion of this energy in the form of long-wave radiation, and GHGs in the upper atmosphere absorb this long-wave radiation and emit it into space and toward the Earth. The greenhouse effect is a natural process that contributes to regulating the Earth's temperature and creates a pleasant, livable environment on Earth. Human activities that emit additional GHGs to the atmosphere increase the amount of infrared radiation that gets absorbed before escaping into space, thus enhancing the greenhouse effect and causing the Earth's surface temperature to rise.

The scientific record of Earth's climate shows that the climate system varies naturally over a wide range of time scales, and that, in general, climate changes prior to the Industrial Revolution in the 1700s can be explained by natural causes, such as changes in solar energy, volcanic eruptions, and natural changes in GHG concentrations. Recent climate changes, in particular the warming observed over the past century, however, cannot be explained by natural causes alone. Rather, it is extremely likely that human activities have been the dominant cause of warming since the mid-twentieth century and are the most significant driver of observed climate change (EPA 2017; IPCC 2013). Human influence on the climate system is evident from the increasing GHG concentrations in the

atmosphere, positive radiative forcing, observed warming, and improved understanding of the climate system (IPCC 2013). The atmospheric concentrations of GHGs have increased to levels unprecedented in the last 800,000 years, primarily from fossil fuel emissions, and secondarily from emissions associated with land use changes (IPCC 2013). Continued emissions of GHGs will cause further warming and changes in all components of the climate system.

Greenhouse Gases

A GHG is any gas that absorbs infrared radiation in the atmosphere; in other words, GHGs trap heat in the atmosphere. As defined in California Health and Safety Code Section 38505(g), for purposes of administering many of the state's primary GHG emissions reduction programs, GHGs include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3) (see also 14 CCR 15364.5).[1] Some GHGs, such as CO_2, CH_4, and N_2O, are emitted into the atmosphere through natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Manufactured GHGs have a much greater heat-absorption potential than CO_2 and include fluorinated gases, such as HFCs, PFCs, and SF_6, which are associated with certain industrial products and processes. The following paragraphs provide a summary of the most common GHGs and their sources.[2]

Carbon Dioxide. CO_2 is a naturally occurring gas and a by-product of human activities; it is the principal anthropogenic GHG that affects the Earth's radiative balance. Natural sources of CO_2 include respiration of bacteria, plants, animals, and fungi; evaporation from oceans; volcanic out-gassing; and decomposition of dead organic matter. Human activities that generate CO_2 are the combustion of fuels such as coal, oil, natural gas, and wood, and changes in land use.

Methane. CH_4 is produced through both natural and human activities. CH_4 is a flammable gas and is the main component of natural gas. Methane is produced through anaerobic (without oxygen) decomposition of waste in landfills, flooded rice fields, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion.

Nitrous Oxide. N_2O is produced through natural and human activities, mainly through agricultural activities and natural biological processes, although fuel burning and other processes also create N_2O. Sources of N_2O include soil cultivation practices (microbial processes in soil and water), especially the use of commercial and organic fertilizers, manure management, industrial processes (such as in nitric acid production, nylon production, and fossil-fuel-fired power plants), vehicle emissions, and using N_2O as a propellant (such as in rockets, racecars, and aerosol sprays).

Fluorinated Gases. Fluorinated gases (also referred to as F-gases) are synthetic powerful GHGs emitted from many industrial processes. Fluorinated gases are commonly used as substitutes for stratospheric O_3-depleting substances (e.g., CFCs, HCFCs, and halons). The most prevalent fluorinated gases include the following:

- **Hydrofluorocarbons:** HFCs are compounds containing only hydrogen, fluorine, and carbon atoms. HFCs are synthetic chemicals used as alternatives to O_3-depleting substances in serving many industrial, commercial, and personal needs. HFCs are emitted as by-products of industrial processes and are used in manufacturing.
- **Perfluorocarbons:** PFCs are a group of human-made chemicals composed of carbon and fluorine only. These chemicals were introduced as alternatives, with HFCs, to the O_3- depleting substances. The two main

[1] Climate-forcing substances include GHGs and other substances, such as black carbon and aerosols. This discussion focuses on the seven GHGs identified in California Health and Safety Code Section 38505.

[2] The descriptions of GHGs are summarized from the IPCC Fourth Assessment Report (2007), CARB's "Glossary of Terms Used in GHG Inventories" (2018), and EPA's "Climate Change" (2017).

sources of PFCs are aluminum production and semiconductor manufacturing. Since PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere, these chemicals have long lifetimes, ranging between 10,000 and 50,000 years.

- **Sulfur Hexafluoride:** SF_6 is a colorless gas soluble in alcohol and ether and slightly soluble in water. SF_6 is used for insulation in electric power transmission and distribution equipment, semiconductor manufacturing, the magnesium industry, and as a tracer gas for leak detection.
- **Nitrogen Trifluoride:** NF_3 is used in the manufacture of a variety of electronics, including semiconductors and flat panel displays.
- **Chlorofluorocarbons (CFCs).** CFCs are synthetic chemicals that have been used as cleaning solvents, refrigerants, and aerosol propellants. CFCs are chemically unreactive in the lower atmosphere (troposphere), and the production of CFCs was prohibited in 1987 due to the chemical destruction of stratospheric O_3.
- **Hydrochlorofluorocarbons (HCFCs)**. HCFCs are a large group of compounds, whose structure is very close to that of CFCs—containing hydrogen, fluorine, chlorine, and carbon atoms—but including one or more hydrogen atoms. Like HFCs, HCFCs are used in refrigerants and propellants. HCFCs were also used in place of CFCs for some applications; however, their use in general is being phased out.
- **Black Carbon.** Black carbon is a component of $PM_{2.5}$, which has been identified as a leading environmental risk factor for premature death. It is produced from the incomplete combustion of fossil fuels and biomass burning, particularly from older diesel engines and forest fires. Black carbon warms the atmosphere by absorbing solar radiation, influencing cloud formation, and darkening the surface of snow and ice, which accelerates heat absorption and melting. Black carbon is a short-lived substance that varies spatially, which makes it difficult to quantify its global warming potential (GWP). Diesel exhaust emissions are a major source of black carbon and are toxic air contaminants that have been regulated and controlled in California for several decades to protect public health. In relation to declining diesel particulate matter as a result of the California Air Resources Board's (CARB's) regulations pertaining to diesel engines, diesel fuels, and burning activities, CARB estimates that annual black carbon emissions in California have been reduced by 70% between 1990 and 2010, with 95% control expected by 2020 (CARB 2014).
- **Water Vapor.** The primary source of water vapor is evaporation from the ocean, with additional vapor generated by sublimation (change from solid to gas) from ice and snow, evaporation from other water bodies, and transpiration from plant leaves. Water vapor is the most important, abundant, and variable GHG in the atmosphere, and maintains a climate necessary for life.
- **Ozone.** Tropospheric O_3, which is created by photochemical reactions involving gases from both natural sources and human activities acts as a GHG. Stratospheric O_3, which is created by the interaction between solar ultraviolet radiation and molecular oxygen, plays a decisive role in the stratospheric radiative balance. Depletion of stratospheric O_3 due to chemical reactions that may be enhanced by climate change results in an increased ground-level flux of ultraviolet-B radiation.
- **Aerosols.** Aerosols are suspensions of particulate matter in a gas emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat, and can cool the atmosphere by reflecting light.

Global Warming Potential

Gases in the atmosphere can contribute to climate change both directly and indirectly. Direct effects occur when the gas itself absorbs radiation. Indirect radiative forcing occurs when chemical transformations of the substance produce other GHGs, when a gas influences the atmospheric lifetimes of other gases, and/or when a gas affects

atmospheric processes that alter the radiative balance of the Earth (e.g., affect cloud formation or albedo) (EPA 2017). The Intergovernmental Panel on Climate Change developed the GWP concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP of a GHG is defined as the ratio of the time-integrated radiative forcing from the instantaneous release of 1 kilogram of a trace substance relative to that of 1 kilogram of a reference gas (IPCC 2014). The reference gas used is CO_2; therefore, GWP-weighted emissions are measured in metric tons (MT) of CO_2 equivalent (CO_2e).

The current version of the California Emissions Estimator Model (CalEEMod) (Version 2016.3.2) assumes that the GWP for CH_4 is 25 (so emissions of 1 MT of CH_4 are equivalent to emissions of 25 MT of CO_2), and the GWP for N_2O is 298, based on the Intergovernmental Panel on Climate Change's Fourth Assessment Report (IPCC 2007). The GWP values identified in CalEEMod were applied to the project.

Sources of Greenhouse Gas Emissions

Global Inventory

Anthropogenic GHG emissions worldwide in 2018 (the most recent year for which data is available) totaled approximately 51,800 million metric tons (MMT) of CO_2e, excluding land use change and forestry (PBL 2019). Six countries—China, the United States, the Russian Federation, India, Japan, and Brazil—and the European community accounted for approximately 65% of the total global emissions, or approximately 33,700 MMT CO_2e (PBL 2019).

National and State Inventories

Per the EPA's Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990–2018, total U.S. GHG emissions were approximately 6,676.6 MMT CO_2e in 2018 (EPA 2020). The primary GHG emitted by human activities in the United States was CO_2, which represented approximately 81.3% of total GHG emissions (5,428.1 MMT CO_2e). The largest source of CO_2, and of overall GHG emissions, was fossil-fuel combustion, which accounted for approximately 92.8% of CO_2 emissions in 2018 (5,031.8 MMT CO_2e). Relative to 1990, gross United States GHG emissions in 2018 are higher by 3.7%, down from a high of 15.2% above 1990 levels in 2007. GHG emissions decreased from 2017 to 2018 by 2.9% (188.4 MMT CO_2e) and overall, net emissions in 2018 were 10.2% below 2005 levels (EPA 2020).

According to California's 2000–2018 GHG emissions inventory (2020 edition), California emitted 425 MMT CO_2e in 2018, including emissions resulting from out-of-state electrical generation (CARB 2020a). The sources of GHG emissions in California include transportation, industry, electric power production from both in-state and out-of-state sources, residential and commercial activities, agriculture, high GWP substances, and recycling and waste. The California GHG emission source categories and their relative contributions in 2018 are presented in Table 4.8-1.

Table 4.8-1. Greenhouse Gas Emissions Sources in California

Source Category	Annual GHG Emissions (MMT CO_2e)	Percent of Total[a]
Transportation	169.50	40%
Industrial	89.18	21%
Electric power[b]	63.11	15%
Agriculture	32.57	8%
Residential	25.74	6%

Table 4.8-1. Greenhouse Gas Emissions Sources in California

Source Category	Annual GHG Emissions (MMT CO_2e)	Percent of Total[a]
Commercial	13.46	4%
High global-warming potential substances	20.46	5%
Recycling and waste	9.09	2%
Total	425.28	100%

Source: CARB 2020a.
Notes: GHG = greenhouse gas; MMT CO_2e = million metric tons of carbon dioxide equivalent; GWP = global warming potential. Emissions reflect 2017 California GHG inventory.
[a] Percentage of total has been rounded and total may not sum due to rounding.
[b] Includes emissions associated with imported electricity, which account for 24.57 MMT CO_2e annually.

Between 2000 and 2018, per-capita GHG emissions in California have dropped from a peak of 14.0 MT per person in 2001 to 10.7 MT per person in 2018, representing a 24% decrease (CARB 2020b). In 2016, statewide GHG emissions dropped below the 2020 GHG Limit of 431 MMT CO_2e and have remained below the Limit since that time (CARB 2020b).

Local Inventory

Table 4.8-2 identifies the existing GHG emissions inventory of the unincorporated areas for 2010 as evaluated in the County's Community Climate Action Plan (CCAP). The inventory is based on existing land uses in the unincorporated areas. GHG emissions generated within the unincorporated areas were estimated using EMFAC2011 for on- road transportation emissions and data compiled for the CCAP 2020 for all other sectors.

Table 4.8-2. Existing Unincorporated Areas GHG Emissions Inventory (2010)

Sector	Annual GHG Emissions (MT CO_2e)	Percent of Total
Building Energy	3,906,213	53%
Transportation	2,751,579	37%
Waste Generation	535,148	7%
Water and Wastewater	126,074	2%
Agriculture	30,290	<1%
Stationary Sources	1,283	<1%
Total	7,350,587	100%
Service Population	1,319,075	—
MT CO_2e/Service Population	5.6 MT CO_2e/Service Population	—

Source: Los Angeles County 2015.

Potential Effects of Climate Change

Globally, climate change has the potential to affect numerous environmental resources through uncertain impacts related to future air temperatures and precipitation patterns. The 2014 Intergovernmental Panel on Climate Change Synthesis Report indicated that warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. Signs that global climate change has occurred include warming of the atmosphere and ocean, diminished amounts of snow and ice, rising sea levels, and ocean acidification (IPCC 2014).

In California, climate change impacts have the potential to affect sea-level rise, agriculture, snowpack and water supply, forestry, wildfire risk, public health, frequency of severe weather events, and electricity demand and supply. The primary effect of global climate change has been a rise in average global tropospheric temperature. Reflecting the long-term warming trend since pre-industrial times, observed global mean surface temperature for the decade 2006–2015 was 0.87°C (likely between 0.75°C and 0.99°C) higher than the average over the 1850–1900 period (IPCC 2018). Scientific modeling predicts that continued emissions of GHGs at or above current rates would induce more extreme climate changes during the twenty-first century than were observed during the twentieth century. Human activities are estimated to have caused approximately 1.0°C (1.8°F) of global warming above pre-industrial levels, with a likely range of 0.8°C to 1.2°C (1.4°F to 2.2°F) (IPCC 2018). Global warming is likely to reach 1.5°C (2.7°F) between 2030 and 2052 if it continues to increase at the current rate (IPCC 2018).

Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. A scientific consensus confirms that climate change is already affecting California. The Office of Environmental Health Hazard Assessment (OEHHA) identified various indicators of climate change in California, which are scientifically-based measurements that track trends in various aspects of climate change. Many indicators reveal discernible evidence that climate change is occurring in California and is having significant, measurable impacts in the state. Changes in the state's climate have been observed including an increase in annual average air temperature with record warmth from 2012 to 2016, more frequent extreme heat events, more extreme drought, a decline in winter chill, an increase in cooling degree days and a decrease in heating degree days, and an increase in variability of statewide precipitation (OEHHA 2018).

Warming temperatures and changing precipitation patterns have altered California's physical systems – the ocean, lakes, rivers and snowpack – upon which the state depends. Winter snowpack and spring snowmelt runoff from the Sierra Nevada and southern Cascade Mountains provide approximately one-third of the state's annual water supply. Impacts of climate on physical systems have been observed such as high variability of snow-water content (i.e., amount of water stored in snowpack), decrease in snowmelt runoff, glacier change (loss in area), rise in sea levels, increase in average lake water temperature and coastal ocean temperature, and a decrease in dissolved oxygen in coastal waters (OEHHA 2018).

Impacts of climate change on biological systems, including humans, wildlife, and vegetation, have also been observed including climate change impacts on terrestrial, marine, and freshwater ecosystems. As with global observations, species responses include those consistent with warming: elevational or latitudinal shifts in range, changes in the timing of key plant and animal life cycle events, and changes in the abundance of species and in community composition. Humans are better able to adapt to a changing climate than plants and animals in natural ecosystems. Nevertheless, climate change poses a threat to public health as warming temperatures and changes in precipitation can affect vector-borne pathogen transmission and disease patterns in California as well as the variability of heat-related deaths and illnesses. In addition, since 1950, the area burned by wildfires each year has been increasing.

The California Natural Resources Agency (CNRA) has released four California Climate Change Assessments (2006, 2009, 2012, and 2018), which have addressed the following: acceleration of warming across the state, more intense and frequent heat waves, greater riverine flows, accelerating sea level rise, more intense and frequent drought, more severe and frequent wildfires, more severe storms and extreme weather events, shrinking snowpack and less overall precipitation, and ocean acidification, hypoxia, and warming. To address local and regional governments need for information to support action in their communities, the Fourth Assessment (2018) includes

reports for nine regions of the state, including the Los Angeles region, where the Proposed Project is located. Key projected climate changes for the Los Angeles region include the following (CNRA 2018a):

- Continued future warming over the Los Angeles region. Across the region, average maximum temperatures are projected to increase around 4°F to 5°F by the mid-century, and 5°F to 8°F by the late 21st century.
- Extreme temperatures are also expected to increase. The hottest day of the year may be up to 10°F warmer for many locations across the Los Angeles region by the late 21st century under certain model scenarios. The number of extremely hot days is also expected to increase across the region.
- Despite small changes in average precipitation, dry and wet extremes are both expected to increase. By the late 21st century, the wettest day of the year is expected to increase across most of the Los Angeles region, with some locations experiencing 25% to 30% increases under certain model scenarios. Increased frequency and severity of atmospheric river events are also projected to occur for this region.
- Sea levels are projected to continue to rise in the future, but there is a large range based on emissions scenario and uncertainty in feedbacks in the climate system. Roughly 1 foot to 2 feet of sea level rise is projected by the mid-century, and the most extreme projections lead to 8 feet to 10 feet of sea level rise by the end of the century.
- Projections indicate that wildfire may increase over southern California, but there remains uncertainty in quantifying future changes of burned area over the Los Angeles region.

4.8.2 Relevant Plans, Policies, and Ordinances

Federal

The following federal regulations pertaining to GHG emissions would apply to the Project.

Energy Independence and Security Act of 2007. The Energy Independence and Security Act of 2007 (December 2007), among other key measures, would do the following, which would aid in the reduction of national GHG emissions:

- Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard requiring fuel producers to use at least 36 billion gallons of biofuel by 2022.
- Set a target of 35 miles per gallon for the combined fleet of cars and light trucks by model year 2020, and directs the National Highway Traffic Safety Administration (NHTSA) to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for work trucks.
- Prescribe or revise standards affecting regional efficiency for heating and cooling products and procedures for new or amended standards, energy conservation, energy-efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances.

Federal Vehicle Standards. In 2007, in response to the *Massachusetts v. EPA* U.S. Supreme Court ruling, the Bush Administration issued Executive Order (EO) 13432 directing the EPA, the Department of Transportation, and the Department of Energy to establish regulations that reduce GHG emissions from motor vehicles, non-road vehicles, and non-road engines by 2008. In 2009, the NHTSA issued a final rule regulating fuel efficiency and GHG emissions from cars and light-duty trucks for model year 2011; and, in 2010, the EPA and NHTSA issued a final rule regulating cars and light-duty trucks for model years 2012–2016 (75 FR 25324–25728).

In 2010, President Obama issued a memorandum directing the Department of Transportation, Department of Energy, EPA, and NHTSA to establish additional standards regarding fuel efficiency and GHG reduction, clean fuels, and advanced vehicle infrastructure. In response to this directive, the EPA and NHTSA proposed stringent, coordinated federal GHG and fuel economy standards for model years 2017 to 2025 light-duty vehicles. The proposed standards projected to achieve 163 grams per mile of CO_2 by model year 2025 on an average industry fleet-wide basis, which is equivalent to 54.5 miles per gallon if this level were achieved solely through fuel efficiency. The final rule was adopted in 2012 for model years 2017–2021 (77 FR 62624–63200), and NHTSA intends to set standards for model years 2022–2025 in a future rulemaking.

In addition to the regulations applicable to cars and light-duty trucks described above, in 2011, the EPA and NHTSA announced fuel economy and GHG standards for medium- and heavy-duty trucks for model years 2014–2018. The standards for CO_2 emissions and fuel consumption are tailored to three main vehicle categories: combination tractors, heavy-duty pickup trucks and vans, and vocational vehicles. According to the EPA, this regulatory program will reduce GHG emissions and fuel consumption for the affected vehicles by 6% to 23% over the 2010 baselines (76 FR 57106–57513).

In August 2016, the EPA and NHTSA announced the adoption of the phase two program related to the fuel economy and GHG standards for medium- and heavy-duty trucks. The phase two program will apply to vehicles with model years 2018 through 2027 for certain trailers, and model years 2021 through 2027 for semi-trucks, large pickup trucks, vans, and all types of sizes of buses and work trucks. The final standards are expected to lower CO_2 emissions by approximately 1.1 billion MT and reduce oil consumption by up to 2 billion barrels over the lifetime of the vehicles sold under the program (EPA and NHTSA 2016).

In August 2018, EPA and NHTSA proposed to amend certain fuel economy and GHG standards for passenger cars and light trucks, and establish new standards for model years 2021 through 2026. Compared to maintaining the post-2020 standards now in place, the 2018 proposal would increase U.S. fuel consumption by approximately 0.5 million barrels per day (2–3% of total daily consumption, according to the Energy Information Administration), and would impact the global climate by 3/1000th of 1°C by 2100 (EPA and NHTSA 2018). California and other states have stated their intent to challenge federal actions that would delay or eliminate GHG reduction measures, and have committed to cooperating with other countries to implement global climate change initiatives. Thus, the timing and consequences of the 2018 federal proposal are speculative at this time.

On September 27, 2019, the EPA and NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (84 FR 51310), which became effective November 26, 2019. The Part One Rule revokes California's authority to set its own GHG emissions standards and set zero-emission vehicle mandates in California. On March 31, 2020, the EPA and NHTSA issued the Part Two Rule, which went into effect 60 days after being published in the Federal Register. The Part Two Rule sets CO_2 emissions standards and corporate average fuel economy standards for passenger vehicles and light-duty trucks for model years 2021 through 2026. On January 20, 2021, President Joe Biden issued an EO on Protecting Public Health and the Environment and Restoring Science to Tackle the Climate Crisis, which includes review of the Part One Rule by April 2021 and review of the Part Two Rule by July 2021 (The White House 2021).

State

The statewide GHG emissions regulatory framework is summarized below by category: state climate change targets, building energy, renewable energy and energy procurement, mobile sources, solid waste, water, and other state regulations and goals. The following text describes EOs, legislation, regulations, and other plans and policies that would directly or indirectly reduce GHG emissions and/or address climate change issues.

State Climate Change Targets

California has taken a number of actions to address climate change. These include executive orders, legislation, and CARB plans and requirements. These are summarized below.

EO S-3-05. EO S-3-05 (June 2005) established California's GHG emissions reduction targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80% below 1990 levels

EO S-3-05 also directed the California EPA to report biannually on progress made toward meeting the GHG targets and the impacts to California due to global warming, including impacts to water supply, public health, agriculture, the coastline, and forestry. The Climate Action Team was formed, which subsequently issued reports from 2006 to 2010.

Assembly Bill 32. In furtherance of the goals established in EO S-3-05, the Legislature enacted Assembly Bill (AB) 32 (Núñez and Pavley). The bill is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multiyear program to limit California's GHG emissions at 1990 levels by 2020, and initiate the transformations required to achieve the state's long-range climate objectives.

CARB's 2007 Statewide Limit. In 2007, in accordance with California Health and Safety Code Section 38550, CARB approved a statewide limit on GHG emissions by 2020, consistent with the determined 1990 baseline (427 MMT CO_2e).

CARB's Climate Change Scoping Plan. One specific requirement of AB 32 is for CARB to prepare a "scoping plan" for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020 (Health and Safety Code Section 38561[a]), and to update the Scoping Plan at least once every 5 years. In 2008, CARB approved the first Scoping Plan. The Climate Change Scoping Plan: A Framework for Change (Scoping Plan) included a mix of recommended strategies that combined direct regulations, market-based approaches, voluntary measures, policies, and other emission reduction programs calculated to meet the 2020 statewide GHG emission limit and initiate the transformations needed to achieve the state's long-range climate objectives. The key elements of the Scoping Plan include the following (CARB 2008):

1. Expanding and strengthening existing energy efficiency programs as well as building and appliance standards
2. Achieving a statewide renewable energy mix of 33%
3. Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system and caps sources contributing 85% of California's GHG emissions

4. Establishing targets for transportation related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets
5. Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard (LCFS) (17 Cal. Code Regs., Section 95480 et seq.)
6. Creating targeted fees, including a public goods charge on water use, fees on high GWP gases, and a fee to fund the administrative costs of the State of California's long-term commitment to AB 32 implementation

The Scoping Plan also identified local governments as essential partners in achieving California's goals to reduce GHG emissions because they have broad influence and, in some cases, exclusive authority over activities that contribute to significant direct and indirect GHG emissions through their planning and permitting processes, local ordinances, outreach and education efforts, and municipal operations. Specifically, the Scoping Plan encouraged local governments to adopt a reduction goal for municipal operations and for community emissions to reduce GHGs by approximately 15% from then levels (2008) by 2020. Many local governments developed community-scale local GHG reduction plans based on this Scoping Plan recommendation.

In 2014, CARB approved the first update to the Scoping Plan. The First Update to the Climate Change Scoping Plan: Building on the Framework (First Update) defined the state's GHG emission reduction priorities for the next 5 years, and laid the groundwork to start the transition to the post-2020 goals set forth in EO S-3-05 and EO B-16-2012. The First Update concluded that California is on track to meet the 2020 target, but recommended a 2030 mid-term GHG reduction target be established to ensure a continuum of action to reduce emissions. The First Update recommended a mix of technologies in key economic sectors to reduce emissions through 2050, including energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings, and industrial machinery; decarbonizing electricity and fuel supplies; and the rapid market penetration of efficient and clean energy technologies. As part of the First Update, CARB recalculated the state's 1990 emissions level using more recent GWPs identified by the Intergovernmental Panel on Climate Change, from 427 MMT CO_2e to 431 MMT CO_2e.

In 2015, as directed by EO B-30-15, CARB began working on an update to the Scoping Plan to incorporate the 2030 target of 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050, as set forth in EO S-3-05. Governor Jerry Brown called on California to pursue a new and ambitious set of strategies, in line with the five climate change pillars from his inaugural address, to reduce GHG emissions and prepare for the unavoidable impacts of climate change. In summer 2016, the Legislature affirmed the importance of addressing climate change through passage of Senate Bill (SB) 32 (Pavley, Chapter 249, Statutes of 2016).

In December 2017, CARB adopted California's 2017 Climate Change Scoping Plan (2017 Scoping Plan) (CARB 2017a). The 2017 Scoping Plan builds on the successful framework established in the initial Scoping Plan and First Update while identifying new, technologically feasible and cost-effective strategies that will serve as the framework to achieve the 2030 GHG target as established by SB 32 and define the state's climate change priorities to 2030 and beyond. The strategies' known commitments include implementing renewable energy and energy efficiency (including the mandates of SB 350), increased stringency of the LCFS, measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutant (SLCP) Plan, and increased stringency of SB 375 targets. To fill the gap in additional reductions needed to achieve the 2030 target, it recommends continuing the Cap-and-Trade Program and a measure to reduce GHGs from refineries by 20%.

For local governments, the 2017 Scoping Plan replaced the initial Scoping Plan's 15% reduction goal with a recommendation to aim for a community-wide goal of no more than 6 MT CO_2e per capita by 2030, and no more than 2 MT CO_2e per capita by 2050, which are consistent with the state's long-term goals. These goals are also consistent with the Under 2 Memorandum of Understanding (Under 2 Coalition 2020) and the Paris Agreement (UNFCCC 2019), which were developed around the scientifically based levels necessary to limit global warming to below an increase of 2°C. The 2017 Scoping Plan recognized the benefits of local government GHG planning (e.g., through Climate Action Plans [CAPs]) and provide more information regarding tools CARB is working on to support those efforts (CARB 2017a). It also recognizes the CEQA streamlining provisions for project-level review where there is a legally adequate CAP.

The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32, SB 32, and the EOs and establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. A project is considered consistent with the statutes and EOs if it meets the general policies in reducing GHG emissions to facilitate the achievement of the state's goals and does not impede attainment of those goals. As discussed in several cases, a given project need not be in perfect conformity with each and every planning policy or goals to be consistent. A project would be consistent if it would further the objectives and not obstruct their attainment.

EO B-18-12. EO B-18-12 (April 2012) directed state agencies, departments, and other entities under the governor's executive authority to take action to reduce entity-wide GHG emissions by at least 10% by 2015 and 20% by 2020, as measured against a 2010 baseline. EO B-18-12 also established goals for existing state buildings for reducing grid-based energy purchases and water use.

CARB's Regulations for the Mandatory Reporting of Greenhouse Gas Emissions. CARB's Regulation for the Mandatory Reporting of Greenhouse Gas Emissions (17 CCR 95100–95157) incorporated by reference certain requirements that EPA promulgated in its Final Rule on Mandatory Reporting of Greenhouse Gases (40 CFR Part 98). Specifically, Section 95100(c) of the Mandatory Reporting Regulation incorporated those requirements that EPA promulgated in the Federal Register on October 30, 2009; July 12, 2010; September 22, 2010; October 28, 2010; November 30, 2010; December 17, 2010; and April 25, 2011. In general, entities subject to the Mandatory Reporting Regulation that emit more than 10,000 MT CO_2e per year are required to report annual GHGs through the California Electronic GHG Reporting Tool. Certain sectors, such as refineries and cement plants, are required to report regardless of emission levels. Entities that emit more than the 25,000 MT CO_2e per year threshold are required to have their GHG emission report verified by a CARB-accredited third party.

SB 605 and SB 1383. SB 605 (2014) requires CARB to complete a comprehensive strategy to reduce emissions of SLCPs in the state, and SB 1383 (2016) requires CARB to approve and implement that strategy by January 1, 2018. SB 1383 also establishes specific targets for the reduction of SLCPs (40% below 2013 levels by 2030 for CH_4 and HFCs, and 50% below 2013 levels by 2030 for anthropogenic black carbon), and provides direction for reductions from dairy and livestock operations and landfills. Accordingly, and as mentioned above, CARB adopted its SLCP Reduction Strategy in March 2017. The SLCP Reduction Strategy establishes a framework for the statewide reduction of emissions of black carbon, CH_4, and fluorinated gases (CARB 2017b).

EO B-30-15. EO B-30-15 (April 2015) identified an interim GHG reduction target in support of targets previously identified under EO S-3-05 and AB 32. EO B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050 as set forth in EO S-3-05. To facilitate achieving this goal, EO B-30-15 called for CARB to update its Climate Change Scoping Plan: A Framework for Change (Scoping

Plan) to express the 2030 target in terms of MMT CO_2e. The EO also called for state agencies to continue to develop and implement GHG emission reduction programs in support of the reduction targets.

Senate Bill (SB) 32 and AB 197. SB 32 and AB 197 (enacted in 2016) are companion bills. SB 32 codified the 2030 emissions reduction goal of EO B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies, consisting of at least three members of the Senate and three members of the Assembly, to provide ongoing oversight over implementation of the state's climate policies. AB 197 also added two members of the Legislature to the Board as nonvoting members; requires CARB to make available and update (at least annually via its website) emissions data for GHGs, criteria air pollutants, and toxic air contaminants from reporting facilities; and requires CARB to identify specific information for GHG emissions reduction measures when updating the Scoping Plan.

EO B-55-18. EO B-55-18 (September 2018) establishes a statewide policy for California to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net-negative emissions thereafter. The goal is an addition to the existing statewide targets of reducing the state's GHG emissions. CARB will work with relevant state agencies to ensure that future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal.

Building Energy

Title 24, Part 6. Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California's building standards. While not initially promulgated to reduce GHG emissions, Part 6 of Title 24 specifically established Building Energy Efficiency Standards that are designed to ensure new and existing buildings in California achieve energy efficiency and preserve outdoor and indoor environmental quality. These energy efficiency standards are reviewed every few years by the Building Standards Commission and the California Energy Commission (CEC) (and revised if necessary) (California Public Resources Code [PRC] Section 25402[b][1]). The regulations receive input from members of industry, as well as the public, with the goal of "reducing of wasteful, uneconomic, inefficient, or unnecessary consumption of energy" (PRC Section 25402). These regulations are carefully scrutinized and analyzed for technological and economic feasibility (PRC Section 25402[d]) and cost effectiveness (PRC Sections 25402[b][2] and [b][3]). As a result, these standards save energy, increase electricity supply reliability, increase indoor comfort, avoid the need to construct new power plants, and help preserve the environment.

The 2019 Title 24 standards are the currently applicable building energy efficiency standards, and became effective on January 1, 2020. The 2019 Title 24 Building Energy Efficiency Standards will further reduce energy used and associated GHG emissions compared to current standards. In general, single-family residences built to the 2019 standards are anticipated to use approximately 7% less energy due to energy efficiency measures than those built to the 2016 standards; once rooftop solar electricity generation is factored in, single-family residences built under the 2019 standards will use approximately 53% less energy than those under the 2016 standards (CEC 2018). Non-residential buildings built to the 2019 standards are anticipated to use an estimated 30% less energy than those built to the 2016 standards (CEC 2018).

Title 24, Part 11. In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CALGreen, and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The 2019 CALGreen standards are the current applicable standards. For non-residential projects, some of the key mandatory CALGreen

2019 standards involve requirements related to bicycle parking, designated parking for clean air vehicles, electric vehicle (EV) charging stations, shade trees, water conserving plumbing fixtures and fittings, outdoor potable water use in landscaped areas, recycled water supply systems, construction waste management, excavated soil and land clearing debris, and commissioning (24 CCR Part 11).

Title 20. Title 20 of the California Code of Regulations requires manufacturers of appliances to meet state and federal standards for energy and water efficiency. The CEC certifies an appliance based on a manufacturer's demonstration that the appliance meets the standards.

SB 1. SB 1 (Murray) (August 2006) established a $3 billion rebate program to support the goal of the state to install rooftop solar energy systems with a generation capacity of 3,000 megawatts through 2016. SB 1 added sections to the California Public Resources Code, including Chapter 8.8 (California Solar Initiative), that require building projects applying for ratepayer-funded incentives for photovoltaic systems to meet minimum energy efficiency levels and performance requirements. Section 25780 established that it is a goal of the state to establish a self-sufficient solar industry. The goals included establishing solar energy systems as a viable mainstream option for homes and businesses within 10 years of adoption, and placing solar energy systems on 50% of new homes within 13 years of adoption. SB 1, also termed "Go Solar California," was previously titled "Million Solar Roofs."

AB 1470 (Solar Water Heating). AB 1470 established the Solar Water Heating and Efficiency Act of 2007. The bill makes findings and declarations of the Legislature relating to the promotion of solar water heating systems and other technologies that reduce natural gas demand. The bill defines several terms for purposes of the act. AB 1470 required the CEC to evaluate the data available from a specified pilot program, and, if it made a specified determination, to design and implement a program of incentives for the installation of 200,000 solar water heating systems in homes and businesses throughout the state by 2017.

AB 1109. Enacted in 2007, AB 1109 required the CEC to adopt minimum energy efficiency standards for general-purpose lighting to reduce electricity consumption by 50% for indoor residential lighting and by 25% for indoor commercial lighting.

Renewable Energy and Energy Procurement

SB 1078. SB 1078 (Sher) (September 2002) established the Renewables Portfolio Standard (RPS) program, which required an annual increase in renewable generation by the utilities equivalent to at least 1% of sales, with an aggregate goal of 20% by 2017. This goal was subsequently accelerated, requiring utilities to obtain 20% of their power from renewable sources by 2010 (see SB 107, EO S-14-08, and S-21-09).

SB 1368. SB 1368 (September 2006), required CEC to develop and adopt regulations for GHG emission performance standards for the long-term procurement of electricity by local publicly owned utilities. These standards must be consistent with the standards adopted by the California Public Utilities Commission (CPUC).

EO S-14-08. EO S-14-08 (November 2008) focused on the contribution of renewable energy sources to meet the electrical needs of California while reducing the GHG emissions from the electrical sector. This EO required that all retail suppliers of electricity in California serve 33% of their load with renewable energy by 2020. Furthermore, the EO directed state agencies to take appropriate actions to facilitate reaching this target. The CNRA, through collaboration with the CEC and the California Department of Fish and Game (now the California Department of Fish and Wildlife), was directed to lead this effort.

EO S-21-09 and SB X1-2. EO S-21-09 (September 2009) directed CARB to adopt a regulation consistent with the goal of EO S-14-08 by July 31, 2010. CARB was further directed to work with CPUC and CEC to ensure that the regulation builds upon the RPS program and was applicable to investor-owned utilities, publicly owned utilities, direct access providers, and community choice providers. Under this order, CARB was to give the highest priority to those renewable resources that provide the greatest environmental benefits with the least environmental costs and impacts on public health and can be developed the most quickly in support of reliable, efficient, cost-effective electricity system operations. On September 23, 2010, CARB initially approved regulations to implement a Renewable Electricity Standard. However, this regulation was not finalized because of subsequent legislation (SB X1-2, Simitian, statutes of 2011) signed by Governor Brown in April 2011.

SB X1-2 expanded the RPS by establishing a renewable energy target of 20% of the total electricity sold to retail customers in California per year by December 31, 2013, and 33% by December 31, 2020, and in subsequent years. Under SB X1-2, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation (30 megawatts or less), digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and that meets other specified requirements with respect to its location.

SB X1-2 applies to all electricity retailers in the state, including publicly owned utilities, investor-owned utilities, electricity service providers, and community choice aggregators. All these entities must meet the renewable energy goals listed above.

SB 350. SB 350 (October 2015) further expanded the RPS by establishing a goal of 50% of the total electricity sold to retail customers in California per year by December 31, 2030. In addition, SB 350 included the goal to double the energy efficiency savings in electricity and natural gas final end uses (such as heating, cooling, lighting, or class of energy uses on which an energy-efficiency program is focused) of retail customers through energy conservation and efficiency. The bill also requires CPUC, in consultation with CEC, to establish efficiency targets for electrical and gas corporations consistent with this goal.

SB 100. SB 100 (2018) increased the standards set forth in SB 350 establishing that 44% of the total electricity sold to retail customers in California per year by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030, be secured from qualifying renewable energy sources. SB 100 states that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California. SB 100 requires that the achievement of 100% zero-carbon electricity resources do not increase the carbon emissions elsewhere in the western grid, and that the achievement not be achieved through resource shuffling.

Mobile Sources

AB 1493. AB 1493 (Pavley) (July 2002) was enacted in response to the transportation sector accounting for more than half of California's CO_2 emissions. AB 1493 required CARB to set GHG emission standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles that are primarily used for noncommercial personal transportation in the state. The bill required that CARB set GHG emission standards for motor vehicles manufactured in 2009 and all subsequent model years. CARB adopted the standards in September 2004. When fully phased in, the near-term (2009–2012) standards would result in a reduction of approximately 22% of GHG emissions compared to the emissions from the 2002 fleet, and the mid-term (2013–2016) standards would result in a reduction of approximately 30%. However, as described in Section 3.2.1, Federal Regulations, EPA's Safer Affordable Fuel-Efficient Vehicles Rule Part One, adopted in November 2019, revokes California's authority to set its own GHG emissions standards.

Heavy-Duty Diesel. CARB adopted the final Heavy Duty Truck and Bus Regulation, Title 13, Division 3, Chapter 1, Section 2025, on December 31, 2014, to reduce diesel particulate matter (black carbon) and NO_x emissions from heavy-duty diesel vehicles. The rule requires diesel particulate matter filters be applied to newer heavier trucks and buses by January 1, 2012, with older vehicles required to comply by January 1, 2015. The rule will require nearly all diesel trucks and buses to be compliant with the 2010 model year engine requirement by January 1, 2023. CARB also adopted an Airborne Toxic Control Measure to limit idling of diesel-fueled commercial vehicles on December 12, 2013. This rule requires diesel-fueled vehicles with gross vehicle weights greater than 10,000 pounds to idle no more than 5 minutes at any location (13 CCR 2485).

EO S-1-07. EO S-1-07 (January 2007, implementing regulation adopted in April 2009) sets a declining LCFS for GHG emissions measured in CO_2e grams per unit of fuel energy sold in California. The initial target of the LCFS was to reduce the carbon intensity of California passenger vehicle fuels by at least 10% by 2020 (17 CCR 95480 et seq.). In September 2018, CARB approved amendments for the LCFS that require a 20% reduction in carbon intensity by year 2030. Carbon intensity measures the amount of GHG emissions in the lifecycle of a fuel, including extraction/feedstock production, processing, transportation, and final consumption, per unit of energy delivered.

SB 375. SB 375 (Steinberg) (September 2008) addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. SB 375 requires CARB to adopt regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035, and to update those targets every 8 years. SB 375 requires the state's 18 regional metropolitan planning organizations to prepare a sustainable communities strategy (SCS) as part of their Regional Transportation Plan (RTP) that will achieve the GHG reduction targets set by CARB. If a metropolitan planning organization is unable to devise a SCS to achieve the GHG reduction target, the metropolitan planning organization must prepare an alternative planning strategy demonstrating how the GHG reduction target would be achieved through alternative development patterns, infrastructure, or additional transportation measures or policies.

Advanced Clean Cars Program and Zero-Emissions Vehicle Program. The Advanced Clean Cars program (January 2012) is an emissions-control program for model years 2015 through 2025. The program combines the control of smog- and soot-causing pollutants and GHG emissions into a single coordinated package. The package includes elements to reduce smog-forming pollution, reduce GHG emissions, promote clean cars, and provide the fuels for clean cars (CARB 2012). To improve air quality, CARB has implemented new emission standards to reduce smog-forming emissions beginning with 2015 model year vehicles. It is estimated that by 2025, cars will emit 75% less smog-forming pollution than the average new car sold in 2015. To reduce GHG emissions, CARB, in conjunction with EPA and NHTSA, adopted new GHG standards for model year 2017 to 2025 vehicles; the new standards are estimated to reduce GHG emissions by 34% by 2025. The zero-emissions vehicle program will act as the focused technology of the Advanced Clean Cars program by requiring manufacturers to produce increasing numbers of zero-emissions vehicles and plug-in hybrid EVs in the 2018 to 2025 model years.

EO B-16-12. EO B-16-12 (March 2012) required that state entities under the governor's direction and control support and facilitate the rapid commercialization of zero-emissions vehicles. It ordered CARB, CEC, CPUC, and other relevant agencies to work with the Plug-In Electric Vehicle Collaborative and the California Fuel Cell Partnership to establish benchmarks to help achieve goals by 2015, 2020, and 2025. On a statewide basis, EO B-16-12 established a target reduction of GHG emissions from the transportation sector equaling 80% less than 1990 levels by 2050. This directive did not apply to vehicles that have special performance requirements necessary for the protection of the public safety and welfare.

AB 1236. AB 1236 (October 2015) (Chiu) required a city, county, or city and county to approve an application for the installation of electric-vehicle charging stations, as defined, through the issuance of specified permits unless the city or county makes specified written findings based on substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The bill provided for appeal of that decision to the planning commission, as specified. The bill provided that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern. AB 1236 required electric vehicle charging stations to meet specified standards. The bill required a city, county, or city and county with a population of less than 200,000 residents to adopt this ordinance by September 30, 2017.

Water

EO B-29-15. In response to the ongoing drought in California, EO B-29-15 (April 2015) set a goal of achieving a statewide reduction in potable urban water usage of 25% relative to water use in 2013. The term of the EO extended through February 28, 2016, although many of the directives have become permanent water-efficiency standards and requirements. The EO includes specific directives that set strict limits on water usage in the state. In response to EO B-29-15, the California Department of Water Resources has modified and adopted a revised version of the Model Water Efficient Landscape Ordinance that, among other changes, significantly increases the requirements for landscape water use efficiency, and broadens its applicability to include new development projects with smaller landscape areas.

EO B-37-16. Issued May 2016, EO B-37-16 directed the State Water Resources Control Board (SWRCB) to adjust emergency water conservation regulations through the end of January 2017 to reflect differing water supply conditions across the state. The SWRCB also developed a proposal to achieve a mandatory reduction of potable urban water usage that builds off the mandatory 25% reduction called for in EO B-29-15. The SWRCB and Department of Water Resources will develop new, permanent water use targets that build upon the existing state law requirements that the state achieve 20% reduction in urban water usage by 2020. EO B-37-16 also specifies that the SWRCB permanently prohibit water-wasting practices such as hosing off sidewalks, driveways, and other hardscapes; washing automobiles with hoses not equipped with a shut-off nozzle; using non-recirculated water in a fountain or other decorative water feature; watering lawns in a manner that causes runoff, or within 48 hours after measurable precipitation; and irrigating ornamental turf on public street medians.

EO B-40-17. EO B-40-17 (April 2017) lifted the drought emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne. It also rescinded EO B-29-15, but expressly states that EO B-37-16 remains in effect and directs the SWRCB to continue development of permanent prohibitions on wasteful water use.

Solid Waste

AB 939, AB 341, and AB 1826. In 1989, AB 939, known as the Integrated Waste Management Act (California Public Resources Code, Sections 40000 et seq.), was passed because of the increase in waste stream and the decrease in landfill capacity. AB 939 mandated a reduction of waste being disposed where jurisdictions were required to meet diversion goals of all solid waste through source reduction, recycling, and composting activities of 25% by 1995 and 50% by the year 2000. AB 341 (Chapter 476, Statutes of 2011) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that not less than 75% of solid waste generated be source-reduced, recycled, or composted by the year 2020, and annually thereafter. AB 1826 (Chapter 727, Statutes of 2014, effective 2016) requires businesses to recycle their organic waste (i.e., food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste) depending on the amount of waste they generate per week.

Other State Actions

SB 97. SB 97 (Dutton) (August 2007) directed the Governor's Office of Planning and Research to develop guidelines under CEQA for the mitigation of GHG emissions. In 2008, the Governor's Office of Planning and Research issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents. The advisory indicated that the lead agency should identify and estimate a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities (OPR 2008). The advisory further recommended that the lead agency determine the significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a level that is less than significant. CNRA adopted the CEQA Guidelines amendments in December 2009, and they became effective in March 2010.

Under the amended CEQA Guidelines, a lead agency has the discretion to determine whether to use a quantitative or qualitative analysis, or apply performance standards to determine the significance of GHG emissions resulting from a particular project (14 CCR 15064.4[a]). The CEQA Guidelines require a lead agency to consider the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4[b]). The CEQA Guidelines also allow a lead agency to consider feasible means of mitigating the significant effects of GHG emissions, including reductions in emissions through the implementation of project features or off-site measures. The adopted amendments do not establish a GHG emission threshold, instead allowing a lead agency to develop, adopt, and apply its own thresholds of significance or those developed by other agencies or experts. CNRA also acknowledges that a lead agency may consider compliance with regulations or requirements implementing AB 32 in determining the significance of a project's GHG emissions (CNRA 2009a).

With respect to GHG emissions, the CEQA Guidelines state that lead agencies should "make a good faith effort, to the extent possible on scientific and factual data, to describe, calculate or estimate" GHG emissions (14 CCR 15064.4[a]). The CEQA Guidelines note that an agency may identify emissions by either selecting a "model or methodology" to quantify the emissions or by relying on "qualitative analysis or other performance based standards" (14 CCR 15064.4[a]). Section 15064.4(b) states that the lead agency should consider the following when assessing the significance of impacts from GHG emissions on the environment: (1) the extent to which a project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4[b]).

EO S-13-08. EO S-13-08 (November 2008) is intended to hasten California's response to the impacts of global climate change, particularly sea-level rise. Therefore, the EO directs state agencies to take specified actions to assess and plan for such impacts. The final 2009 California Climate Adaptation Strategy report was issued in December 2009 (CNRA 2009b), and an update, Safeguarding California: Reducing Climate Risk, followed in July 2014 (CNRA 2014). To assess the state's vulnerability, the report summarizes key climate change impacts to the state for the following areas: agriculture, biodiversity and habitat, emergency management, energy, forestry, ocean and coastal ecosystems and resources, public health, transportation, and water. Issuance of the Safeguarding California: Implementation Action Plans followed in March 2016 (CNRA 2016). In January 2018, the CNRA released the Safeguarding California Plan: 2018 Update, which communicates current and needed actions that state government should take to build climate change resiliency (CNRA 2018b).

Regional

South Coast Air Quality Management District

Air districts typically act in an advisory capacity to local governments in establishing the framework for environmental review of air pollution impacts under CEQA. This may include recommendations regarding significance thresholds, analytical tools to estimate emissions and assess impacts, and mitigations for potentially significant impacts. Although air districts will also address some of these issues on a project-specific basis as responsible agencies, they may provide general guidance to local governments on these issues (SCAQMD 2008). As discussed in Section 4.8.3, the South Coast Air Quality Management District (SCAQMD) has recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects; however, these thresholds were not adopted.

Antelope Valley Air Quality Management District

As discussed in Section 4.8.3, the Antelope Valley Air Quality Management District (AVAQMD) has adopted numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects.

Southern California Association of Governments

As noted above, California's 18 metropolitan planning organizations have been tasked with creating SCSs in an effort to reduce the region's vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing, and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the state's 18 metropolitan planning organizations. For the Southern California Association of Governments (SCAG), the state's initial mandated reductions were set at 8% by 2020 and 13% by 2035. In March 2018, CARB updated the SB 375 targets for SCAG to require 8% reduction by 2020 and a 19% reduction by 2035 in per-capita passenger vehicle GHG emissions.

Pursuant to Government Code Section 65080(b)(2)(B), the SCS must "set forth forecasted development pattern for the region which when integrated with the transportation network, and other transportation measures and policies, will reduce the GHG emissions from automobiles and light trucks to achieve the GHG reduction targets." To that end, SCAG has developed Connect SoCal, the 2020–2045 RTP/SCS, which complies with CARB's updated emissions reduction targets and meets the requirements of SB 375 by achieving per-capita GHG emissions reductions relative to 2005 of 8% by 2020 and 19% by 2035 (SCAG 2020). In addition, the plan anticipates a 25.7% decrease in time spent in traffic delay per capita and a 5% decrease in daily miles driven per capita from 2016 to 2045. The 2020–2045 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals, and charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies, and between the people whose collaboration can improve the quality of life for southern Californians. Connect SoCal embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The following are the 2020-2045 RTP/SCS goals (SCAG 2020):

1. Encourage regional economic prosperity and global competitiveness
2. Improve mobility, accessibility, reliability, and travel safety for people and goods

3. Enhance the preservation, security, and resilience of the regional transportation system
4. Increase person and goods movement and travel choices within the transportation system
5. Reduce GHG emissions and improve air quality
6. Support healthy and equitable communities
7. Adapt to a changing climate and support an integrated regional development pattern and transportation network
8. Leverage new transportation technologies and data-driven solutions that result in more efficient travel
9. Encourage development of diverse housing types in areas that are supported by multiple transportation options
10. Promote conservation of natural and agricultural lands and restoration of habitats

On September 3, 2020, the Regional Council approved of the 2020–2045 RTP/SCS in its entirety (SCAG 2020).

Local

The following local/regional regulations pertaining to GHG emission would apply to the Proposed Project.

OurCounty Sustainability Plan

OurCounty is a regional sustainability plan for the County of Los Angeles (County), which focuses on enhancing the well-being of every community in the County while reducing damage to the natural environment and adapting to the changing climate. The plan envisions streets and parks that are accessible, safe, and welcoming to everyone; air, water, and soil that are clean and healthy; affordable housing that enables all residents to thrive in place; and an economy that runs on renewable energy instead of fossil fuels. The plan consists of the following goals (County of Los Angeles 2019):

Goal 1 **Resilient and healthy community environments where residents thrive in place.** The County will protect low-income communities and communities of color from pollution, reduce health and economic inequalities and support more resilient and inclusive communities.

Goal 2 **Buildings and infrastructure that support human health and resilience.** The buildings and infrastructure of both yesterday and tomorrow will utilize more efficient technologies and practices that reduce resource use, improve health, and increase resilience.

Goal 3 **Equitable and sustainable land use and development without displacement.** With policy tools such as anti-displacement measures, existing community members can remain in and strengthen their neighborhoods and networks while accepting new residents through more com- pact, mixed-use development.

Goal 4 **A prosperous Los Angeles County that provides opportunities for all residents and businesses and supports the transition to a green economy.** We will support the growth of green economy sectors through our procurement practices, land use authority, and various economic and workforce development incentives.

Goal 5 **Thriving ecosystems, habitats, and biodiversity.** The region's ecosystems, habitats, and biodiversity are under stress from urbanization and climate change. Careful planning will ensure that our ecosystems, including urban habitats, thrive even as our region becomes increasingly urbanized.

Goal 6 **Accessible parks, beaches, recreational waters, public lands, and public spaces that create opportunities for respite, recreation, ecological discovery, and cultural activities.** The County will help make parks and public lands more accessible and inclusive and will manage them carefully so that all residents may enjoy their benefits.

Climate Action Plan

The County adopted a Community Climate Action Plan (CCAP) in 2015 as part of the Los Angeles County 2035 General Plan (General Plan) to address the County's local GHG reduction goals for 2020 pursuant to AB 32. The purpose of the CCAP was to (1) establish a baseline emissions inventory and reduction needed to meet County goals, (2) identify specific actions that would measurably reduce GHG emissions consistent with AB 32, (3) establish a framework for implementing state and local level actions, and (4) provide a mechanism for ongoing tracking and updates to the CCAP. The 2015 CCAP expired in 2020 and will be replaced by the Los Angeles County Climate Action Plan. Through this updated Los Angeles County Climate Action Plan, the County is targeting carbon neutrality by 2045 in unincorporated areas of Los Angeles County. Adoption of the Los Angeles County Climate Action Plan is anticipated by 2022 and is an implementation program of the proposed Housing Element.

Los Angeles County 2035 General Plan

The following goals and policies from the Los Angeles County General Plan may be applicable to the Proposed Project (County of Los Angeles 2015).

Air Quality Element

Policy AQ 1.1 Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

Policy AQ 1.2 Encourage the use of low or no volatile organic compound (VOC) emitting materials.

Policy AQ 1.3 Reduce particulate inorganic and biological emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

Policy AQ 1.4 Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.

Policy AQ 2.1 Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

Policy AQ 2.2 Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.

Policy AQ 2.3 Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

Policy AQ 3.1 Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.

Policy AQ 3.2 Reduce energy consumption in County operations by 20% by 2015.

Policy AQ 3.3 Reduce water consumption in County operations.

Policy AQ 3.4 Participate in local, regional and state programs to reduce greenhouse gas emissions.

Policy AQ 3.5 Encourage energy conservation in new development and municipal operations.

Policy AQ 3.7 Support and expand urban forest programs within the unincorporated areas.

Land Use Element

Policy LU 1.5 In the review of a project-specific amendment(s) to convert OS-C designated lands to other land use designations, ensure that the project-specific amendment(s) does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.

Policy LU 1.6 In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):

- Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
- Will not negatively impact the productivity of neighboring industrial activities;
- Is necessary to promote the economic value and the long-term viability of the site; and
- Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.

Policy LU 2.4 Coordinate with other local jurisdictions to develop compatible land uses.

Policy LU 2.5 Support and actively participate in inter-jurisdictional and regional planning efforts to help inform community-based planning efforts.

Policy LU 2.9 Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform the development of land use policy maps.

Policy LU 3.1 Encourage the protection and conservation of areas with natural resources, and SEAs.

Policy LU 3.2 Discourage development in areas with high environmental resources and/or severe safety hazards.

Policy LU 3.3 Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no or where no major infrastructure projects are planned, such as state and/or federal highways.

Policy LU 4.1 Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

Policy LU 4.2 Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.

Policy LU 4.3 Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.

Policy LU 4.4 Encourage mixed use development along major commercial corridors in urban and suburban areas.

Policy LU 5.1 Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

Policy LU 5.2 Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

Policy LU 5.3 Support a mix of land uses that promote bicycling and walking, and reduce VMTs.

Policy LU 5.4 Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.

Policy LU 5.7 Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.

Policy LU 5.10 Encourage employment opportunities and housing to be developed in proximity to one another.

Policy LU 7.1 Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

Policy LU 7.2 Protect industrial parks and districts from incompatible uses.

Policy LU 7.3 Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.

Policy LU 6.3 Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.

Policy LU 8.2 Evaluate the potential impact of new structures within MOAs to ensure the safety of the residents on the ground and continued viability of military operations within the MOAs. In the review of development within MOAs, consider the following:

- Uses that produce electromagnetic and frequency spectrum interference, which could impact military operations;
- Uses that release into the air any substance such as steam, dust and smoke, which impair pilot visibility;
- Uses that produce light emissions, glare or distracting lights, which could interfere with pilot vision or be mistaken for airfield lighting; and
- Uses that physically obstruct any portion of the MOA due to relative height above ground level.

Policy LU 9.1 Promote community health for all neighborhoods.

Policy LU 10.4 Promote environmentally-sensitive and sustainable design.

Policy LU 10.6 Encourage pedestrian activity through the following:

- Designing the main entrance of buildings to front the street;
- Incorporating landscaping features;
- Limiting masonry walls and parking lots along commercial corridors and other public spaces;
- Incorporating street furniture, signage, and public events and activities; and
- Using wayfinding strategies to highlight community points of interest.

Policy LU 10.7 Promote public spaces, such as plazas that enhance the pedestrian environment, and, where appropriate, continuity along commercial corridors with active transportation activities.

Policy LU 11.1 Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.

Policy LU 11.2 Support the design of developments that provide substantial tree canopy cover, and utilize light colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.

Policy LU 11.3 Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.

Policy LU 11.4 Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration; preventing habitat fragmentation; promoting storm water retention; promoting the localized production of energy; promoting water conservation and reuse; maximizing interconnectivity; and utilizing public transit.

Policy LU 11.5 Prohibit the use of private yards as required open space within subdivisions, unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.

Policy LU 11.7 Encourage the use of design techniques to conserve natural resource areas.

Policy LU 11.8 Encourage sustainable subdivisions that meet green neighborhood standards, such as Leadership in Energy and Environmental Design–Neighborhood Development (LEED-ND).

Mobility Element

Policy M 1.1 Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.

Policy M 2.4 Ensure a comfortable walking environment for pedestrians by implementing the following, whenever appropriate and feasible:

- Designs that limit dead-end streets and dead-end sidewalks.
- Adequate lighting on pedestrian paths, particularly around building entrances and exits, and transit stops.
- Designs for curb ramps, which are pedestrian friendly and compliant with the American Disability Act (ADA).
- Perpendicular curb ramps at locations where it is feasible.
- Pedestrian walking speed based on the latest standard for signal timing. Slower speeds should be used when appropriate (i.e., near senior housing, rehabilitation centers, etc.)

- Approved devices to extend the pedestrian clearance times at signalized intersections.
- Accessible Pedestrian Signals (APS) at signalized intersections.
- Pedestrian crossings at signalized intersections without double or triple left or right turn lanes.
- Pedestrian signal heads, countdown pedestrian heads, pedestrian phasing and leading pedestrian intervals at signalized intersections.
- Exclusive pedestrian phases (pedestrian scrambles) where turning volume conflicts with very high pedestrian volumes.
- Advance stop lines at signalized intersections.
- Pedestrian Hybrid Beacons.
- Medians or crossing islands to divide long crossings.
- High visibility crosswalks.
- Pedestrian signage.
- Advanced yield lines for uncontrolled crosswalks.
- Rectangular Rapid Flashing Beacon or other similar approved technology at locations of high pedestrian traffic.
- Safe and convenient crossing locations at transit stations and transit stops located at safe intersections.

Policy M 2.5 Ensure a comfortable bicycling environment by implementing the following, whenever appropriate and feasible:

- Bicycle signal heads at intersections.
- Bicycle signal detection at all signalized intersections.
- Wayfinding signage.
- Road diet techniques, such as lane narrowing, lane removal, and parking removal/restriction.
- Appropriate lighting on all bikeways, including those in rural areas.
- Designs, or other similar features, such as: shoulder bikeways, cycle tracks, contra flow bike lanes, shared use paths, buffered bike lanes, raised bike lanes, and bicycle boulevards.

Policy M 2.7 Require sidewalks, trails and bikeways to accommodate the existing and projected volume of pedestrian, equestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.

Policy M 2.8 Connect trails and pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.

Policy M 2.10 Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.

Policy M 4.1 Expand transportation options that reduce automobile dependence.

Policy M 4.2 Expand shuttle services to connect major transit centers to community points of interest.

Policy M 4.3 Maintain transit services within the unincorporated areas that are affordable, timely, cost- effective, and responsive to growth patterns and community input.

Policy M 4.4 Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.

Policy M 4.6 Support alternative LOS standards that account for a multimodal transportation system.

Policy M 4.11 Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.

Policy M 4.12 Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.

Policy M 4.14 Coordinate with Caltrans on mobility and land use decisions that may affect state transportation facilities.

Policy M 4.15 Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.

Policy M 4.16 Promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs.

Policy M 5.1 Facilitate transit-oriented land uses and pedestrian-oriented design to encourage transit ridership.

Policy M 5.2 Implement parking strategies that facilitate transit use and reduce automobile dependence.

Policy M 5.3 Maintain transportation right-of-way corridors for future transportation uses, including bikeways, or new passenger rail or bus services.

Policy M 5.4 Support and pursue funding for the construction, maintenance and improvement of roadway, public transit, and equestrian, pedestrian and bicycle transportation systems.

Policy M 6.4 Minimize noise and other impacts of goods movement, truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.

Policy M 7.3 Encourage the use of sustainable transportation facilities and infrastructure technologies, such as liquid and compressed natural gas, and hydrogen gas stations, ITS, and electric car plug-in ports.

Conservation and Natural Resources Element

Policy C/NR 3.4 Conserve and sustainably manage forests and woodlands.

Policy C/NR 3.5 Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.

Policy C/NR 4.1 Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with no net loss of existing woodlands.

Policy C/NR 9.2 Support innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, organic farming, and the use of compost.

Policy C/NR 12.1 Encourage the production and use of renewable energy resources.

Policy C/NR 12.2 Encourage the effective management of energy resources, such as ensuring adequate reserves to meet peak demands.

Parks and Recreation Element

Policy P/R 4.1 Create multi-use trails to accommodate all users.

Policy P/R 4.2 Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.

Policy P/R 4.3 Develop a network of feeder trails into regional trails.

Policy P/R 4.5 Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.

Policy P/R 4.6 Create new multi-use trails that link community destinations including parks, schools and libraries.

Policy P/R 6.1 Support the use of recycled water for landscape irrigation in County parks.

Policy P/R 6.2 Support the use of alternative sources of energy, such as wind and solar sources to reduce the use of energy at existing parks.

Policy P/R 6.4 Ensure that new buildings on County park properties are environmentally sustainable by reducing carbon footprints, and conserving water and energy.

Policy P/R 6.5 Ensure the routine maintenance and operations of County parks and recreational facilities to optimize water and energy conservation.

Public Services and Facilities Element

Policy PS/F 2.1 Support water conservation measures.

Policy PS/F 2.2 Support educational outreach efforts that discourage wasteful water consumption.

Policy PS/F 3.1 Increase the supply of water though the development of new sources, such as recycled water, gray water, and rainwater harvesting.

Policy PS/F 3.2 Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

Policy PS/F 5.3 Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.

Policy PS/F 5.4 Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.

Policy PS/F 5.5 Reduce the County's waste stream by minimizing waste generation and enhancing diversion.

Policy PS/F 5.6 Encourage the use and procurement of recyclable and biodegradable materials.

Policy PS/F 5.7 Encourage the recycling of construction and demolition debris generated by public and private projects.

Policy PS/F 6.5 Encourage the use of renewable energy sources in utility and telecommunications networks.

Policy PS/F 6.8 Encourage projects that incorporate onsite renewable energy systems.

Economic Development Element

Policy ED 1.2 Encourage and foster the development of the renewable energy economic sectors.

Policy ED 2.2 Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

Policy ED 2.3 Ensure environmental justice in economic development activities.

Policy ED 2.4 Ensure high standards of development and encourage environmentally sustainable practices in economic development activities.

Policy ED 2.5 Encourage employment opportunities to be located in proximity to housing.

Policy ED 2.6 Encourage community-serving uses, such as child care centers and personal services, to be located in proximity to employment centers.

Policy ED 4.7 Support expedited permitting for green building retrofits.

Proposed Housing Element

Goal 2 Communities with equitable access to employment opportunities, community facilities and services, and amenities.

Policy 2.1 Support the development of housing for extremely low, very low, lower and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks.

Policy 2.2 Encourage multi-family residential and mixed use developments along major commercial and transportation corridors.

Goal 11 Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

Policy 11.1 Ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy.

Policy 11:2 Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices.

Policy 11.3 Support policies and programs that aim to reduce resource consumption, such as solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit.

Title 31 – Green Building Standards Code

The County's Green Building Standards Code includes cool roof standards for cool roof construction to reduce the heat island effect.

4.8.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to GHG emissions if the Proposed Project would:

GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment.

GHG-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. There are currently no established thresholds for assessing whether the GHG emissions of a project, such as the Project, would be considered a cumulatively considerable contribution to global climate change; however, all reasonable efforts should be made to minimize a project's contribution to global climate change. In addition, while GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008), GHG emissions impacts must also be evaluated on a project-level under CEQA.

The CEQA Guidelines do not proscribe specific methodologies for performing an assessment, do not establish specific thresholds of significance, and do not mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance consistent with various factors prescribed by CEQA Guideline 15064.4. The State of California has not adopted emission-based thresholds for GHG emissions under CEQA. The Governor's Office of Planning and Research's Technical Advisory, titled Discussion Draft CEQA and Climate Change Advisory (OPR 2018), states that:

> [N]either the CEQA statute nor the CEQA Guidelines prescribe thresholds of significance or particular methodologies for perming an impact analysis. This is left to lead agency judgment and discretion, based upon factual data and guidance from regulatory agencies and other sources where available and applicable. Even in the absence of clearly defined thresholds for GHG emissions, such emissions must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact.

Furthermore, the advisory document indicates that "in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a 'significant impact,' individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice." Section 15064.7(c) of the CEQA Guidelines specifies that "when adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

South Coast Air Quality Management District Recommendation

Although the 3,000 MT CO_2e per year threshold for residential/commercial uses was proposed a decade ago and was never adopted, the 3,000 MT CO_2e per year threshold was developed and recommended by SCAQMD, an expert agency, based on substantial evidence as provided in the Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold (2008) document and subsequent Working Group meetings (latest in 2010). This threshold uses the Executive Order S-3-05 goal as the basis, so it is not tied to only the 2020 target year and is thus not outdated. This threshold is also based on the 90% capture rate methodology, which means that 90% of total emissions from all new or modified projects would be subject to some type of CEQA analysis, which was the approach taken by SCAQMD to establish the stationary/industrial source threshold, as well as by CARB (for interim threshold for stationary source projects) and one of the options suggested by the California Air Pollution Control Officers Association (quantitative threshold based on market capture). Further, this threshold has been used for hundreds (if not thousands) of GHG analyses performed for projects located within SCAQMD's jurisdiction.

In October 2008, the SCAQMD proposed recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects as presented in its Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold (SCAQMD 2008). This guidance document, which builds on the previous guidance prepared by the California Air Pollution Control Officers Association, explored various approaches for establishing a significance threshold for GHG emissions. The draft interim CEQA thresholds guidance document was not adopted or approved by the Governing Board. However, in December 2008, the SCAQMD adopted an interim 10,000 MT CO_2e per-year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency (see SCAQMD Resolution No. 08-35, December 5, 2008).

The SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. From December 2008 to September 2010, the SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. The SCAQMD has continued to consider adoption of significance thresholds for residential and general land use development projects. The most recent proposal, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

Tier 1 Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2 Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3 Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO_2e per year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO_2e per year), commercial projects (1,400 MT CO_2e per year), and mixed-use projects (3,000 MT CO_2e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO_2e per year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4 Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO_2e per service population per year (MT CO_2e/SP/year) for project level analyses and 6.6 MT CO_2e/SP/year for plan level analyses. The 2035 efficiency targets are 3.0 MT CO_2e/SP/year for project level analyses and 4.1 MT CO_2e/SP/year for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

Per the SCAQMD guidance, construction emissions should be amortized over the operational life, which is assumed to be 30 years (SCAQMD 2008).

Antelope Valley Air Quality Management District Recommendation

The AVAQMD has prepared criteria and thresholds for determining significance under CEQA. Per the *CEQA and Federal Conformity Guidelines*, any project is significant if it triggers or exceeds the most appropriate evaluation criteria, including criterion 1, which states that a project would result in significant emissions if it "Generates total emissions (direct and indirect) in excess of the thresholds" as follows (AVAMQD 2016):

- Daily threshold: 548,000 pounds CO_2e per day
  - While the AVAQMD has a daily threshold of 548,000 pounds per day for multi-phases projects with phases shorter than one year, this is not applicable to the Proposed Project
- Annual threshold: 100,000 tons CO_2e per year, which equates to 90,718 MT CO_2e per year

Approach Summary

Regarding the potential for the future residential development facilitated by the Proposed Project to generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment, the following numeric thresholds are applied consistent with the air districts recommendations:

- SCAQMD: 3,000 MT CO_2e per year
- AVAQMD: 90,718 MT CO_2e per year

Regarding the potential for the Proposed Project to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, the Proposed Project is evaluated for its potential to conflict with various GHG emission reduction plans including the County's CCAP, CARB's Scoping Plan, SCAG's RTP/SCS, and statewide 2030 and 2050 GHG reduction targets identified in SB 32 and EO S-3-05. While the County's CCAP does not serve as a Qualified Greenhouse Gas Emissions Reduction Plan under State CEQA Guidelines Section 15183.5(b), for disclosure, the potential for the Proposed Project to conflict with applicable objectives and reduction measures is provided in the impact analysis.

4.8.4 Methodology

As described in Chapter 3, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Additionally, for purposes of this analysis hypothetical potential residential development scenarios were developed in order to frame the analysis. Further analysis was not conducted because the County had no further information and it would be too speculative to analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Individual project specifics for construction and operation of potential future residential development facilitated by the Proposed Project are not available at this time. However, emissions were estimated to provide screening tables illustrating the magnitude of hypothetical potential residential development scenarios that may occur as a result of the Proposed Project.

Construction Emissions

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. The CEQA Guidelines state that if a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact (14 CCR 15145). Nonetheless, an effort shall be made to show a good faith analysis and comply with CEQA's information disclosure requirements (CEQA Guideline 15064.4[a]).

To estimate total GHG emissions from construction over 8 years, the estimated annual GHG emissions from the 10-unit scenario, used to disclose the scale of GHG emissions, was multiplied by the estimated number of 10-unit developments (i.e., 6,345 [63,443 total units ÷ 10 units = 6,345 10-unit developments when rounded up). CalEEMod Version 2016.3.2 was used to estimate potential GHG emissions during construction resulting from potential future projects developed under the Proposed Project. Construction would result in GHG emissions primarily associated with the use of off-road construction equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles. All details for construction criteria air pollutants discussed in Section 4.3.4, Methodology (Construction Emissions), are also applicable for the estimation of construction-related GHG emissions. As such, see Section 4.3.4 for a discussion of construction emissions calculation methodology and assumptions used in the GHG emissions analysis.

Construction of the potential implementation of the Proposed Project is assumed to last a total of approximately 8 years. The 10-unit development scenario modeled in 2021-2022 reflects the estimated worst-case construction year because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Operational Emissions

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, emissions from the operational phase

of the Proposed Project due to future residential development were estimated using CalEEMod Version 2016.3.2. Operational year 2030 was assumed consistent with the anticipated first full year of buildout. The full potential buildout is anticipated to result in a net increase in 63,443 residential units and a net decrease in 16,029,317 square feet of non-residential development. As stated in Section 4.3.4, Methodology (Operational Emissions), while the type of housing will vary, for emission estimation purposes, all units were assumed to be mid-rise apartments consistent with the traffic analysis. Similarly, the non-residential development as a result of the change in development associated with the rezoning program as part of the Proposed Project is anticipated to vary in type of land uses; however, for emissions modeling purposes and consistent with the traffic analysis, all non-residential development was assumed to be regional shopping center.

Potential operational GHG emissions from the potential development of the additional 63,443 dwelling units were estimated for area sources (landscape maintenance), energy sources (natural gas and electricity), mobile sources, solid waste, and water supply and wastewater treatment. Emissions from each category are discussed in the following text with respect to the potential development of the additional 63,443 dwelling units. For additional details, see Section 4.3.4, Methodology (Operational Emissions), for a discussion of operational emission calculation methodology and assumptions, specifically for area, energy (natural gas), and mobile sources.

Area Sources

CalEEMod was used to estimate operational emissions from area sources, including emissions from hearths, consumer product use, architectural coatings, and landscape maintenance equipment. Emissions associated with natural gas usage in space heating, water heating, and stoves are calculated in the building energy use module of CalEEMod. See Section 4.3.4 for a discussion of landscaping equipment and hearth emissions calculations. Consumer product use and architectural coatings result in VOC emissions, which are analyzed in air quality analysis only, and little to no GHG emissions.

Energy Sources

The estimation of operational energy emissions was based on CalEEMod land use defaults and units or total area (i.e., square footage) of the residential and non-residential land uses. The energy use from residential land uses is calculated in CalEEMod based on the Residential Appliance Saturation Study. For non-residential buildings, CalEEMod energy intensity values (natural gas usage per square foot per year) assumptions were based on the California Commercial End-Use Survey database. Emissions are calculated by multiplying the energy use by the utility carbon intensity (pounds of GHGs per kilowatt-hour for electricity or 1,000 British thermal units for natural gas) for CO_2 and other GHGs. Annual natural gas and electricity emissions were estimated in CalEEMod using the emissions factors for Southern California Edison (SCE), which would be the energy provider for the Project Area.

The current version of CalEEMod assumes compliance with the 2016 Title 24 Building Energy Efficiency Standards (CAPCOA 2017); however, future residential development allowed for under the Proposed Project would be required to comply with the 2019 Title 24 Standards at a minimum. The 2019 Title 24 first-year% savings for newly constructed non-residential buildings (and high-rise residential) representing reductions from the 2016 Title 24 standard are 10.7% of electricity, 9% of demand, and 1% of natural gas (CEC 2018a). Therefore, the residential and non-residential land use Title 24 electricity and natural gas values were reduced by 10.7% and 1%, respectively.

CalEEMod default energy intensity factors (CO_2, CH_4, and N_2O mass emissions per kilowatt-hour) for SCE is based on the value for SCE's energy mix in 2012. The CO_2 emissions intensity factor for utility energy use in CalEEMod was adjusted consistent with SCE's 2018 Sustainability Report (SCE 2021).[3] As explained in Section 4.8.2, above, SB-100 calls for further development of renewable energy, with a target of 44% by 2024, 52% by 2027, and 60% by 2030. Because SCE is striving to meet the 60% RPS by December 31, 2030, the CO_2 emissions intensity factor is anticipated to be less than assumed in CalEEMod at full buildout from implementation of the Proposed Project (2030), which would reflect the increase in percentage of renewable energy in SCE's energy portfolio.

Mobile Sources

All details for criteria air pollutants discussed in Section 4.3.4 are also applicable for the estimation of operational mobile source GHG emissions.

Applied trip generation rates are based on the traffic data provided in Section 4.17, Transportation, of this EIR. As noted previously, mid-rise apartments were assumed for all residential land uses; however, different trip rates for multifamily units proposed in both general urban/sub-urban and dense multi-use urban areas were used since some of the sites would be developed with a higher density with higher accessibility to transit and/or proximity to employment centers.

Regulatory measures related to mobile sources include AB 1493 (Pavley) and related federal standards. AB 1493 required that CARB establish GHG emission standards for automobiles, light-duty trucks, and other vehicles determined by CARB to be vehicles that are primarily used for noncommercial personal transportation in the state. In addition, the NHTSA and EPA have established corporate fuel economy standards and GHG emission standards, respectively, for automobiles and light-, medium-, and heavy-duty vehicles. Implementation of these standards and fleet turnover (replacement of older vehicles with newer ones) will gradually reduce emissions from the Proposed Project's motor vehicles. The default vehicle mix provided in CalEEMod 2016.3.2, which is based on CARB's Mobile Source Emissions Inventory model (EMFAC) version 2014, was applied for both the residential and non-residential land uses. Emission factors representing year 2030 were used to estimate emissions associated with of the first full year of operations.

Solid Waste

The potential residential developments of the Proposed Project would generate solid waste, and therefore, result in GHG emissions associated with landfill off-gassing from operation. CalEEMod default values for solid waste generation were used to estimate GHG emissions associated with solid waste. No solid waste diversion was assumed in the emission modeling. It should be noted that this is a conservative assumption, as the goal for the state is 75% diversion by 2020 in accordance with AB 341.

Water and Wastewater Treatment

Supply, conveyance, treatment, and distribution of water for the implementation of the Proposed Project would require the use of electricity, which would result in associated indirect GHG emissions. Similarly, wastewater generated by the any future residential development resulting from implementation of the Proposed Project would require the use of electricity for conveyance and treatment, along with GHG emissions generated during wastewater treatment. The indoor and outdoor water use and electricity consumption from water use and wastewater generation were estimated using CalEEMod default values.

[3] The CalEEMod default CO_2 intensity factor for SCE is 702.44 pounds per megawatt hour. The CO_2 intensity factor was revised to 531.44 pounds per megawatt hour for SCE to reflect power provided by eligible renewable sources in 2018.

Potential Other Sources of Emissions

Due to the plan-nature of the potential development of the additional 63,443 dwelling units, development could result in additional operational emission sources that are either not captured in CalEEMod or specifics are not available to accurately estimate emissions using CalEEMod. However, based on the type of land uses that would be developed under the buildout, specifically residential land uses, other sources of emissions are not anticipated to be common or substantial. Nonetheless, it is acknowledged that additional emission sources may occur that are not captured in this analysis.

4.8.5 Environmental Impacts

Threshold GHG-1 Would the Project generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment?

The Proposed Project consists of a policy document update. Adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment allocation, under which the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 dwelling units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to close this gap; refer to Chapter 3, Project Description, for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

Construction Emissions

Construction of the potential future residential development resulting from facilitation of the Proposed Project's rezoning program (up to approximately 63,443 dwelling units) would result in GHG emissions, which are primarily associated with use of off-road construction equipment and on-road vehicles (haul trucks, vendor trucks, and worker vehicles). The SCAQMD Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold (2008) recommends that, "construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies." Thus, the total construction GHG emissions were calculated, amortized over 30 years, and added to the total operational emissions for comparison with the significance threshold. Therefore, the determination of significance is addressed in the operational emissions discussion following the estimated construction emissions.

CalEEMod was used to calculate the annual GHG emissions based on the construction scenario described in Section 4.3.4, Methodology (Construction Emissions), and 4.8.4, Methodology (Construction Emissions). On-site sources of GHG emissions include off-road equipment and off-site sources including haul trucks, vendor trucks, and worker vehicles.

Table 4.8-3 conservatively presents construction emissions for the potential future residential development of the Proposed Project from on-site and off-site emission sources.

Table 4.8-3. Estimated Annual Construction GHG Emissions

Year	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
One 10-unit Project: 2021	42.28	0.01	0.00	42.54
One 10-unit Project: 2022	29.12	0.00	0.00	29.33
Total for One 10-Unit Project	**71.40**	**0.01**	**0.00**	**71.87**
Total over 8 years (6,345 10-unit Projects)	**453,033.00**	**63.45**	**0.00**	**456,015.15**
			Amortized over 30 years	**15,200.51**

Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
See Appendix B for complete results.

As shown in Table 4.8-3, the estimated total GHG emissions during construction would total approximately 456,015 MT CO_2e over the assumed 8-year construction period. Estimated construction emissions from the potential future residential development facilitated by the Proposed Project amortized over 30 years would be approximately 15,201 MT CO_2e per year. Because there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis in the following text.

Operational Emissions

Operation of the potential future residential development facilitated by the Proposed Project would generate GHG emissions through motor vehicle trips; landscape maintenance equipment operation (area source); energy use (natural gas and electricity); solid waste disposal; and water supply, treatment, and distribution and wastewater treatment. CalEEMod was used to calculate the annual GHG emissions based on the operational assumptions described in Section 4.8.4, Methodology (Operational Emissions).

The estimated operational GHG emissions from the net increase in residential units and the net decrease in non-residential square footage from area sources, energy usage, motor vehicles, solid waste generation, and water usage and wastewater generation, and the net change in emissions are shown in Table 4.8-4.

Table 4.8-4. Estimated Annual Operational GHG Emissions

Emission Source	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
Net Increase in Residential Unit Emissions				
Area	14,780.25	1.28	0.25	14,887.19
Energy	106,613.00	4.22	1.52	107,171.90
Mobile	332,073.94	13.91	0.00	332,421.72
Solid waste	5,294.04	350.1	0.00	14,676.57
Water supply and wastewater	21,264.95	135.78	3.41	25,674.36
Total	**480,026.18**	**505.29**	**5.18**	**494,831.74**
Net Decrease in Non-Residential Square Footage Emissions				
Area	0.40	0.00	0.00	0.42
Energy	51,896.61	2.78	0.60	52,143.70
Mobile	460,928.71	20.27	0.00	461,435.10

Table 4.8-4. Estimated Annual Operational GHG Emissions

Emission Source	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
Solid waste	3,416.51	201.91	0.00	8,464.27
Water supply and wastewater	6,052.46	40.00	0.98	7,318.77
Total	522,294.69	264.96	1.58	529,362.26
Net Change in Emissions				
Net Change (Residential Increase – Non-Residential Decrease)	-42,268.51	240.33	3.60	-34,530.52
Amortized construction emissions				*15,200.51*
Total net operational + amortized construction GHGs				-19,330.02
SCAQMD Threshold				*3,000*
SCAQMD Threshold Exceed?				*No*
Total net operational + amortized construction GHGs (tons per year)				-21,307.70
AVAQMD Threshold (tons per year)				*100,000*
AVAQMD Threshold Exceed?				*No*

Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent; SCAQMD = South Coast Air Quality Management District; AVAQMD = Antelope Valley Air Quality Management District.
See Appendix B for complete results.
Totals may not sum due to rounding.
The Proposed Project residential and non-residential emissions reflect operational year 2030.
Limited to sources discussed in Section 4.8.4.

As previously described, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. As shown in Table 4.8-4, estimated net increase in potential residential development facilitated by the Proposed Project would be approximately 494,832 MT CO_2e per year as a result of operations only. As the decrease in non-residential square footage is estimated to generate 529,362 MT CO_2e per year, the net between the net increase in residential development and the net decrease in non-residential development represents a change in emissions associated with the future residential development facilitated by the Proposed Project is estimated to be a decrease of 34,531 MT CO_2e per year. After accounting for amortized construction emissions, total net GHGs generated by the would be approximately a decrease of 19,330 MT CO_2e per year, or a decrease of 21,308 tons CO_2e per year. As such, annual operational GHG emissions with amortized construction emissions would not exceed the SCAQMD threshold of 3,000 MT CO_2e per year and the AVAQMD threshold of 100,000 tons CO_2e per year. Additionally, approval of the Proposed Project itself, as a policy document update, would not provide any goals, policies, or programs that would generate GHG emissions. Furthermore, future housing development facilitated by the Proposed Project will be subject to discretionary permits and future CEQA review on a project-by-project basis. For all these reasons, impacts related to the potential of the construction and operation-generated GHG emissions from potential future residential development facilitated by the Proposed Project, either directly or indirectly, would be **less than significant**.

Threshold GHG-2 Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

Potential to Conflict with the County's Community Climate Action Plan

The County's CCAP includes 26 local community actions to reduce GHG emissions from the County's community activities. Those actions are grouped into five strategy areas, listed below. Following each strategy area, a qualitative analysis is provided describing how it relates to the Proposed Project. The potential future residential development projects resulting from implementation of the Proposed Project would become operational outside of the applicable timeline to tier from the County's CCAP; therefore, consistency with the County's CCAP was not utilized to determine significance of GHG impacts, and this discussion is provided for disclosure purposes.

1. **Green Building and Energy.** The Proposed Project would be consistent with the County's General Plan Policies and future residential development would be required to comply with the 2019 Title 24 Standards and 2019 CALGreen at a minimum, such as energy efficient design, utilizing light colored paving materials and reflective roofing materials, optimizing the solar orientation. As required by 2019 CALGreen, the multi-family residential units that would potentially be developed would require 10% of all parking spaces to be electric vehicle capable.
2. **Land Use and Transportation.** The Proposed Project would allow for 19,940 multi-family residential units within dense multi-use urban areas. The proposed multi-family units would be developed with a higher density with increased access to transit and within dense multi-use urban areas. The Proposed Project would be consistent with the County's General Plan Policies to promote sustainability in land use design by encouraging development within dense multi-use urban areas to increase walking, bicycling, and transit ridership to reduce VMT, and improve pedestrian infrastructure through sidewalk continuity and street connectivity. Furthermore, the Proposed Project includes Policy 2.2, which would further encourage multi-family residential and mixed-use developments along major commercial and transportation corridors.
3. **Water Conservation and Wastewater.** Future residential development from implementation of the Proposed Project would be required to comply with the 2019 Title 24 Standards and 2019 CALGreen at a minimum, by installing water conserving plumbing fixtures and fittings to reduce the developments' water use. The Proposed Project would be consistent with the County's General Plan Policies to intensity water conservation efforts, including consistency with the County's Water Conservation Ordinance.
4. **Waste Reduction, Reuse, and Recycling.** As discussed above, future residential developments from implementation of the Proposed Project would be required to comply with the 2019 Title 24 Standards and 2019 CALGreen at a minimum, by installing water conserving plumbing fixtures and fittings to reduce the developments' water use, The Proposed Project would be consistent with the County's General Plan Policies to intensity water conservation efforts, and future residential developments would be consistent with the County's Water Conservation Ordinance.

Therefore, the existing regulatory setting and the goals and policies contained in the General Plan would ensure that the Proposed Project would not conflict with the County's CCAP. Furthermore, the Proposed Project includes the following goal and policies under Strategy 6: Ensure Sustainability in Housing Production:

Goal 11 Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

Policy 11.1 Ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy.

Policy 11:2 Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices.

Policy 11.3 Support policies and programs that aim to reduce resource consumption. Examples may include solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit. **Policy 11.4:** Prioritize and concentrate new housing developments in least environmentally hazardous areas and with adequate infrastructure such as road networks and water supply.

Potential to Conflict with SCAG's 2020-2045 RTP/SCS

The SCAG 2020–2045 RTP/SCS is a regional growth management strategy that targets per-capita GHG reduction from passenger vehicles and light trucks in the southern California region pursuant to SB 375. In addition to demonstrating the region's ability to attain the GHG emission-reduction targets set forth by CARB, the 2020–2045 RTP/SCS outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Thus, successful implementation of the 2020–2045 RTP/SCS would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use.

The following strategies are intended to be supportive of implementing the 2020–2045 RTP/SCS and reducing GHGs: focus growth near destinations and mobility options; promote diverse housing choices; leverage technology innovations; support implementation of sustainability policies; and promote a green region. The strategies that pertain to SCAG's support of local jurisdiction sustainability efforts would not apply to the Proposed Project. Compliance with the remaining applicable strategies is presented below.

- **Focus Growth Near Destinations and Mobility Options.** The Proposed Project would facilitate the potential development of up to 19,940 multi-family residential units within dense multi-use urban areas. The proposed multi-family units would be developed with a higher density with increased access to transit and within dense multi-use urban areas. As such, the facilitation of the Proposed Project would provide residences within proximity to transit services. The Project's site location would reduce VMT and associated GHG emissions by being in proximity to complimentary land uses and employment centers, which could encourage use of alternative transportation methods such as transit, walking, or biking, or would result in shorter vehicle trips. The Proposed Project would be consistent with the County's General Plan Policies to promote sustainability in land use design by encouraging development within dense multi-use urban areas to increase walking, bicycling, and transit ridership to reduce VMT, and improve pedestrian infrastructure through sidewalk continuity and street connectivity. Furthermore, the Proposed Project includes Policy 2.2, which would further encourage multi-family residential and mixed-use developments along major commercial and transportation corridors, as well as Policy 11.1 to ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy, Policy 11.3 to incentivize housing near transit, and Policy 11.4 to prioritize and concentrate new housing developments in areas with adequate infrastructure such as road networks.
- **Promote Diverse Housing Choices.** The Proposed Project would comply with this strategy of the 2020–2045 RTP/SCS since it would result in the development of diverse housing types as well as new market-rate and affordable residential units to increase a mix of housing supply options. The Proposed Project includes goals and policies that would provide a range of housing types in sufficient supply to meet the needs of current and future residents, provide a supply that ranges broadly in housing costs, and maintain a healthy and diverse housing supply.

- **Leverage Technology Innovations.** The Proposed Project would comply with this strategy of the 2020-2045 RTP/SCS since it would be consistent with the County's General Plan Policies and would be required to comply with the 2019 Title 24 Standards and 2019 CALGreen at a minimum, through energy-efficient design and support low emission technologies for transportation, such as alternative fuel vehicles to reduce per capita GHG emissions. As required by 2019 CALGreen, the Proposed Project multi-family residential units would be required 10% of all parking spaces to be electric vehicle capable. Furthermore, the Proposed Project encourages energy-efficient design through Policy 11.2, which would ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices, and Policy 11.3, which supports policies and programs that aim to reduce resource consumption, such as solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit.
- **Promote a Green Region.** Another applicable strategy within the 2020–2045 RTP/SCS to the Proposed Project involves promoting a green region through efforts such as supporting local policies for renewable energy production and promoting more resource efficient development (e.g., reducing energy consumption) to reduce GHG emissions. As mentioned above, the Proposed Project includes policies to encourage green and resource-efficient development. In addition, the development of multi-family residences allowed for by the Proposed Project would be required to comply with 2019 Title 24 building code (at a minimum), which would require installation solar photovoltaic systems.

Project Consistency with the CARB Scoping Plan, SB 32, and EO S-3-05

The Scoping Plan, approved by CARB in 2008 and updated in 2014 and 2017, provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the Scoping Plan is not directly applicable to specific projects. Relatedly, in the Final Statement of Reasons for the Amendments to the CEQA Guidelines, the CNRA observed that "[t]he [Scoping Plan] may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009a). Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., LCFS), among others. The Proposed Project would comply with all applicable regulations adopted in furtherance of the Scoping Plan to the extent required by law.

As discussed in Section 4.8.2, EO S-3-05 established a goal to reduce statewide GHG emissions to the 1990 level by 2020, and to reduce statewide GHG emissions to 80% below the 1990 level by 2050. SB 32 establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by 2030. While there are no established protocols or thresholds of significance for that future year analysis, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

The Proposed Project would support achievement of the SB 32 and EO S-3-05 goals through compliance with the County's CCAP and consistency with the strategies identified in SCAG's 2020-2045 RTP/SCS to reduce per capita GHG emissions, as well as not resulting in an increase in GHG emissions, as discussed in Threshold GHG-1.

Summary

As previously described, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program that is part of the Proposed Project would allow for greater densities than are currently allowed within the County. As discussed under Threshold GHG-1 above, the future residential development under the Proposed Project would not exceed the SCAQMD and AVAQMD GHG significance thresholds, given the information provided to date. Furthermore, based on the general areas of the rezoning program, the Proposed Project would likely result in higher density housing developments with complimentary land uses and employment centers, which could encourage use of alternative transportation methods such as transit, walking, or biking, or would result in shorter vehicle trips. Furthermore, the Proposed Project includes Policy 2.2, which would further encourage multi-family residential and mixed-use developments along major commercial and transportation corridors, as well as Policy 11.1 to ensure consistency with the OurCounty Sustainability Plan through equitable and sustainable land use policy, Policy 11.3 to incentivize housing near transit, and Policy 11.4 to prioritize and concentrate new housing developments in areas with adequate infrastructure such as road networks.

The Proposed Project would support achievement of SB 32 and EO S-3-05 goals through the goals and policies included in the Proposed Project, compliance with the County's CCAP, and consistency with the strategies identified in SCAG's 2020-2045 RTP/SCS. In addition, because of the potential residential development VMT impacts, implementation of Transportation Demand Management measures **MM-TRA-1 through MM-TRA-6** and VMT mitigation reduction program **MM-TRA-7**, as described in Section 4.17.7, Mitigation Measures, would further reduce the Proposed Project's VMT and mobile-source GHG emissions. Because the future residential development from facilitation of the Proposed Project would be consistent with the applicable plans and regulations adopted for the purpose of reducing the emissions of GHGs, Project-related GHG impacts would be **less than significant**.

4.8.6 Cumulative Impacts

Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. As previously discussed in Section 4.8.1, Existing Conditions, GHG emissions inherently contribute to cumulative impacts, and thus, any additional GHG emissions would result in a cumulative impact. As shown in Tables 4.8-4 and 4.8-5, future residential development facilitated by the Proposed Project is not expected to conflict with applicable GHG reduction plans. Therefore, the Proposed Project would not result in a cumulatively considerable impact and cumulative impacts are considered less than significant.

4.8.7 Mitigation Measures

Project impacts would be less than significant, and no mitigation is required.

4.8.8 Level of Significance After Mitigation

Impacts would be less than significant.

4.8.9 References

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4.9 Hazards and Hazardous Materials

This section discusses the environmental setting and evaluates the potential impacts that could result from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project) related to hazardous materials, airport hazards, emergency response plans, and wildland fires.

4.9.1 Environmental Setting

This section discusses the existing environmental setting relative to hazards and hazardous materials. As described in Chapter 3.0, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program as those are the areas that may result in changes to the environment that weren't already considered in previous environmental analysis or studies.

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, toxic, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (e.g., household cleaners, industrial solvents, paint, pesticides) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials have a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, industrial incidents, and unintentional releases.

Hazardous Materials Sites

California Government Code Section 65962.5 requires the California Environmental Protection Agency (Cal/EPA) to compile, maintain, and update specified lists of hazardous material release sites. The California Environmental Quality Act (CEQA) Guidelines (California Public Resources Code, Section 21092.6) require the lead agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether the Project and any alternatives are identified on any of the following lists:

- **EPA NPL (National Priorities List):** Lists all sites under the U.S. Environmental Protection Agency (EPA) Superfund program, which was established to fund cleanup of contaminated sites that pose risk to human health and the environment.
- **EPA CERCLIS and Archived Sites:** The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list contains 15,000 sites nationally identified as hazardous sites. This would also involve a review for archived sites that have been removed from CERCLIS due to No Further Remedial Action Planned status.
- **EPA RCRIS (RCRAInfo):** Resource Conservation and Recovery Act Information System (RCRIS or RCRAInfo) is a national inventory system about hazardous waste handlers. Generators, transporters, handlers, and disposers of hazardous waste are required to provide information for this database.

- **DTSC Cortese List:** The Department of Toxic Substances Control (DTSC) maintains the Hazardous Waste and Substances Sites (Cortese) List as a planning document for use by state and local agencies to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. This list includes the Site Mitigation and Brownfields Reuse Program Database (CalSites).
- **DTSC HazNet:** DTSC uses this database to track hazardous waste shipments.
- **SWRCB LUSTIS:** Leaking Underground Storage Tank Information System. The State Water Resources Control Board (SWRCB) maintains an inventory of underground storage tanks and leaking underground storage tanks, which tracks unauthorized releases.

The required lists of hazardous material release sites are commonly referred to as the "Cortese List" after the legislator who authored the legislation. Because the statute was enacted more than 20 years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist. Those requesting a copy of the Cortese List are now referred directly to the appropriate information resources contained on websites hosted by the boards or departments referenced in the statute, including DTSC's online EnviroStor database and the SWRCB's online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities specific to each agency's jurisdiction. A search of commonly accessed online databases on February 24, 2021, identified the following information potentially relevant to proposed land use changes due to adoption and implementation of the Proposed Project.

EnviroStor

The EnviroStor database, maintained by DTSC, identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes federal Superfund sites (National Priorities List), state response sites and voluntary cleanup sites, school investigation and cleanup sites, corrective action sites, and tiered California permit sites. It also includes sites that are being investigated for suspected but unconfirmed contamination.

A search of this database found three parcels within the Proposed Project's general rezoning program area that would be affected by a site identified in EnviroStor. The three parcels include a commercial facility at 6708 S Central Ave, Los Angeles, CA 90001, an industrial facility at 6355 Compton Ave, Los Angeles, CA 90001, and another commercial facility at 6023 Compton Avenue, Florence, CA 90001. All three of the locations are located within the Metro Planning Area.

GeoTracker

The GeoTracker database, maintained by SWRCB, lists a range of types of hazardous materials sites that could affect groundwater quality, including leaking underground storage tank sites, cleanup program sites, land disposal sites, and military sites. A search of the database found that 47 parcels within the Proposed Project's general rezoning program area were identified in GeoTracker. The affected parcels are located in the Project Area within the South Bay Planning Area, Metro Planning Area, Gateway Planning Area, Westside Planning Area, East San Gabriel Valley Planning Area, and West San Gabriel Valley Planning Area.

Hazardous Waste Generators

Large quantity generators are those that generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste. Small quantity generators generate from 100 to 999

kilograms per month of hazardous waste. A search of the RCRA Info database, maintained by EPA, found that 28 parcels within the Proposed Project's general rezoning program area were identified in the database. The affected parcels in the Project Area are within the South Bay Planning Area, Metro Planning Area, Gateway Planning Area, West San Gabriel Planning Area, and the East San Gabriel Planning Area.

Airport Hazards

Assembly Bill 2776, which went into effect January 1, 2004, defines an "airport influence area" as the area where airport-related factors "may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission." The California Public Utilities Code establishes airport land use commissions in every county to provide for the orderly development of air transportation and ensure compatible land uses around airports that are open to public use. According to the State Division of Aeronautics, the airport influence area is usually the planning area designated by an airport land use commission for each airport.

The Los Angeles County Airport Land Use Compatibility Plan provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the Airport Land Use Compatibility Plan identifies notification disclosure areas around each airport.

There are 15 public use airports within the boundaries of Los Angeles County Airport Land Use Commission's jurisdiction, which is conterminous with Los Angeles County (County). Five are owned by the County , nine are owned by other public entities, and one is privately owned. Additionally, there are 11 private-use airstrips, 1 private-use seaplane base, and 138 heliports registered with the Federal Aviation Administration in the County.

A map of all of the airports in the County in relation to the Project Area can be seen on Figure 4.11-2, Airports/Airfields. Only one airport in the County has an airport influence area that overlaps with portions of the Project Area: Los Angeles International Airport.

During the planning of the rezoning program, the County excluded areas within the 65 decibel community noise equivalent level and above, within Airport Influence Areas.

Emergency Response Plans

Emergency response plans include elements to maintain continuity of government, emergency functions of governmental agencies, mobilization and application of resources, mutual aid, and public information. Emergency response plans are maintained at the federal, state, and local level for all types of disasters and hazards, including human-made and natural. It is the responsibility of government to undertake an ongoing comprehensive approach to emergency management in order to avoid or minimize the effects of hazardous events. Local governments have the primary responsibility for preparedness and response activities.

The Los County Office of Emergency Management maintains the Los Angeles County Operational Area Emergency Response Plan and the County of Los Angeles All-Hazard Mitigation Plan. The Los County Office of Emergency Management leads and coordinates disaster plans and disaster preparedness exercises for all cities and 288 special districts in the County. Additionally, hazardous material response in the Project Area would be handled by the hazardous materials response firefighters with the Los Angeles County Fire Department (LACoFD) (County of Los Angeles 2020).

Wildfire Hazards

Fire Hazard Severity Areas in the County are designated by the California Department of Forestry and Fire Prevention, and by LACoFD within cities. Fire hazard severity zone levels range from moderate to very high. Fire hazard severity zones are designated in three types of areas based on what level of government is financially responsible for preventing and suppressing wildfires (see Figure 4.20-1, Fire Hazard Severity Zones):

- Federal Responsibility Areas: The federal government is financially responsible for wildfire suppression. Within the District, the Angeles National Forest and federal land in the Santa Monica Mountains National Recreation Area are Federal Responsibility Areas.
- State Responsibility Areas: The state is financially responsible for wildfire suppression. Within the District, State Responsibility Areas are in outlying areas such as the Santa Susana Mountains, foothills of the San Gabriel Mountains, and parts of the Santa Monica Mountains.
- Local Responsibility Areas: Cities or the County are financially responsible for wildfire suppression. Local Responsibility Areas in the County include foothills of the Santa Susana and San Gabriel Mountains; the Verdugo Mountains, Santa Monica Mountains, Hollywood Hills, San Rafael Hills, and Puente Hills; and in other hills in the central Los Angeles area.

During the planning of the rezoning program, the County excluded areas located within fire hazard severity zones.

4.9.2 Relevant Plans, Policies, and Ordinances

Federal

The following federal regulations pertaining to hazards and hazardous materials would apply to the Proposed Project.

Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984

Federal hazardous waste laws are generally promulgated under the Resource Conservation and Recovery Act (RCRA). These laws provide for the "cradle to grave" regulation of hazardous wastes. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed. DTSC is responsible for implementing the RCRA program and California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law. Under the Certified Unified Program Agency (CUPA) program, Cal/EPA has in turn delegated enforcement authority to the County for state law regulating hazardous waste producers or generators.

Comprehensive Environmental Response, Compensation, and Liability Act and the Superfund Amendments and Reauthorization Act of 1986

Congress enacted the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, on December 11, 1980. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites, provided for liability of persons responsible for releases of hazardous waste at these sites, and established a trust fund to provide for cleanup when no responsible party could be identified. The Superfund Amendments and Reauthorization Act (SARA) amended CERCLA on October 17, 1986. SARA stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites, required Superfund actions to consider the standards and requirements found in other state

and federal environmental laws and regulations, provided new enforcement authorities and settlement tools, increased state involvement in every phase of the Superfund program, increased the focus on human health problems posed by hazardous waste sites, encouraged greater citizen participation in making decisions on how sites should be cleaned up, and increased the size of the trust fund to $8.5 billion.

Emergency Planning Community Right-to-Know Act

The Emergency Planning Community Right-to-Know Act, also known as SARA Title III, was enacted in October 1986. This law requires any infrastructure at the state and local levels to plan for chemical emergencies. Reported information is then made publicly available so that interested parties may become informed about potentially dangerous chemicals in their community. Sections 301 through 312 of the act are administered by EPA's Office of Emergency Management. EPA's Office of Information Analysis and Access implements the Emergency Planning Community Right-to-Know Act Section 313 program. In California, SARA Title III is implemented through the California Accidental Release Prevention Program.

Hazardous Materials Transportation Act

The Department of Transportation regulates hazardous materials transportation under Title 49 of the Code of Federal Regulations. State agencies that have primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and the California Department of Transportation (Caltrans). These agencies also govern permitting for hazardous materials transportation. Title 49 of the Code of Federal Regulations reflects laws passed by Congress as of January 2, 2006.

Federal Response Plan

The Federal Response Plan of 1999 is a signed agreement among 27 federal departments and agencies, including the American Red Cross, that provides the mechanism for coordinating delivery of federal assistance and resources to augment efforts of state and local governments overwhelmed by a major disaster or emergency; supports implementation of the Robert T. Stafford Disaster Relief and Emergency Act, as well as individual agency statutory authorities; and supplements other federal emergency operations plans developed to address specific hazards. The Federal Response Plan is implemented in anticipation of a significant event likely to result in a need for federal assistance or in response to an actual event requiring federal assistance under a presidential declaration of a major disaster or emergency.

2018 International Fire Code

The International Fire Code (IFC), created by the International Code Council, is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The IFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The IFC and the International Building Code use a hazard classification system to determine what measures are required to protect against structural fires. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, IFC employs a permit system based on hazard classification. The IFC is updated every 3 years.

State

The following state regulations pertaining to hazards and hazardous materials would apply to the Proposed Project.

California Health and Safety Code and Code of Regulations

California Health and Safety Code Chapter 6.95 and 19 California Code of Regulations Section 2729 set out the minimum requirements for business emergency plans and chemical inventory reporting. These regulations require businesses to provide emergency response plans and procedures, training program information, and a hazardous materials chemical inventory disclosing hazardous materials stored, used, or handled on site. A business that uses hazardous materials or a mixture containing hazardous materials must establish and implement a business plan if the hazardous material is handled in certain quantities.

California Environmental Protection Agency

Cal/EPA was created in 1991 by the governor's Executive Order W-5-91. Several state regulatory boards, departments, and offices were placed under the Cal/EPA umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of state resources. Among those responsible for hazardous materials and waste management are DTSC, Department of Pesticide Regulation, and Office of Environmental Health Hazard Assessment. Cal/EPA also oversees the unified hazardous waste and hazardous materials management regulatory program (Unified Program).

California Department of Toxic Substances Control

The California DTSC, which is a department of Cal/EPA, is authorized to carry out the federal RCRA hazardous waste program in California to protect people from exposure to hazardous wastes. The department regulates hazardous waste, cleans up existing contamination, and looks for ways to control and reduce the hazardous waste produced in California, primarily under the authority of RCRA and in accordance with the California Hazardous Waste Control Law (California Health and Safety Code Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (22 CCR Divisions 4 and 4.5). Permitting, inspection, compliance, and corrective action programs ensure that people who manage hazardous waste follow state and federal requirements and other laws that affect hazardous waste specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

California Education Code

The California Education Code establishes the law for California public education. The California Education Code requires that DTSC be involved in the environmental review process for the proposed acquisition and/or construction of school properties that will use state funding. The California Education Code requires a Phase I Environmental Site Assessment be completed prior to acquiring a school site or engaging in a construction project. Depending on the outcome of the Phase I Environmental Site Assessment, a Preliminary Environmental Assessment and remediation may be required. The California Education Code also requires potential, future school sites that are proposed within 2 miles of an airport to be reviewed by Caltrans Division of Aeronautics. If Caltrans does not support the proposed site, no state or local funds can be used to acquire the site or construct the school.

California State Aeronautics Act

The State Aeronautics Act is implemented by Caltrans Division of Aeronautics. The purpose of this act is to do the following:

- Foster and promote safety in aeronautics
- Ensure the state provides laws and regulations relating to aeronautics that are consistent with federal aeronautics laws and regulations
- Assure that persons residing in the vicinity of airports are protected against intrusions by unreasonable levels of aircraft noise
- Develop informational programs to increase the understanding of current air transportation issues

Caltrans Division of Aeronautics issues permits for and annually inspects hospital heliports and public-use airports, makes recommendations regarding proposed school sites within 2 miles of an airport runway, and authorizes helicopter landing sites at/near schools.

California Building Code

The State of California provides a minimum standard for building design through the 2019 California Building Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations. The 2019 CBC is based on the 1997 Uniform Building Code but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

California Fire Code (2019)

California Code of Regulations, Title 24, also known as the California Building Standards Code, contains the California Fire Code, included as Part 9 of that title. Updated every 3 years, the California Fire Code includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. LACoFD provides fire protection services for the unincorporated areas of the County. The Project Area includes parcels that are located in unincorporated areas of the County. As such, the LACoFD implements and enforces the California Fire Code in the Project Area.

Asbestos-Containing Materials Regulations

State-level agencies, in conjunction with EPA and the Occupational Safety and Health Administration, regulate removal, abatement, and transport procedures for asbestos-containing materials. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Polychlorinated Biphenyls

The EPA prohibited the use of polychlorinated biphenyls (PCBs) in the majority of new electrical equipment starting in 1979, and initiated a phase-out for much of the existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act (15 USC Section 2601 et seq.). Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and highly specific safety procedures for their disposal. The state likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste; these regulations require that such materials be treated, transported, and disposed accordingly. At lower concentrations for non-liquids, Regional Water Quality Control Boards may exercise discretion over the classification of such wastes.

Lead-Based Paint

California Occupational Safety and Health Administration's Lead in Construction Standard is contained in Title 8, Section 1532.1, of the California Code of Regulations. The regulations address all of the following areas: permissible exposure limits; exposure assessment; compliance methods; respiratory protection; protective clothing and equipment; housekeeping; medical surveillance; medical removal protection; employee information, training, and certification; signage; record keeping; monitoring; and agency notification.

Local

The following local/regional regulations pertaining to hazards and hazardous materials would apply to the Proposed Project.

Los Angeles County 2035 General Plan

The Land Use Element of the Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal LU 1 A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.

Policy LU 1.1 Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

Policy LU 1.6 In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):

- Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
- Will not negatively impact the productivity of neighboring industrial activities;
- Is necessary to promote the economic value and the long-term viability of the site; and
- Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.

Goal LU 3 A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.

Policy LU 3.2 Discourage development in areas with high environmental resources and/or severe safety hazards.

Goal LU 7 Compatible land uses that complement neighborhood character and the natural environment.

Policy LU 7.6 Ensure that proposed land uses located within Airport Influence Areas are compatible with airport operations through compliance with airport land use compatibility plans.

Policy LU 7.7 Review all proposed projects located within Airport Influence Areas for consistency with policies of the applicable airport land use compatibility plan.

The Air Quality Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal AQ 1 Protection from exposure to harmful air pollutants.

Policy AQ 1.1 Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

The Safety Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal S 3 An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

Policy S 3.1 Discourage high density and intensity development in VHFHSZs (Very High Fire Hazard Severity Zones).

Policy S 3.3 Ensure that the mitigation of fire related property damage and loss in FHSZs limits impacts to biological and other resources.

Policy S 3.4 Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire-resistant building materials, vegetation management, fuel modification and other fire hazard reduction programs.

Policy S 3.6 Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in FHSZs.

Policy S 3.7 Site and design developments located within FHSZs, such as in areas located near ridgelines and on hilltops, in a sensitive manner to reduce the wildfire risk.

Policy S 3.7 Site and design developments located within FHSZs, such as in areas located near ridgelines and on hilltops, in a sensitive manner to reduce the wildfire risk.

Los Angeles County Municipal Code, 105.6.20 – Hazardous Materials

Section 105.6.20 of the Los Angeles County Municipal Code states that operational permits are requirement to store, transport on site, dispense, use, or handle hazardous materials in excess of amounts listed in Table 105.6.20 of the County's Municipal Code.

Certified Unified Program Agency

A CUPA is a local agency that has been certified by Cal/EPA to implement the local Unified Program. The CUPA can be a county, city, or joint powers authority. A participating agency is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A designated agency is a local agency that has not been certified by Cal/EPA to become a CUPA but is the responsible local agency that would implement the six Unified Programs, listed below, until they are certified. Currently, there are 83 CUPAs in California. LACoFD is the certified CUPA for the Project Area and for many cities throughout the County. The Unified Program consolidates, coordinates, and makes consistent the following six existing programs:

- Hazardous Materials Release Response Plans and Inventories (Business Plans)
- California Accidental Release Prevention Program
- Underground Storage Tank Program
- Aboveground Petroleum Storage Act
- Hazardous Waste Generator and Onsite Hazardous Waste Treatment (tiered permitting) Programs
- California Uniform Fire Code: Hazardous Materials Management Plans and Hazardous Material Inventory Statements

4.9.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to hazards and hazardous materials if the project would:

H-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

H-2: 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.

H-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.

H-4: Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

H-5: 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 result in a safety hazard for people residing or working in the Project Area.

H-6: For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area.

H-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

H-8: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

4.9.4 Methodology

The hazards and hazardous materials analysis considers if implementation of the Proposed Project would result in significant exposure of people or property to hazardous materials. The location of existing hazardous materials sites relative to the Project Area is an important consideration in this analysis. Compliance with federal, state, and local hazardous materials regulations and standards would likely reduce potential impacts. If the Proposed Project has the potential to result in potential impacts, mitigation measures can be provided to reduce these impacts.

As described in Chapter 3, Project Description, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and it would be too speculative to analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore not reasonably foreseeable.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.9.5 Environmental Impacts

Threshold H-1 **Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Threshold H-2 **Would the Project 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?**

The Proposed Project is a policy document and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project does not propose construction or other development; rather, it provides capacity for future housing development consistent with State Housing Element Law and the Regional Housing Needs Allocation. Demolition and construction activities associated with future housing development facilitated by the Proposed Project could require transport of hazardous materials (e.g., asbestos-containing materials, lead-based paint, and/or contaminated soils). This transport would be limited in duration.

Numerous federal, state, and local regulations exist that require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using, or disposing of hazardous materials include RCRA, which provides the cradle to grave regulation of hazardous wastes; CERCLA, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; IFC, which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; Title 27, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520.

Additionally, the County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and human-caused hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. The plan complies with, and has been approved by, the Federal Emergency Management Agency and the Governor's Office of Emergency Services. The plan has been formally adopted by the Los Angeles County Board of Supervisors for use in the development of specific hazard mitigation proposals that have a high cost-benefit ratio.

Furthermore, residential development sites within the County are not expected to transport, use, store, or dispose of substantial amounts of hazardous materials, with the exception of common residential-grade hazardous materials such as household cleaners and paint, among others. There are also a variety of existing and proposed regulatory processes that would serve to minimize these potential impacts through the review for hazardous material contamination in soil, soil vapor, or groundwater and an assessment for hazardous building materials which could, upon disturbance during construction, be released to the environment or, upon future occupation, cause a hazard to the public due to exposure to hazardous materials above the applicable regulatory exposure limits.

Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase the exposure of hazardous materials to the public and the environment. Therefore, impacts related to transport, use, and disposal of hazardous materials would be **less than significant**.

Threshold H-3 Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school?

There are several schools located within one-quarter mile of the Project Area, as further detailed in Section 4.15, Public Services.

As described in Threshold H-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

Numerous federal, state, and local regulations exist that require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using or disposing of hazardous materials include RCRA, which provides the cradle to grave regulation of hazardous wastes; CERCLA, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; IFC, which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; Title 27, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520.

LACoFD is the CUPA for the County, and is responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, LACoFD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk-management plans. The Hazardous Materials

Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency-response plan, which describes the procedures for mitigating a hazardous release, procedures, and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification the Office of Emergency Services, and other emergency-response personnel, such as the local fire agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the LAFCoD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations, to identify safety hazards that could cause or contribute to an accidental spill or release, and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

The County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and human-made hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. The plan complies with, and has been approved by, the Federal Emergency Management Agency and the Governor's Office of Emergency Services. The plan has been formally adopted by the Los Angeles County Board of Supervisors for use in the development of specific hazard mitigation proposals that have a high cost-benefit ratio.

While the rezoning program would allow for greater intensities than previously permitted in the unincorporated areas of the County, the existing regulatory setting would ensure that the potential release of hazardous materials from the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase the risk of the release of hazardous materials. Therefore, impacts would be **less than significant**.

Threshold H-4 Would the Project be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

As indicated above, there are multiple sites identified in the Project Area that have remaining contamination in either soil, groundwater, and/or soil vapor. These sites may include sites that are pursuant to Government Code 65962.5; burn dump sites; active, abandoned, or closed landfills; areas with historic or current agriculture; or areas with petroleum contamination.

As detailed in Threshold H-2, there are a variety of existing and proposed regulatory processes that would serve to minimize potential impacts through the review for hazardous material contamination in soil, soil vapor, or groundwater and an assessment for hazardous building materials which could, upon disturbance during construction, be released to the environment or, upon future occupation, cause a hazard to the public due to exposure to hazardous materials above the applicable regulatory exposure limits.

Under implementation of the Proposed Project, land uses and development may be located on a site such as those pursuant to Government Code 65962.5; burn dump sites; active, abandoned or closed landfills; areas with historic or current agriculture; or areas with petroleum contamination. However, the existing regulatory setting would ensure that the Proposed Project would not result in a significant hazard to the public or the environment from future development on existing hazardous materials sites. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that

would create a significant hazard to the public or the environment. Therefore, the Proposed Project would have a **less-than-significant impact** associated with existing hazardous materials sites.

Threshold H-5 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?

Some land uses would be more likely to result in public airport safety hazards than others. For example, areas designated as residential and commercial would be likely to continually contain high concentrations of persons. If land uses containing high concentrations of persons are located in areas adjacent to public airport operations, public airport hazards would be considered potentially significant. In contrast, open space recreation or open space conservation land use designations would generally not accommodate high-density populations.

As described in Threshold H-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

As discussed above, during the planning of the rezoning program, the County excluded parcels within the 65 decibel community noise equivalent level and above within Airport Influence Areas. Although portions of the rezoning program overlap with the Los Angeles International Airport Influence Area and would allow development within 2 miles of a public airport, private airstrip, or heliport, there are existing federal, state, and county regulations and policies that would prevent hazards to the public and environment near public airports. These include Federal Aviation Administration regulations, which establish safety standards for civil aviation, and the State Aeronautics Act, which establishes air safety standards. In addition, the County requires that development projects near public airports comply with any applicable Airport Land Use Compatibility Plan.

The existing regulatory setting would ensure that potential impacts to related to public airports, private airstrips, and heliports that are associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase the safety hazard for people residing or working within the Project Area. Therefore, potential impacts associated with public airports, private airstrips, and heliports are **less than significant**.

Threshold H-6 For a project in the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project Area?

See response to Threshold H-5. Existing Federal Aviation Administration regulations, County policies and regulations, and Proposed Project goals and policies are intended to identify and properly address potential airport hazards prior to implementation of specific projects within the Project Area. Therefore, potential impacts associated with public airports, private airstrips, and heliports are **less than significant.**

Threshold H-7 Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The emergency response plan for the Project Area is the Operational Area Emergency Response Plan, which is prepared by Emergency Management Organization of Los Angeles County. The Operational Area Emergency Response Plan strengthens short- and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in Los Angeles County.

LACoFD provides fire, safety, and emergency medical services to the Project Area. Additionally, many cities within the County utilize LACoFD services. LACoFD operates multiple divisions including Air and Wildland, Fire Prevention, and Forestry. In addition, the Health Hazardous Materials Division's mission is to "protect the public health and the environment from accidental releases and improper handling, storage, transportation, and disposal of hazardous materials and wastes through coordinated efforts of inspections, emergency response, enforcement, and site mitigation oversight." (LACoFD 2021)

The Los Angeles County Sheriff's Department (LASD) is the largest sheriff 's department in the country. In addition to specialized services, the LASD is divided into 10 divisions, including the Office of Homeland Security, which focuses on potential threats related to local homeland security issues, such as terrorism or bioterrorism. In addition to proactive enforcement of criminal laws, the LASD also provides investigative, traffic enforcement, accident investigation, and community education functions.

As described in Threshold H-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. However, the Proposed Project would coordinate rezoning with LACoFD, LASD operations, as well as various County departments to ensure adequate emergency response and service needs.

The existing regulatory setting, the goals and policies contained in the General Plan, and general location of the rezoning areas within urban areas would ensure that potential impacts to emergency response and/or emergency evacuation associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly degrade emergency response. Furthermore, the Proposed Project includes goals and policies to enhance the safety of housing environments, such as Goal 4, Policy 4.2, Goal 8, and Policy 8.2. Compliance with applicable regulations and implementation of the Proposed Project goals and policies would ensure the risk of impaired implementation or physical interference with an adopted emergency response plan or emergency evacuation plan is **less than significant**.

Threshold H-8 Would the Project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands?

Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as fire hazard severity zones per Government Code Sections 51175–51189.

As described in Threshold H-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. However, as shown in Figure 4.20-1, none of the rezoning program areas are located in fire hazard severity zones (refer to Section 4.20, Wildfire, for additional details). The rezoning program would be located within urban and suburban areas, many of which will be located along commercial corridors, and would encourage infill development in areas with existing infrastructure. The rezoning program would not be located in wildland areas.

Additionally, compliance with applicable regulations, goals, and policies as described in Section 4.9.2 would minimize impacts related to wildland fires. Consequently, the overall associated impacts would be **less than significant**.

4.9.6 Cumulative Impacts

In general, cumulative impacts related to hazards and hazardous materials are more prevalent for commercial or industrial land uses. Hazardous material use or hazardous emissions would be cumulatively significant when the combined activities of individual industrial or commercial businesses that use, transport, or dispose of hazardous materials result in hazardous conditions. Cumulative impacts may also occur when multiple development projects disrupt existing hazardous materials sites in adjacent areas. Additionally, the transportation of hazardous materials may increase as a direct result of increased hazardous materials usage within the County. Continued growth and development in the County will significantly affect the LACoFD and LASD operations. Any future development would be required to comply with applicable federal, state, and local regulations related to hazardous materials, emergency response, wildland fires, and public airports, private airstrips, and heliports. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant. Therefore, impacts related to hazards and hazardous materials **would not be cumulatively considerable**.

4.9.7 Mitigation Measures

No mitigation measures are required.

4.9.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts relating to hazards and hazardous materials have been identified.

4.9.9 References

County of Los Angeles. 2015. *Los Angeles County General Plan*. Adopted October 6, 2015. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.

County of Los Angeles. 2020. "Los Angeles County Fire Department – Emergency Operations." Accessed February 16, 2021. https://fire.lacounty.gov/emergency-operations/.

LACoFD. 2021. "Health Hazardous Materials Division". Accessed May 4, 2021. https://fire.lacounty.gov/health-hazardous-materials-division/.

4.10 Hydrology and Water Quality

This section evaluates the potential impacts to hydrology and water-quality conditions in the unincorporated areas of Los Angeles County (Project Area) from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project). Hydrology deals with the distribution and circulation of water, both on land and underground. Water quality deals with the quality of surface water and groundwater. Surface water is aboveground and includes lakes, rivers, streams, and creeks. Groundwater is below the surface of the earth.

4.10.1 Environmental Setting

This section discusses the existing environmental setting relative to hydrology and water quality. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

In Los Angeles County, there are six major watershed areas with over 900 miles of major river systems, 3,600 miles of smaller streams, and 25 square miles of pond, lake, and reservoir surface. Also located within Los Angeles County are regional groundwater recharge areas called spreading grounds, which capture close to 80% of the runoff that flows from the mountains (County of Los Angeles 2014). Most spreading grounds are owned by the Los Angeles County Flood Control District. The total area of regional spreading grounds countywide is 3,361 acres. Los Angeles County also contains 21 groundwater basins in the coastal plain and valleys. Except during times of drought, groundwater extraction accounts for nearly 33% of the water usage in the unincorporated areas. In rural areas, hundreds of households depend solely on private wells that tap into local groundwater sources (County of Los Angeles 2014).

The County of Los Angeles (County) works with other stakeholders, including the Los Angeles County Flood Control District (LACFCD), in various ways to manage the function and health of its watersheds. In 1975, the Los Angeles Regional Water Quality Control Board (RWQCB) adopted two basin plans: one for the Santa Clara Basin and another for the Los Angeles Basin (County of Los Angeles 2014). The Basin Plans designate beneficial uses for inland and coastal surface waters, establish water quality objectives and implementation programs and policies to protect those uses.

The National Pollutant Discharge Elimination System (NPDES) is a permitting program that establishes a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies, including stormwater channels (County of Los Angeles 2014). The Los Angeles RWQCB, Central Valley RWQCB, and Lahontan RWQCB are responsible for implementing the federally mandated NPDES program in Los Angeles County. Consequently, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit. As part of its NPDES Program, the Los Angeles RWQCB adopted a new Municipal Separate Storm Sewer Permit (MS4 Permit) in 2012. The MS4 Permit imposes basic programs in order to maintain a level of acceptable runoff conditions through the implementation of best management practices (BMPs) that mitigate stormwater quality problems (County of Los Angeles 2014).

Hydrologic Regions

California is divided into 10 hydrologic regions by the California Department of Conservation. A hydrologic region is the area drained by a river system or a segment of a river system, a closed basin(s), or a group of streams forming a coastal drainage area. Los Angeles County spans parts of three hydrologic regions: the South Coast Region, the South Lahontan Region, and the Tulare Lake Hydrologic Region.

The South Coast Region consists of the watersheds of coastal rivers and streams extending from Ventura County to the Mexican Border. The South Lahontan Region spans part of eastern California from San Bernardino County and northern Los Angeles County on the south to Mono County on the north. The South Lahontan Region consists of several desert and mountain watersheds that drain into desert basins and do not outlet to the ocean.

A small part of the northwest corner of Los Angeles County is in the Tulare Lake Hydrologic Region, which consists of the southern half of the San Joaquin Valley. The Tulare Lake Hydrologic Region is tributary to the San Joaquin River, which discharges into the Pacific Ocean via the Sacramento-San Joaquin Delta and San Francisco Bay.

Watersheds

A watershed is the area of land where water is underneath or drains off of it goes into the same place. The Proposed Project's rezoning program is generally located in seven Planning Areas. The watersheds for those areas are described below:

Los Angeles River Watershed

The Los Angeles River Watershed spans 830 square miles of western, central, and southern Los Angeles County and some small areas of eastern Ventura County (County of Los Angeles 2014). The watershed extends from the San Gabriel Mountains on the northeast, to the Santa Susana Mountains and Santa Monica Mountains on the northwest and west, respectively, and extending south to the mouth of the Los Angeles River in the City of Long Beach. The watershed includes all of the San Fernando Valley, much of central Los Angeles, and parts of south Los Angeles. The Los Angeles River, the primary stream in the watershed, extends 48 miles from the confluence of Bell Creek and the Arroyo Calabasas in the southwest San Fernando Valley to the Pacific Ocean at the City of Long Beach. The Los Angeles River Watershed includes the following planning areas, from north to south:

- Antelope Valley (southwest part)
- Santa Clarita Valley (small part of southern portion)
- San Fernando Valley
- Santa Monica Mountains (small part of northeastern portion)
- Metro (most of area)
- West San Gabriel (almost all)
- Gateway (west part)

Dominguez Channel and Los Angeles Harbor Watershed

The Dominguez Watershed spans 133 square miles of southwest Los Angeles County, extending from just north and east of Los Angeles International Airport at its north end to Los Angeles Harbor in the Community of Wilmington in the City of Los Angeles at its south end, where the Dominguez Channel ends (County of Los Angeles 2014). Most

of the watershed is in the Los Angeles Basin; the watershed also encompasses north-facing slopes of the Palos Verdes Hills. The Dominguez Channel, the primary drainage channel in the watershed, extends 15 miles from the City of Hawthorne to the Los Angeles Harbor.

The Dominguez Watershed includes parts of the following planning areas, from north to south:

- Westside (south end)
- South Bay (most)
- Gateway (southwest corner)

San Gabriel River Watershed

The San Gabriel River Watershed spans 905 square miles of east-central and southeast Los Angeles County and part of northwest Orange County (County of Los Angeles 2014). The watershed extends from the San Gabriel Mountains on the north; encompasses the east half of the San Gabriel Valley, the Puente Hills, and much of the southeast Los Angeles Basin; and extends south to the mouth of the San Gabriel River in the City of Seal Beach on the Orange County-Los Angeles County boundary. The Los Angeles River, the primary stream in the watershed, extends about 61 miles from the San Gabriel Mountains to the ocean. The San Gabriel River Watershed includes the following planning areas, from north to south:

- Antelope Valley (southeast part)
- East San Gabriel Valley
- West San Gabriel Valley (east end)
- Gateway (east part)

Santa Monica Bay Watershed (Malibu Creek and Ballona Creek)

The Santa Monica Bay Watershed spans 673 square miles, ranging from the west end of the Santa Monica Mountains in Ventura County to parts of the western Los Angeles Basin and south to the coastal side of the Palos Verdes Peninsula; the southeast corner of the watershed is in the San Pedro neighborhood in the City of Los Angeles (County of Los Angeles 2014). Many streams in the Santa Monica Mountains, Palos Verdes Hills, and Los Angeles Basin provide drainage in the watershed, and drainage in the watershed is not dominated by one stream as with the Los Angeles Watershed. Ballona Creek is the major drainage route for much of the part of the watershed in the Los Angeles Basin. The Santa Monica Bay Watershed includes parts of the following planning areas, from north to south:

- Santa Monica Mountains (nearly all)
- Westside (nearly all)
- Metro (west part)
- South Bay (narrow strip along Santa Monica Bay, and coastward side of Palos Verdes Hills)

Drainage Facilities

Los Angeles River Watershed

The Los Angeles River and the Rio Hondo are the primary drainage channels in the watershed; the Rio Hondo connects the San Gabriel River at Whittier Narrows Dam to the Los Angeles River in the City of South Gate. Major

flood control dams in the watershed include Pacoima Dam, Tujunga Dam, Devil's Gate Dam, Eaton Wash Dam, Santa Anita Dam, Sepulveda Dam, Hansen Dam, and several retention basins near the Sylmar neighborhood in the City of Los Angeles. These dams serve a vital role in flood protection and most of them also serve a vital water conservation role in the region.

San Gabriel River Watershed

The San Gabriel River is the principal drainage channel in the watershed. Major flood control dams in the watershed include Whittier Narrows Dam near the City of Pico Rivera, Santa Fe Dam in the City of Irwindale, and Morris and San Gabriel dams; the latter two are in the San Gabriel Mountains. Other important dams in this watershed include the Big Dalton Dam, San Dimas Dam, Live Oak Dam, Puddingstone Dam, Puddingstone Diversion Dam, and Thompson Creek Dam. These dams serve a vital role in flood protection and most of them also serve a vital water conservation role in the region.

Dominguez Watershed

Dominguez Channel is the main drainage channel in this watershed.

Santa Clara River Watershed

The Santa Clara River is the main drainage channel in this watershed. The two largest reservoirs in the part of the Santa Clara Watershed in Los Angeles County, Castaic Lake and Pyramid Lake, are water storage reservoirs rather than flood control dams. The two reservoirs are southern terminals for the California Aqueduct, which is a major component of the State Water Project.

Surface Water Quality

The 2010 Section 303(d) List of Water Quality Limited Segments lists 127 water bodies in Los Angeles County. Total maximum daily loads, that is, the maximum amount of a pollutant that a water body can receive and still safely meet water-quality standards, have either been completed, or are under preparation or are planned, for each of the listed water bodies. Coastal shorelines comprise 51 of the listed water bodies, 10 are bays, 40 are rivers or streams, 18 are lakes, three are tidal wetlands, and five are estuaries.

Groundwater Basins

Coastal Plain of Los Angeles Groundwater Basin

The Coastal Plain of Los Angeles Groundwater Basin underlies nearly all of the part of the Los Angeles Basin in Los Angeles County south of the Puente Hills and Repetto Hills. This groundwater basin spans about 491 square miles in the portions of the Westside, South Bay, Metro, and Gateway Planning Areas in the Los Angeles Basin. Most of this Basin is divided into two sub-basins: the Central Basin in the northeast half of the Basin, and the West Coast subbasin in the southwest half. The major groundwater recharge basins in the Central Basin are the Rio Hondo and San Gabriel Coastal Spreading Grounds along the Rio Hondo and San Gabriel Rivers, in the City of Montebello and City of Pico Rivera. Groundwater recharge in the West Coast Basin is done mostly through injection wells.

San Fernando Valley Groundwater Basin

The San Fernando Valley Groundwater Basin underlies 227 square miles—all of the San Fernando Valley—and all of the valley areas in the San Fernando Valley Planning Area.

Raymond Groundwater Basin

The Raymond Groundwater Basin extends about 41 square miles beneath the northwestern San Gabriel Valley, in the northwest part of the West San Gabriel Valley Planning Area.

Main San Gabriel Valley Groundwater Basin

The Main San Gabriel Valley Groundwater Basin, which is approximately 199 square miles in area, underlies most of the San Gabriel Valley and the Puente Valley, in much of the West San Gabriel Valley Planning Area, and in the northern and central parts of the East San Gabriel Valley Planning Area. The major groundwater recharge facilities for the Main San Gabriel Valley Groundwater Basin are reservoirs in and just upstream of the Basin: Cogswell Reservoir, San Gabriel Reservoir, Morris Reservoir, Santa Fe Reservoir, and Whittier Narrows Reservoir.

Upper Santa Ana Valley Groundwater Basin

The Upper Santa Ana River Valley Groundwater Basin underlies about 242 square miles of the Upper Santa Ana River Valley in southwest San Bernardino County, near the northwest edge of Riverside County, and near the east boundary of Los Angeles County. The portion of this Basin in Los Angeles County is in the East San Gabriel Valley Planning Area.

Groundwater Quality

Coastal Plain of Los Angeles Groundwater Basin

The Coastal Plain of Los Angeles Groundwater Basin is divided into several subbasins, the two largest of which are the West Coast subbasin and the Central Basin. Overall, the groundwater in the Central subbasin and West Coast subbasin continues to be of high quality, suitable for potable and nonpotable uses. Wellhead treatment is used in certain places in the Central subbasin to remove TCE, PCE, iron, manganese, arsenic, and carbon tetrachloride from groundwater.

A groundwater treatment facility, the Water Quality Protection Project, treats groundwater for volatile organic compound (VOC) contamination in the City of Pico Rivera in the Central subbasin; the contamination is a plume originating from the San Gabriel Valley to the north. The facility uses granular-activated carbon and has capacity of 2,000 gallons per minute.

A 2,400-acre-foot-per-year capacity desalination facility in the City of Torrance operated by the West Basin Municipal Water District removes chloride from groundwater impacted by seawater.

These groundwater basins include the numerous dams, reservoirs and spreading grounds of the LACFCD that are instrumental in capturing water and recharging the basins. The region's flood protection channels also play a key role in delivering water to spreading grounds. In addition, the seawater barriers play a replenishment role in the Central Basin.

San Fernando Valley Groundwater Basin

Half of the Los Angeles Department of Water and Power's 115 groundwater wells in the San Fernando Valley are inactive due to groundwater contamination. Major contaminants include VOCs (especially TCE [trichloroethylene], PCE [perchloroethylene], and carbon tetrachloride), nitrates, and perchlorate.

Groundwater treatment systems in the San Fernando Valley include the Tujunga Wellfield Joint Project, which uses liquid-phase granular activated carbon; the North Hollywood Operable Unit, which uses air to remove VOCs; and the Pollock Wells Treatment Plant, with four liquid-phase granular activated carbon units.

Main San Gabriel Valley Groundwater Basin

Groundwater delivered to customers continues to be of high quality and always meets state and federal drinking water standards. However, several contaminants include a variety of industrial solvents referred to as Volatile Organic Compounds, or VOCs, are present in areas of the Basin. Another common contaminant found in the basin is nitrate, primarily from fertilizers used during the Valley's agricultural period.

Since 1997, additional contaminants have been detected: perchlorate, a solid rocket fuel ingredient; N-nitroso dimethylamine (NDMA), associated with liquid rocket fuel; 1,2,3-trichloropropane (1,2,3-TCP), a degreasing agent; and 1,4-dioxane, a stabilizer for chlorinated solvents (County of Los Angeles 2014). Thirty groundwater treatment sites were operating in the service area of the Upper San Gabriel Valley Municipal Water District, whose service area spans more than half the Main San Gabriel Valley Groundwater Basin in the western part of the Valley, in 2008–2009.

Raymond Groundwater Basin

Portions of the Monk Hill Treatment System treats groundwater for perchlorate using ion exchange resin, for organic chemicals using liquid-phase granular activated carbon, and have a capacity of 7,000 gallons per minute.

Development of a perchlorate treatment system at the Sunset Treatment Plant is underway. A disinfection facility, scheduled for completion in December 2014, will have a capacity of 2,300 gallons per minute.

Flood Hazards

Designated Flood Zones

The following describes the general 100-year flood zones locations within the 7 Planning Areas where Proposed Project's rezoning program is generally located.

- San Fernando Valley Planning Area. One-hundred-year flood zones are in Encino Reservoir, and along Pacoima Creek, Kagel Canyon, Little Tujunga Canyon, and Tujunga Canyon.
- West San Gabriel Valley Planning Area. Part of a 100-year flood zone is mapped in the Whittier Narrows Flood Control Basin.
- East San Gabriel Valley Planning Area. A small area in Tonner Canyon in the Puente Hills, and a segment of the San Gabriel River, are mapped as 100-year flood zones.
- Westside Planning Area. A small area of a 100-year flood zone is mapped in the Baldwin Hills next to the east side of La Cienega Boulevard.

- **Metro Planning Area**. No 100-year flood zones are mapped in unincorporated areas of the Metro Planning Area.
- **South Bay Planning Area**. Two small areas in West Carson are mapped as 100-year flood zones.
- **Gateway Planning Area**. A segment of the Los Angeles River just south of its confluence with the Rio Hondo is mapped as a 100-year flood zone.

Figure 4.10-1, Flood Hazard Zones Policy Map, indicates that the areas affected by the Proposed Project's rezoning program are not located within any 100-year flood zones as determined by FEMA.

Seismically Induced Dam Inundation

Dam inundation areas are mapped by dam owners and submitted to the California Office of Emergency Services. Dams in Los Angeles County with dam inundation areas affecting unincorporated areas are listed in Table 4.10-1. Most of the dams in Table 4.10-1 are flood control dams that do not impound substantial reservoirs for most of the year. After flood flows on an affected stream, water is released from a flood control dam at a controlled rate to create flood control capacity for the next storm. Released water from several flood control dams is used downstream of the dams for groundwater recharge. All dams listed below must meet safety requirements and are inspected annually by the Division of Safety of Dams of the California Department of Water Resources.

Table 4.10-1. Dams with Inundation Areas within the Unincorporated Seven Planning Areas Affected by the Proposed Project's Rezoning Program

Planning Area	Watershed	Dam or Reservoir	Nearest City or Community
San Fernando Valley	Los Angeles River	Big Tujunga Reservoir	Lake View Terrace [Los Angeles]
		Hansen Dam	Pacoima [Los Angeles]
		Pacoima Reservoir	Sylmar [Los Angeles]
		Sepulveda Dam	Encino [Los Angeles] and Lake Balboa [Los Angeles]
West San Gabriel Valley	Los Angeles River	Morris S. Jones Reservoir	Pasadena
	San Gabriel River	San Gabriel Dam	San Gabriel Mountains: San Gabriel River, north of Azusa
		Morris Dam	San Gabriel Mountains: San Gabriel River, north of Azusa
		Santa Fe Dam	Irwindale
East San Gabriel Valley	San Gabriel River	Puddingstone Reservoir	San Dimas
		San Dimas Reservoir	San Dimas
		San Gabriel Dam	San Gabriel Mountains: San Gabriel River, north of Azusa
		Thompson Creek Reservoir	Claremont
Westside	Santa Monica Bay	Stone Canyon Reservoir	Bel Air [Los Angeles]
Metro	Los Angeles River	Sepulveda Dam	Encino [Los Angeles] and Lake Balboa [Los Angeles]
Gateway	Los Angeles River and San Gabriel River	Whittier Narrows Dam	Pico Rivera

Source: County of Los Angeles 2014, page 5.9-22.

Seiches

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Reservoirs and aboveground water storage tanks can generate seiches posing substantial flood hazards. Dams with dam inundation areas including unincorporated areas are listed above in Table 4.10-1.

There are numerous aboveground water storage tanks in Los Angeles County. Flooding can occur if strong ground shaking causes structural damage to aboveground water tanks. Sloshing water can lift a water tank off its foundation or break the pipes leading to the tank.

Standards for steel and reinforced concrete tank design are issued by the American Water Works Association and the California Department of Public Health. About 40 steel water tanks were rendered nonfunctional during the 1994 Northridge earthquake; one tank in the Santa Clarita area failed, flooding several houses below. New standards for steel water tank design adopted in 1994 include flexible joints at the inlet/outlet connections to accommodate movement in any direction.

Tsunamis

A tsunami is a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. The West Coast and Alaska Tsunami Warning Center, part of the National Oceanic and Atmospheric Administration issues tsunami warnings and tsunami watches for the Pacific. A Tsunami Warning Bulletin is a warning message issued throughout the Pacific based on confirmation that a tsunami has been generated that poses a threat to the population in part or all of the Pacific Coast regions. Tsunami Warnings are issued for a region when a tsunami is estimated to arrive within 0 to 3 hours; Tsunami Watches are issued for a region when a tsunami is estimated to arrive within 3 to 6 hours.

Tsunami inundation areas are mapped by the California Geological Survey in the following unincorporated areas relevant to the areas affected by the Proposed Project's rezoning program are:

- **Westside Planning Area**. The tsunami inundation area extends to just inland of the inland end of the marina in Marina del Rey, which is approximately 1.6 miles inland from the shoreline. No other unincorporated areas in the Westside Planning Area are within tsunami inundation areas. Existing land use designations in Marina del Rey, set forth in the Marina del Rey Land Use Plan certified by the California Coastal Commission in 1996, include residential (Residential III, IV, and V with maximum densities of 35, 45, and 75 units per acre, respectively); several categories of commercial land uses (hotel, office, marine commercial, and visitor serving-convenience commercial); boat storage, public facilities, parking, open space, and water.
- **South Bay and Gateway Cities Planning Areas**. There are no tsunami inundation areas in unincorporated areas in these two Planning Areas; the entire coastline in these Planning Areas consist of cities only.

Mudflows

Mudflow is a combination of water, rock, debris and soil resulting from surface erosion. LACFCD's reservoirs receive large volumes of sediment due to mudflows from their tributary watersheds, which impact the reservoirs' flood protection and water conservation capacities. LACFCD also has numerous debris basins and debris inlets above many foothill communities. Cleanouts of these facilities are necessary to allow them the serve their flood protection function. Cleanouts of the reservoirs are also needed to maintain their water conservation function, which is becoming more critical for the region's water supply.

Areas of Los Angeles County that are susceptible to mudflows include canyon areas and areas along the bases of mountain slopes. Mudflow hazard increases dramatically in burned areas after major wildfires. There are slopes that could generate mudflows in, or immediately upgrade from, all Planning Areas affected by the rezoning program except for the Gateway Planning Area.

4.10.2 Relevant Plans, Policies, and Ordinances

Federal

The following federal regulations pertaining to hydrology and water quality would apply to the Proposed Project.

Safe Drinking Water Act

The Federal Safe Drinking Water Act provides regulations on drinking water quality in San Bernardino. The Safe Drinking Water Act gives the U.S. Environmental Protection Agency (EPA) the authority to set drinking water standards, such as the National Primary Drinking Water regulations, which protect drinking water quality by limiting the levels of specific contaminants that are known to occur or have the potential to occur in water and can adversely affect public health. All public water systems that provide service to 25 or more individuals are required to satisfy these legally enforceable standards. Water purveyors must monitor for these contaminants on fixed schedules and report to the EPA when a Maximum Contaminant Level (MCL) has been exceeded. MCL is the maximum permissible level of a contaminant in water that is delivered to any user of a public water system. Drinking water supplies are tested for a variety of contaminants, including organic and inorganic chemicals (e.g., minerals), substances that are known to cause cancer (e.g., carcinogens), radionuclide (e.g., uranium and radon), and microbial contaminants (e.g., coliform and Escherichia coli). Changes to the MCL list are typically made every three years, as the EPA adds new contaminants or, based on new research or new case studies, revised MCLs for some contaminants are issued. The California Department of Health Services, Division of Drinking Water and Environmental Management, is responsible for implementation of the Safe Drinking Water Act in California.

Clean Water Act

Increasing public awareness and concern for controlling water pollution led to enactment of the Federal Water Pollution Control Act Amendments of 1972. As amended in 1977, this law became commonly known as the Clean Water Act (CWA) (33 USC 1251 et seq.). The objective of the CWA is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. The CWA established basic guidelines for regulating discharges of pollutants into the waters of the United States. The CWA requires that states adopt water quality standards to protect public health, enhance the quality of water resources, and ensure implementation of the CWA.

Section 303 of the CWA (Beneficial Use and Water Quality Objectives)

The Santa Ana RWQCB is responsible for the protection of the beneficial uses of waters within the Project Area in Riverside and San Bernardino Counties. The RWQCB uses its planning, permitting, and enforcement authority to meet its responsibilities adopted in the Basin Plan to implement plans, policies, and provisions for water quality management.

In accordance with state policy for water quality control, the RWQCB employs a range of beneficial use definitions for surface waters, groundwater basins, marshes, and mudflats that serve as the basis for establishing water quality objectives and discharge conditions and prohibitions. The Basin Plan for the Santa Ana Region has identified

existing and potential beneficial uses supported by the key surface water drainages throughout its jurisdiction. Under CWA Section 303(d), the State of California is required to develop a list of impaired water bodies that do not meet water quality standards and objectives. A Total Maximum Daily Load (TMDL) defines how much of a specific pollutant/stressor a given water body can tolerate and still meet relevant water quality standards. The RWQCB has developed TMDLs for select reaches of water bodies.

Section 401 of the CWA (Water Quality Certification)

Section 401 of the CWA requires that an applicant for any federal permit (e.g., a U.S. Army Corps of Engineers Section 404 permit) obtain certification from the state, requiring that discharge to waters of the United States would comply with provisions of the CWA and with state water quality standards. For example, an applicant for a permit under Section 404 of the CWA must also obtain water quality certification per Section 401 of the CWA. Section 404 of the CWA requires a permit from the U.S. Army Corps of Engineers prior to discharging dredged or fill material into waters of the United States, unless such a discharge is exempt from CWA Section 404. For the Project Area, the Santa Ana RWQCB must provide the water quality certification required under Section 401 of the CWA.

Section 402 of the CWA (National Pollutant Discharge Elimination System)

The CWA was amended in 1972 to provide that the discharge of pollutants to waters of the United States from any point source is unlawful unless the discharge is in compliance with an NPDES permit. The NPDES permit program, as authorized by Section 402 of the CWA, was established to control water pollution by regulating point sources that discharge pollutants into waters of the United States (33 USC 1342). In the state of California, the EPA has authorized the State Water Resources Control Board (SWRCB) permitting authority to implement the NPDES program.

Regulations (Phase II Rule) that became final on December 8, 1999, expanded the existing NPDES Program to address stormwater discharges from construction sites that disturb land equal to or greater than 1.0 acre and less than 5.0 acres (small construction activity). The regulations also require that stormwater discharges from small MS4s be regulated by an NPDES General Permit for Storm Water Discharges Associated with Construction Activity, Order No. 99-08-DWQ. The Construction General Permit requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), which describes BMPs the discharger would use to protect stormwater runoff. The SWPPP must contain a visual monitoring program, a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs, and a sediment-monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Routine inspection of all BMPs is required under the provisions of the Construction General Permit. On September 2, 2009, the SWRCB issued a new NPDES General Permit for Storm Water Associated with Construction Activities (Order No. 2009-0009-DWQ, NPDES No. CAS000002), that became effective July 1, 2010.

Section 404 of the Clean Water Act

Section 404 of the CWA established a permitting program to regulate the discharge of dredged or filled material into waters of the United States, which include wetlands adjacent to national waters (33 USC 1344). This permitting program is administered by the U.S. Army Corps of Engineers and enforced by the EPA. For more information on Section 404 of the CWA, see Section 4.4, Biological Resources, of this Draft Program Environmental Impact Report (PEIR).

National Flood Insurance Program

The National Flood Insurance Act of 1968 established the National Flood Insurance Program in order to provide flood insurance within communities that were willing to adopt floodplain management programs to mitigate future flood losses. The Act also required the identification of all floodplain areas within the U.S. and the establishment of flood-risk zones within those areas. The Federal Emergency Management Agency (FEMA) is the primary agency responsible for administering programs and coordinating with communities to establish effective floodplain management standards. FEMA is responsible for preparing Flood Insurance Rate Maps that delineate the areas of known special flood hazards and their risk applicable to the community. The program encourages the adoption and enforcement by local communities of floodplain management ordinances that reduce flood risks. In support of the program, FEMA identifies flood hazard areas throughout the United States on FEMA flood hazard boundary maps.

Federal Antidegradation Policy

The Federal Antidegradation Policy (Title 40 Code of Federal Regulations Section 131.12) requires states to develop statewide antidegradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations, state antidegradation policies and implementation methods shall, at a minimum, protect and maintain: (1) existing in-stream water uses; (2) existing water quality where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

Federal Guidelines for Emergency Action, FEMA Publication No. 64

These guidelines provide guidance to help dam owners, in coordination with emergency management authorities, effectively develop and exercise Emergency Action Plans for dams. The guidelines encourage (1) the development of comprehensive and consistent emergency action planning to protect lives and reduce property damage and (2) the participation of emergency management authorities and dam owners in emergency action planning.

Federal Guidelines for Dam Safety Risk Management, FEMA Publication No. 1025

These guidelines enable federal agencies to use the general principles of risk management to make risk-informed decisions. The agencies work to develop and maintain consistent application of risk analysis, risk assessment, risk management, and risk communication, using equivalent procedures and tools. Risk estimates typically reflect the risk at a given dam at the snapshot in time when the risk analysis is performed. Risk management includes structural and nonstructural actions on a given dam, as well as activities such as routine and special inspections, instrumented monitoring, structural analyses, site investigations, development and testing of emergency action plans, and many other activities.

State

The following state regulations pertaining to hydrology and water quality would apply to the Proposed Project.

Sustainable Groundwater Management Act

On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package—Assembly Bill 1739 (Dickinson), Senate Bill 1168 (Pavley), and Senate Bill 1319 (Pavley)—collectively known as SGMA, which requires governments and water agencies of high- and medium-priority basins to halt overdraft and bring groundwater basins

into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, sustainability should be achieved by 2040. For the remaining high- and medium-priority basins, 2042 is the deadline. Through SGMA, the California Department of Water Resources provides ongoing support to local agencies through guidance, financial assistance, and technical assistance. SGMA empowers local agencies to form Groundwater Sustainability Agencies to manage basins sustainably, and requires those Groundwater Sustainability Agencies to adopt Groundwater Sustainability Plans for crucial (i.e., medium to high priority) groundwater basins in California.

California Water Code, Division 3. Dams and Reservoirs, Sections 6101–6102

These regulations require dam owners to maintain records of, and to report on, maintenance, operation, staffing, and engineering and geologic investigations and to issue orders as necessary to secure maintenance and operations to safeguard life and property. The owner of a dam, or his agent, shall fully and promptly advise the Department of Water Resources of any sudden or unprecedented flood or unusual or alarming circumstance or occurrence affecting the dam or reservoir. These regulations require the Department of Water Resources to periodically inspect dams and reservoirs for the purpose of determining their safety. If required, the dam owner shall perform work necessary to secure maintenance and operation that will safeguard life and property.

Governor's Office of Emergency Services, California Code of Regulations, Title 19 - Public Safety, Division 2 – Office of Emergency Services, Chapter 2 – Emergencies and Major Disaster, Subchapter 4 – Dam Inundation Mapping Procedures

These regulations were adopted to implement the provisions of Government Code Section 8589.5, which provide the standards for producing and submitting an inundation map, acquiring a waiver from the inundation mapping requirement, and administering the program. These regulations are not applicable to those structures identified as Debris Basins in Department of Water Resources Division of Safety and Dams Bulletin 17-00, dated July 2000. However, these regulations are not intended to limit the authority of the Governor's Office of Emergency Services, or any appropriate public agency, to act under the police power of the state, when necessary, to protect life and property from a threatened or actual dam failure.

California Porter-Cologne Water Quality Control Act

Since 1973, the California SWRCB and its nine RWQCBs have been delegated the responsibility for administering permitted discharge into the waters of California. The Project Area falls within the jurisdiction of the Santa Ana RWCQB. The Porter-Cologne Water Quality Act (California Water Code Section 13000 et seq.; California Code of Regulations, Title 23, Chapter 3, Chapter 15) provides a comprehensive water-quality management system for the protection of California waters. Under the Act, "any person discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the state" must file a report of the discharge with the appropriate RWQCB. Pursuant to the Act, the RWQCB may then prescribe "waste discharge requirements" that add conditions related to control of the discharge. Porter-Cologne defines "waste" broadly, and the term has been applied to a diverse array of materials, including non-point source pollution. When regulating discharges that are included in the Federal Clean Water Act, the state essentially treats Waste Discharge Requirements and NPDES as a single permitting vehicle. In April 1991, the State Water Resources Control Board and other state environmental agencies were incorporated into the California EPA.

The RWQCB regulates urban runoff discharges under the NPDES permit regulations. NPDES permitting requirements cover runoff discharged from point (e.g., industrial outfall discharges) and nonpoint (e.g., stormwater runoff) sources. The RWQCB implements the NPDES program by issuing construction and industrial discharge permits.

Under the NPDES permit regulations, BMPs are required as part of a SWPPP. The EPA defines BMPs as "schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of Waters of the United States." BMPs include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage" (Title 40 Code of Federal Regulations Section 122.2).

California Antidegradation Policy

The California Antidegradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High Quality Water in California, was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the state (e.g., isolated wetlands and groundwater), not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained, and discharges to that water body shall not unreasonable affect present or anticipated beneficial use of such water resource.

California Toxics Rule

The EPA has established water quality criteria for certain toxic substances via the California Toxics Rule. The California Toxics Rule established acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water, such as inland surface waters and enclosed bays and estuaries, that are designated by each RWQCB as having beneficial uses protective of aquatic life or human health.

California Water Code

The California Water Code includes 22 kinds of districts or local agencies with specific statutory provisions to manage surface water. Many of these agencies have statutory authority to exercise some forms of groundwater management. For example, a Water Replenishment District (California Water Code Section 60000 et seq.) is authorized to establish groundwater replenishment programs and collect fees for that service, while a Water Conservation District (California Water Code Section 75500 et seq.) can levy groundwater extraction fees. Through special acts of the Legislature, 13 local agencies have been granted greater authority to manage groundwater. Most of these agencies, formed since 1980, have the authority to limit export and control some in-basin extraction upon evidence of overdraft or the threat of an overdraft condition. These agencies can also generally levy fees for groundwater management activities and for water supply replenishment.

Assembly Bill 3030 - Groundwater Management Act

In 1992, Assembly Bill 3030 was passed, which increased the number of local agencies authorized to develop a groundwater management plan and set forth a common framework for management by local agencies throughout California. These agencies could possess the same authority as a water replenishment district to "fix and collect fees and assessments for groundwater management" (California Water Code Section 10754), provided they receive a majority of votes in favor of the proposal in a local election (California Water Code Section 10754.3).

Local

The following local/regional regulations pertaining to hydrology and water quality would apply to the Proposed Project.

Los Angeles County 2035 General Plan

The Conservation and Natural Resources Element of the Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal C/NR 5 Protect any useable local surface water resources.

- **Policy C/NR 5.1** Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.
- **Policy C/NR 5.2** Require compliance by all County departments with adopted Municipal Separate Storm Sewer System (MS4), General Construction, and point source NPDES permits.
- **Policy C/NR 5.3** Actively engage with stakeholders in the formulation and implementation of surface water preservation and restoration plans, including plans to improve impaired surface water bodies by retrofitting tributary watersheds with LID types of BMPs.
- **Policy C/NR 5.4** Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/Integrated Monitoring Programs or other County-involved TMDL implementation and monitoring plans.
- **Policy C/NR 5.5** Manage the placement and use of septic systems in order to protect nearby surface water bodies.
- **Policy C/NR 5.6** Minimize point and non-point source water pollution.
- **Policy C/NR 5.7** Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals, such as roadway, railway, bridge, and other— particularly—tributary street and greenway interface points with channelized waterways.

Goal C/NR 6: Protect any useable local groundwater resources.

- **Policy C/NR 6.1** Support the LID philosophy, which incorporates distributed, post-construction parcel-level stormwater infiltration as part of new development.
- **Policy C/NR 6.2** Protect natural groundwater recharge areas and regional spreading grounds.
- **Policy C/NR 6.3** Actively engage in stakeholder efforts to disperse rainwater and stormwater infiltration BMPs at regional, neighborhood, infrastructure, and parcel-level scales.

Policy C/NR 6.4 Manage the placement and use of septic systems in order to protect high groundwater.

Policy C/NR 6.5 Prevent stormwater infiltration where inappropriate and unsafe, such as in areas with high seasonal groundwater, on hazardous slopes, within 100 feet of drinking water wells, and in contaminated soils.

The Safety Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal S 2 An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.

Policy S 2.1 Discourage development in the County's Flood Hazard Zones.

Policy S 2.2 Discourage development from locating downslope from aqueducts.

Policy S 2.4 Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding.

Policy S 2.5 Ensure that the mitigation of flood related property damage and loss limits impacts to biological and other resources.

Policy S 2.6 Work cooperatively with public agencies with responsibility for flood protection, and with stakeholders in planning for flood and inundation hazards.

The Public Services and Facilities Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal PS/F 3 Increased local water supplies through the use of new technologies.

Policy PS/F 3.1 Increase the supply of water though the development of new sources, such as recycled water, gray water, and rainwater harvesting.

Policy PS/F 3.2 Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

Goal PS/F 4 Reliable sewer and urban runoff conveyance treatment systems

Policy PS/F 4.1 Encourage the planning and continued development of efficient countywide sewer conveyance treatment systems.

Policy PS/F 4.2 Support capital improvement plans to improve aging and deficient wastewater systems, particularly in areas where the General Plan encourages development, such as TODs.

Policy PS/F 4.3 Ensure the proper design of sewage treatment and disposal facilities, especially in landslide, hillside, and other hazard areas.

Policy PS/F 4.4 Evaluate the potential for treating stormwater runoff in wastewater management systems or through other similar systems and methods.

County of Los Angeles Grading Code

Requirements for erosion control and water quality for grading operations are set forth in Title 26 of the County Code. NPDES compliance is required for all projects within the Project Area. For small residential construction sites with a disturbed, graded area less than one acre, stormwater pollution control measures/BMPs must be incorporated on the site during construction.

For all new non-residential projects consisting of a disturbed, graded area less than one acre, an Erosion and Sediment Control Plan (ESCP), which should include specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding, or the deposition of mud, debris, or construction-related pollutants, is required prior to issuance of a grading permit by the County.

In addition to an ESCP, for construction sites with a disturbed, graded area of one acre or greater, a State SWPPP must be prepared and a Notice of Intent filed with the State Water Resources Board. Filing of a Notice of Intent and attainment of a Waste Discharge Identification number from the state is necessary for projects of this magnitude prior to issuance of a grading permit by the County. State SWPPPs prepared in accordance with the Construction General Permit can be accepted as ESCPs.

All active grading projects with grading proposed within the rainy season, October 15 through April 15 of each calendar year, must update the ESCP on file with the County annually and have all BMPs installed prior to the beginning of the rainy season or as determined by the County's building official.

Los Angeles County Flood Control District Code

Chapter 21 of the County Flood Control District Code, Stormwater and Runoff Pollution Control, sets forth requirements regulating discharges to LACFCD storm drains. The following discharges to County storm drains are prohibited (County Flood Control District Code Sections 21.07 and 21.09):

- Discharges of stormwater containing pollutant concentrations that exceed or contribute to the exceedance of a water-quality standard.
- Non-stormwater discharges unless authorized by an NPDES Permit and by a permit issued by the Chief Engineer.
- Discharges of sanitary or septic waste or sewage from any property or residence, any type of recreational vehicle, camper, bus, boat, holding tank, portable toilet, vacuum truck or other mobile source, or any waste holding tank, container or device.
- Pollutants, leaves, dirt, or other landscape debris.

4.10.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project would normally have a significant effect on the environment with respect to hydrology and water quality if the project would:

HYD-1: Violate and water-quality standards or waste-discharge requirements.

HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.

HYD-3: 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 a substantial erosion or siltation on- or off-site.

HYD-4: 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.

HYD-5: 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.

HYD-6: Otherwise substantially degrade water quality.

HYD-7: 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.

HYD-8: Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

HYD-9: 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.

HYD-10: Be subject to inundation by seiche, tsunami, or mudflow.

4.10.4 Methodology

The hydrology and water quality analysis considers if implementation of the Proposed Project would result in significant impacts regarding water quality, flooding hazards, potential pollutant runoff, increased surface water runoff that could flood storm drains, and more. These impacts are considered when looking at the potential increase in housing unit development in the several parcels proposed for rezoning as a result of the Proposed Project. The location of the parcels proposed for rezoning relative to flood hazard zones is an important consideration in this analysis. Compliance with federal, state, and local water quality and standards would likely reduce potential impacts. If the Proposed Project has the potential to result in potential hydrology or water quality impacts, mitigation measures can be provided to reduce potential impacts.

As described in Chapter 3, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and it would be too speculative to analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

4.10.5 Environmental Impacts

Threshold HYD-1 Would the Project violate and water-quality standards or waste-discharge requirements?

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and

no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. The rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

Construction

Implementation of the Proposed Project would adhere to local, state, and federal regulations pertaining to water quality standards. This includes compliance with the California Green Building Standards Code which requires the incorporation of BMPs for materials and waste storage, handling, equipment and vehicle maintenance, and fueling to reduce potential discharge of polluted runoff from construction sites, It would also include adherence to the Construction General Permit that requires future projects over an acre to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction activities. The SWPPP is required to identify BMPs that protect stormwater runoff and ensure avoidance of substantial degradation of water quality. A Notice of Intent would be filed with the RWQCB to comply with the requirements of the Construction General Permit. This process would include preparation of a SWPPP and incorporation of BMPs to control construction-related erosion and sedimentation in dry weather and stormwater runoff. Typical BMPs that could be incorporated into the SWPPP to protect water quality include the following:

- Diverting off-site runoff away from the construction site
- Vegetating landscaped/vegetated swale areas as soon as feasible following grading activities
- Placing perimeter straw wattles to prevent off-site transport of sediment
- Using drop inlet protection (filters and sand bags or straw wattles), with sandbag check dams within paved areas
- Regular watering of exposed soils to control dust during demolition and construction
- Implementing specifications for demolition/construction waste handling and disposal
- Using contained equipment wash-out and vehicle maintenance areas
- Maintaining erosion and sedimentation control measures throughout the construction period
- Stabilizing construction entrances to avoid trucks from imprinting soil and debris onto SPA and adjoining roadways
- Training, including for subcontractors, on general site housekeeping

Compliance with the federal, state and local regulations would ensure that potential impacts related to polluted runoff associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly increase pollutant runoff. Compliance with existing regulations would prevent violation of water quality standards and minimize the potential for contributing sources of polluted runoff. Therefore, impacts would be **less than significant**.

Operation

Compliance with NPDES and MS4 Permits for future residential development, as applicable, as well as successful implementation of a site-specific SWPPP LID features would reduce the potential for pollution from incidental spills of vehicle oils and other chemicals that can be conveyed by storm and landscape irrigation flows. The impermeable surfaces would prevent polluted surface waters from absorbing into the ground surface. The NPDES permit sets limits on pollutants being discharged into waterways and requires all new development and significant redevelopment to incorporate low-impact design (LID) features to the maximum extent practicable to reduce the discharge of pollutants into receiving waters.

Implementation of BMPs would address water quality concerns, such as inadvertent release of pollutants (e.g., hydraulic fluids and petroleum); improper management of hazardous materials; trash and debris; and improper management of portable restroom facilities (e.g., regular service). Additionally, the California Green Building Standards Code requires source controls to for outdoor material storage areas, outdoor trash storage/waste handling areas, outdoor loading/unloading dock areas, and building materials areas to improve water quality. Source controls would also include storm drain messages and signage and beneficial landscape irrigation practices.

Compliance with NPDES and MS4 Permits, as applicable, as well as successful implementation of a site-specific SWPPP would ensure that degradation of water quality (surface and ground) would remain minimal and that the Proposed Project would meet all waste discharge requirements. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly degrade water quality. Thus, the Proposed Project would not violate any water quality standards and impacts would be **less than significant**.

Threshold HYD-2 Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Groundwater Supplies

As described in Threshold HYD-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, the California Building Code (also present in the County's Municipal Code), regulates any development that requires grading to submit an engineering geology report, which would include information about existing groundwater supplies and potential impacts to groundwater supplies.

As discussed in Section 4.14, Population and Housing, the anticipated population and housing unit increase over time as a result of the rezoning program would be aligned with Southern California Association of Governments (SCAG's) population and housing forecasts. Impacts to groundwater supplies are anticipated to be minimal as the increase in population and housing that would potentially use these groundwater supplies does not exceed forecasts. Therefore, the Proposed Project itself would not interfere with groundwater supplies and impacts would be **less than significant.**

Groundwater Recharge

Developments in the unincorporated areas of the following Planning Areas--Coastal Islands, East San Gabriel Valley, Gateway, Metro, San Fernando Valley, South Bay, West San Gabriel Valley, and Westside–would be mostly limited to redevelopments and reuses of currently developed areas. Thus, the general location of the rezoning program would result in relatively minor increases in impervious areas. Therefore, impacts on groundwater recharge would be **less than significant**.

Threshold HYD-3 Would the Project 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 a substantial erosion or siltation on- or off-site.

As described in Threshold HYD-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Implementation of the Proposed Project would not substantially change drainage patterns in the watersheds in the Los Angeles Water Board Region: the Los Angeles River, San Gabriel River, Santa Monica Bay, Santa Clara, and Calleguas watersheds.

Under the MS4 Permit certain categories of development and redevelopment projects are required to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest and use. Projects in the unincorporated areas within the Los Angeles RWQCB region and for which LID Plan are required must limit post-development peak stormwater runoff discharge rates to no greater than the estimated predevelopment rate for developments where the increased peak, stormwater discharge rate will result in increased potential for downstream erosion.

Construction projects in the Los Angeles Water Board Region of 1 acre or more in area must implement BMPs for erosion control and sediment control pursuant to the General Construction Permit. Therefore, the existing regulatory setting would ensure that potential impacts to existing drainage patterns would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would significantly degrade existing drainage patterns. Therefore, impacts would be **less than significant.**

Threshold HYD-4 Would the Project 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?

As discussed in Threshold HYD-3, implementation of the Proposed Project would not substantially change drainage patterns in the Project Area or in parts of adjoining counties in watersheds extending from the Project Area. Further, there are a variety of existing regulatory processes that would serve to minimize these potential impacts. The MS4 Permits in the Los Angeles and Lahontan Water Board regions, requires certain categories of development and redevelopment projects to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest and use. Projects within the Los Angeles RWQCB region and subject to LID requirements must limit post-development peak stormwater runoff discharge rates to no greater than the estimated pre-development rate for developments where the increased peak stormwater discharge rate will result in increased potential for downstream erosion.

Considering these requirements, future housing development facilitated by the Proposed Project would not substantially alter the existing drainage pattern of the site or area. Impacts would be **less than significant**.

Threshold HYD-5 Would the Project 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?

As described in Threshold HYD-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. As discussed in Threshold HYD-3, implementation of the Proposed Project would not change drainage patterns in the Project Area or in parts of adjoining counties in watersheds extending from the Project Area. Under the MS4 Permits in the Los Angeles and Lahontan Water Board regions, certain categories of development and redevelopment projects are required to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest and use. Projects within the Los Angeles RWQCB region and subject to LID requirements must limit post-development peak stormwater runoff discharge rates to no greater than the estimated pre-development rate for developments where the increased peak stormwater discharge rate will result in increased potential for downstream erosion.

Additionally, as discussed in Threshold HYD-2, any future housing as part of the rezoning program that would be located generally within the following Planning Areas--Coastal Islands, East San Gabriel Valley, Gateway, Metro, San Fernando Valley, South Bay, West San Gabriel Valley, and Westside–would be mostly limited to redevelopments and reuses of currently developed areas. Thus, the Proposed Project would result in relatively minor increases in impervious areas that could potentially create or contribute runoff water.

Therefore, the Proposed Project would not substantially increase runoff rates which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be **less than significant**.

Threshold HYD-6 Would the Project otherwise substantially degrade water quality?

As discussed in Threshold HYD-1, the Proposed Project would be subject to all relevant water quality standards. Therefore, the Proposed Project would not substantially degrade water quality and impacts would be **less than significant**.

Threshold HYD-7 Would the Project 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?

According to Figure 4.10-1, the general areas proposed as part of the Proposed Project's rezoning program are not located within any 100-year flood zones as determined by FEMA. Therefore, the Proposed Project would not place substantial numbers of people or structures at risk of flooding in 100-year flood zones, and there would be **no impact.**

Threshold HYD-8 Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

See response to Threshold HYD-7. According to Figure 4.10-1, the general areas proposed as part of the Proposed Project's rezoning program are not located within any 100-year flood zones as determined by FEMA. Therefore, the Proposed Project would not place any structures within 100-year flood hazard areas in a way that would potentially impede or redirect flood flows. There would be **no impact**.

Threshold HYD-9 Would the Project 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?

Dam inundation areas span some unincorporated areas of all of the Planning Areas except the South Bay Planning Area; and parts of the Antelope – Fremont Valleys, Santa Clara, San Gabriel River, Santa Monica Bay, Los Angeles River, and San Pedro Channel Islands watersheds. Most of the dams listed above in Table 4.10-1 are flood control dams that do not impound substantial reservoirs for most of the year. After flood flows on an affected stream, water is released from a flood control dam at a controlled rate to create flood control capacity for the next storm.

As described in Threshold HYD-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, all dams in Table 4.10-1 must meet safety requirements of, and are inspected annually by, the Division of Safety of Dams of the California Department of Water Resources.

Although the Proposed Project is estimated to increase the population in the Project Area over time by 94,500 persons (see Section 4.14), the net increases in population and employment in the Project Area would be relatively minor compared to the total numbers and residents in unincorporated Los Angeles County. Considering the relatively small proportional net increases in numbers of residents and workers that would be put at potential risk from dam inundation; the majority of the dams operating as flood control; and existing safety requirements and inspections by the Division of Safety of Dams, impacts resulting from the Proposed Project would be **less than significant**

Threshold HYD-10 Would the Project be subject to inundation by seiche, tsunami, or mudflow?

Seiche

Compliance with County regulations would require risk assessments of flooding from failure of aboveground water storage tanks for any future residential developments downgrade from such storage tanks. If such assessments determine that a proposed building would be affected by such flooding, either the building pad for the proposed development would be required to be raised above the flood elevation; or improvements shall be made to the water tank to reduce the probability and/or consequence of tank failure, where the owner and/or manager of an aboveground storage tank is willing to allow such improvements. Therefore, impacts resulting from the implementation of the Proposed Project with respect to inundation by seiche would be **less than significant**.

Tsunami

As discussed in Section 4.10.1, Environmental Setting, the Westside Planning Area is the only Planning Area within the rezoning program that is affected by a tsunami inundation area. The tsunami inundation area is the inland end of the marine in Marina del Rey, which is approximately 1.6 miles inland from the Westside Planning Area shoreline. The areas within the Westside Planning Area that are generally within the rezoning program are located approximately 3.5 miles inland and therefore are not affected by the tsunami inundation area. Therefore, there would be **no impact**.

Mudflow

The general areas of the rezoning program are not located in canyons and are unlikely to be located immediately below the bases of mountain slopes. Therefore, implementation of the Proposed Project would not place substantial numbers of people at risk from mudflows. Impacts would be **less than significant.**

4.10.6 Cumulative Impacts

Cumulative projects are those that would be developed in cities in Los Angeles County, along with buildout resulting from the Proposed Project. Cumulative projects in Los Angeles County could cause significant cumulative impacts if they did any of the following:

- Substantially degrade water quality.
- Violate water-quality requirements of any of the four RWQCBs having jurisdiction in various parts of Los Angeles County.
- Substantially interfere with groundwater recharge.
- Substantially change drainage patterns.
- Result in erosion, siltation, or flooding
- Place housing, or structures changing flood flows, within 100-year flood zones.
- Result in flood hazards arising from dam inundation, seiche, tsunami, or mudflow.

As with projects in unincorporated areas, projects in cities in Los Angeles County would have the following environmental effects:

- Generate water pollutants.
- Increase impervious areas, thus decreasing groundwater recharge and increasing runoff rates and/or volumes.
- Some project sites would be in 100-year flood zones; there are approximately 109,971 acres (172 square miles) of 100-year flood zones in Los Angeles County, about 21% of which (36 square miles) is in cities.
- Some project sites would be in areas subject to flooding due to dam inundation, seiche, tsunami, and/or mudflow.

Projects in cities would be subject to similar requirements to those applicable to projects in unincorporated areas. As cumulative projects would be required to comply with the above-listed water-quality, drainage, and flood- safety requirements, significant cumulative impacts would not occur. Therefore, the Proposed Project would **not contribute to significant cumulative hydrology and water-quality impacts.**

4.10.7 Mitigation Measures

No mitigation measures are required.

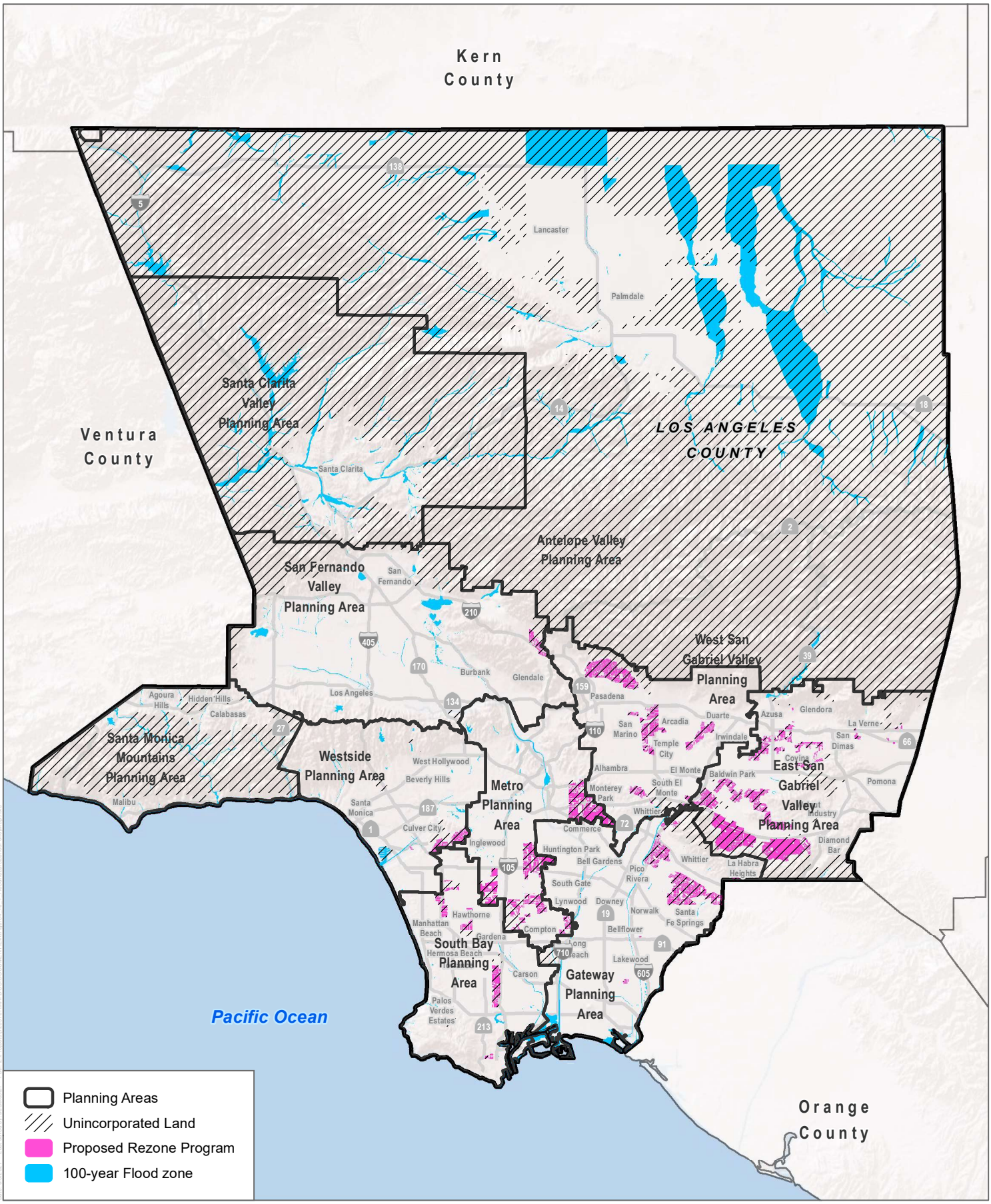
4.10.8 Level of Significance After Mitigation

Impacts relating to hydrology and water quality would be **less than significant**.

4.10.9 References

County of Los Angeles. 2014. *Los Angeles County General Plan Update Draft Environmental Impact Report*. State Clearinghouse No. 2011081042. June 2014. https://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf.

County of Los Angeles. 2015. *Los Angeles County General Plan*. Adopted October 6, 2015. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.



SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 4.10-1

Flood Hazard Zones Policy Map

Los Angeles County Housing Element Update

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4.11 Land Use and Planning

This section evaluates the potential impacts to land use in unincorporated areas of Los Angeles County (Project Area) from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project). This section is based on the Proposed Project as described in detail in Chapter 3, Project Description. In addition, compatibility of proposed land use changes with existing land uses in the surrounding area is discussed in this section.

Land use impacts can be direct or indirect. Direct impacts result in land use incompatibilities, the division of neighborhoods or communities, or interference with other land use plans, including habitat and/or wildlife conservation plans. This section focuses on direct land use impacts. Indirect impacts are secondary effects resulting from land use policy implementation, such as an increase in demand for public utilities or services, or increased traffic on roadways. Indirect impacts are addressed in other topical sections of this Draft PEIR.

4.11.1 Environmental Setting

This section discusses the existing environmental setting relative to land use and planning. As described in Chapter 3, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies. Mention of "islands" refers to areas within the Project Area that are surrounded, either partially or entirely, by a city or cities.

East San Gabriel Valley Planning Area

This Planning Area includes the eastern San Gabriel Valley, along with adjacent areas to the south in the Puente Hills and to the north at the southern edge of the San Gabriel Mountains. It borders San Bernardino County to the east and Orange County to the south. Most of the Planning Area consists of cities; however, it also includes large unincorporated islands. The largest of these are Hacienda Heights and Rowland Heights. Other major County unincorporated islands include those that surround the City of Covina.

The Eastern San Gabriel Valley Planning Area includes the following unincorporated islands:

- Avocado Heights
- Charter Oak
- Citrus/Covina Islands
- East Azusa Islands
- East Irwindale
- East San Dimas
- Glendora Islands
- Hacienda Heights
- North Claremont
- Northeast La Verne
- Northeast San Dimas Islands
- North Pomona
- Rowland Heights
- South Diamond Bar
- South San Jose Hills
- South Walnut
- Valinda
- Walnut Islands
- West Claremont
- West Puente Valley
- West San Dimas

Unincorporated areas contain a wide range of urban land uses. For example, Hacienda Heights and Rowland Heights are both dense, populous communities that, while largely suburban in character and dominated by single-family residential uses, also contain concentrations of multifamily, commercial, industrial, institutional, and landfill uses.

Unincorporated islands in the central portion of the Planning Area include 11 large groups of parcels. These predominantly feature single-family residential uses. Notable exceptions include major transportation corridors that feature commercial uses (Arrow Highway and Grand Avenue) or commercial and industrial uses (Valley Boulevard). Major institutional uses within unincorporated areas of the Planning Area include California Polytechnic State University, Pomona, Forest Lawn Memorial Park, and Rose Hills Memorial Park and Cemetery.

Unincorporated areas in the northern portion of the Planning Area are generally located adjacent to the San Gabriel Mountains in the Angeles National Forest and are primarily undeveloped.

Gateway Planning Area

This Planning Area lies in the southeastern portion of Los Angeles County and is almost entirely located within the Los Angeles Basin. The eastern border of the Planning Area is adjacent to Orange County. The region is almost entirely developed and has a large percentage of industrial land compared to other areas of Los Angeles County.

This Planning Area includes the following unincorporated islands:

- Bandini Islands
- Cerritos Islands
- La Habra Heights Islands
- Long Beach Island
- Lynwood Island
- Rancho Dominguez
- South Whittier-Sunshine Acres
- West Whittier-Los Nietos

Unincorporated areas in this Planning Area are located within three large clusters. Two communities, South Whittier-Sunshine Acres and West Whittier-Los Nietos, are large suburban communities with a wide range of land uses, including residential, commercial, industrial, and recreational uses. Their pattern of land uses is consistent with that of surrounding cities, which include the cities of Downey, La Mirada, Norwalk, Pico Rivera, and Whittier. Although these areas are predominantly composed of single-family residential neighborhoods, they also feature scattered multifamily and nonresidential uses. The community of Rancho Dominguez south of the City of Compton is the third major unincorporated area in this Planning Area. Rancho Dominguez is a heavily urbanized, built-out community that is predominantly industrial except for two large mobile-home communities. The Gateway Planning Area also contains a few small County islands that are either dominated by single-family residential uses (Cerritos Islands, La Habra Heights Islands, and Long Beach Island) or are mostly undeveloped (Lynwood Island).

Metro Planning Area

The Metro Planning Area lies in the geographic center of Los Angeles County. It contains Downtown Los Angeles, industrial areas, and many of the City of Los Angeles' most densely-populated neighborhoods.

Like the Gateway Planning Area, it is almost entirely developed. Most of the Planning Area is occupied by the City of Los Angeles.

Unincorporated islands in the Planning Area are as follows:

- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone
- Walnut Park
- West Athens-Westmont
- West Rancho Dominguez- Victoria
- Willowbrook

The unincorporated areas in the Metro Planning Area consist of four large concentrations. The first large concentration is East Los Angeles, which is dominated by multifamily residential uses west of Interstate (I) 710 and by a mixture of single-family and multifamily residential uses east of I-710 The residential uses are divided by commercial corridors. Major streets in this community, including Atlantic Boulevard, Cesar E. Chavez Boulevard, Olympic Boulevard, and Whittier Boulevard are generally fronted by commercial uses on both sides.).

The other three large concentrations that are within the Metro Planning Area are located in the middle of the Los Angeles Basin.

The first of these unincorporated areas contains the Florence-Firestone and Walnut Park communities which are adjacent to each other along the eastern boundary of the Metro Planning Area The predominant land use within these two communities is multifamily residential land uses. However, they also include individual residential neighborhoods which are separated by major arterial street corridors that contain commercial and/or industrial uses. Corridors featuring commercial land uses include Central Avenue, Compton Avenue, Firestone Boulevard, Florence Avenue, Pacific Boulevard, and Sevilla Avenue. Industrial uses within these two communities are generally located adjacent to Alameda Street, Slauson Avenue, and the Metro Blue Line right-of-way, which traverses the community in a north/south direction. These communities also feature scattered park, public, and single-family residential uses.

The second unincorporated area is East Rancho Dominguez, which is located in the southeast corner of the Metro Planning Area and just east of the City of Compton. East Rancho Dominguez is developed and consists of single-family and multifamily residential neighborhoods that are bisected from east to west by Atlantic Avenue and from north to south by Compton Boulevard. Commercial uses are located along these two streets.

The third unincorporated area includes the adjacent West Rancho Dominguez-Victoria and Willowbrook communities that are adjacent to each other and are located south of I-105 and east of I-110 within the center of the Metro Planning Area. The City of Los Angeles neighborhood of Watts is to the north and the City of Compton is directly to the south and southeast. The southern and western portions of the West Rancho Dominguez-Victoria community consist mainly of industrial uses. The northern portion of the community is mainly single-family residential uses except for commercial uses at major intersections and scattered multifamily residential and public uses. Willowbrook is largely residential, with a mixture of single-family and multifamily residential uses. Notable exceptions include the Martin Luther King, Jr. Medical Center, retail commercial uses located diagonally across 119th Street and Wilmington Avenue from the medical center, and industrial uses oriented to Alameda Street and the adjacent railroad right-of-way.

The fourth unincorporated area within the Metro Planning Area is the West Athens-Westmont community, which is located along the western boundary of the Metro Planning Area. This community primarily consists of residential uses. The northeast quadrant consists almost entirely of multifamily residential land uses and the remainder of the community is dominated by single-family residential uses. Notable exceptions include the Chester Washington Golf Course south of I-105 and the campus of Los Angeles Southwest Community College north of I-105. The community also includes scattered parks and other public uses.

San Fernando Valley Planning Area

The San Fernando Valley Planning Area is south of the Santa Clarita Valley, north the Santa Monica Mountains, and west of the San Gabriel Mountains. The Ventura County line is the western border of the Planning Area. Most of the Planning Area consists of the cities of Burbank, Glendale, La Cañada Flintridge, Los Angeles, and San Fernando.

Only a small portion of the planning area is unincorporated, composed of areas located around the periphery of the San Fernando Valley Planning Area.

This Planning Area includes the following unincorporated areas:

- Kagel Canyon
- La Crescenta-Montrose
- Lopez Canyon
- Oat Mountain
- Sylmar Island
- Twin Lakes
- Universal City
- West Chatsworth
- West Hills

These communities are primarily low-density, single-family residential communities, with the exception of the Universal Studios Specific Plan area. In the western portion of the San Fernando Valley, the communities of Oat Mountain, Twin Lakes, West Chatsworth, and West Hills largely consist of rural residential uses and undeveloped open space. Oat Mountain also includes a large undeveloped area used for oil extraction and the Sunshine Canyon Landfill. On the northern edge of the valley, the Kagel Canyon, Lopez Island, and Sylmar Island communities are primarily undeveloped hillsides and canyons, but include scattered parcels currently used for residential, commercial, or public uses. The most developed unincorporated community in the Planning Area is La Crescenta-Montrose. It consists of primarily single-family residential uses, but also includes commercial uses along Foothill Boulevard and multifamily uses along Montrose Avenue.

South Bay Planning Area

The South Bay Planning Area covers the southwestern portion of the Los Angeles Basin, the Palos Verdes Peninsula, and the Port of Los Angeles. The Planning Area consists mostly of the cities of El Segundo, Gardena, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance. The Planning Area also includes the San Pedro and Wilmington neighborhoods of the City of Los Angeles.

Unincorporated islands of this Planning Area are as follows:

- Alondra Park
- Del Aire
- Hawthorne Island
- La Rambla
- Lennox
- West Carson
- Westfield

In the northern portion of the Planning Area, the unincorporated areas are generally developed and dominated by residential uses. The Lennox community is primarily low-rise multifamily residential uses except for industrial uses adjacent to Los Angeles International Airport and commercial uses along Hawthorne Boulevard and Inglewood Avenue. Hawthorne Island is a similarly built-out neighborhood dominated by low-rise multifamily residential uses. Spanning both sides of I-405 southeast of the Los Angeles International Airport, the Del Aire community is primarily single-family residential uses. A notable exception is the Pacific Concourse commercial center directly southwest of the I-105/I-405 interchange, which includes commercial and multifamily residential uses.

In the middle portion of the Planning Area, Alondra Park has three distinct land use patterns. North of Marine Avenue, it consists primarily of multifamily apartment complexes. Between Marine Avenue and Manhattan Beach Boulevard, it consists almost entirely of single-family residential uses. South of Manhattan Beach Boulevard, it features recreational uses (Alondra Golf Course and Alondra Park) and public uses (El Camino Community College).

South of I-405 and west of I-110 is the largest unincorporated area in the South Bay Planning Area. West Carson contains a wide range of land uses, including single-family, multifamily, commercial, and industrial uses. Commercial and industrial uses are largely concentrated along major commercial corridors. A large concentration of medical uses, including Harbor-UCLA Medical Center, is located near the center of the community.

The two final unincorporated areas of the South Bay Planning Area are located on the Palos Verdes Peninsula. La Rambla is a built-out neighborhood adjacent to the San Pedro neighborhood of the City of Los Angeles. It contains a range of single-family, multifamily residential, commercial, and public uses. Westfield is located between the City of Rolling Hills and City of Rolling Hills Estates. It contains single-family residential uses, a private school campus (Chadwick School), the South Coast Botanic Garden, and a multifamily residential complex.

West San Gabriel Valley Planning Area

The West San Gabriel Valley Planning Area covers the western San Gabriel Valley. The Metro and San Fernando Valley Planning Areas are to the west and the East San Gabriel Valley Planning Area is located to the east. Like the latter, it is almost entirely developed and mostly comprised of cities. The Planning Area features four large concentrations of unincorporated parcels. The unincorporated islands are as follows:

- Altadena
- East Pasadena-East San Gabriel
- Kinneloa Mesa
- South Monrovia Islands
- South San Gabriel-San Pasqual
- Whittier Narrows

The first large unincorporated island in the Planning Area is Altadena, which is north of the City of Pasadena. It is an older suburban community of nearly 9 square miles. The community is predominantly comprised of single-family residential neighborhoods, but also includes vacant portions of the lower San Gabriel Mountains. Commercial uses are concentrated along Lake, Lincoln, and Fair Oaks Avenues. The community also features scattered parcels used for multifamily residential, commercial, and public uses. East of Altadena is Kinneloa Mesa, which features mostly single-family residential uses and vacant hillside open space.

In the central portion of the Planning Area are two, large unincorporated areas that are nearly developed. The South Monrovia Islands are comprised of single-family residential uses except for a commercial corridor along Live Oak Avenue. To the west is the community of East Pasadena-East San Gabriel. This area is largely single-family residential neighborhoods except for commercial corridors along Rosemead and Colorado Boulevards. Utility uses also traverse the community in the form of overhead electric lines.

Last are the adjacent communities of South San Gabriel and Whittier Narrows. South San Gabriel is dominated by single-family residential uses, but also features scattered multifamily residential, commercial, and utility uses. Whittier Narrows is primarily recreational and vacant open space areas. These include Whittier Narrows Golf Course, the Alhambra Wash, and Whittier Narrows Natural Area.

Westside Planning Area

The Westside Planning Area is located between Downtown Los Angeles and the Pacific Coast. It is heavily urbanized and includes many of Los Angeles' densest neighborhoods. It also includes the cities of Beverly Hills, Culver City, Santa Monica, and West Hollywood. The Westside Planning Area also includes Los Angeles International Airport.

This Planning Area includes the following unincorporated islands:

- Ballona Wetlands
- Franklin Canyon
- Gilmore Island
- Ladera Heights-Viewpark-Windsor Hills
- Marina del Rey
- West Fox Hills
- West Los Angeles (Sawtelle Veteran's Administration Center)

Although there are few unincorporated areas in the Westside Planning Area, they are widely dispersed and contain a diverse range of land uses. The largest unincorporated area in the Planning Area is located at the southern boundary, directly south of the City of Culver City. Commonly referred to as the Baldwin Hills, it is centered on the recreational uses of Kenneth Hahn State Recreational Area and includes the communities of Ladera Heights and Viewpark/Windsor Hills. Ladera Heights and Viewpark/Windsor Hills consist of primarily single-family residential uses. However, commercial and multifamily residential uses are oriented along Slauson Avenue and the major arterial connecting it and Downtown Inglewood to the south. Major institutional uses located in the northwest portion of the Baldwin Hills include Holy Cross Catholic Cemetery and West Los Angeles College. Approximately 1 mile to the west, a small unincorporated island includes single family and public uses.

The second largest unincorporated area in the Westside Planning Area consists of Marina del Rey and a portion of the adjacent Ballona Wetlands. Marina del Rey is one of the largest constructed small-boat harbors in the United States, with 19 marinas and room for roughly 5,300 boats. This area supports recreational, residential, and commercial uses.

Lastly, this Planning Area contains an unincorporated area bisected by I-405 and Wilshire Boulevard that is dominated by government uses. It contains the Veteran's Administration Medical Center, Los Angeles, and Los Angeles National Cemetery.

4.11.2 Relevant Plans, Policies, and Ordinances

Federal

There are no federal regulations related to land use and planning relevant to the Proposed Project.

State

The following state regulations pertaining to land use in unincorporated areas would apply to the Project.

State Planning Law and Complete Streets Act

State planning law (California Government Code Section 65300) requires every city and county in California to adopt a comprehensive, long-term general plan for the physical development of the jurisdiction and of any land outside its boundaries that, in the planning agency's judgment, bears relation to its planning (sphere of influence). A general plan should consist of an integrated and internally consistent set of goals and policies grouped by topic into a set of elements and guided by a jurisdiction-wide vision. State law requires that a general plan address seven elements or topics (land use, circulation, housing, conservation, open space, noise, and safety), but allows some discretion on the arrangement and content. Additionally, each of the specific and applicable requirements in the state planning law should be examined to determine if there are environmental issues within the community that the general plan should address, such as hazards or flooding.

The Housing Element is one of the required elements of the General Plan. This Sixth Revision to the Housing Element complies with the California Government Code, beginning at Section 65583.

Local

The following local/regional regulations pertaining to existing land uses would apply to the Project.

Southern California Association of Governments

The County of Los Angeles is a member of the Southern California Association of Governments (SCAG), which is the designated Metropolitan Planning Organization for the region. SCAG is required to update its Regional Transportation Plan/Sustainable Communities Strategy every 4 years, which puts all member jurisdictions on a schedule to update their Housing Elements every 8 years. SCAG is required to develop a final Regional Housing Needs Allocation (RHNA) methodology to distribute existing and projected housing need for the 6th cycle RHNA for each jurisdiction, which will cover the planning period October 2021 through October 2029. Following extensive feedback from stakeholders during the proposed methodology comment period and an extensive policy discussion, SCAG's Regional Council voted to approve the Draft RHNA Methodology on November 7, 2019, and provide it to the State Department of Housing and Community Development for their statutory review. On January 13, 2020, the State Department of Housing and Community Development completed its review of the draft methodology and found that it furthers the five statutory objectives of RHNA, and on March 5, 2020, SCAG's Regional Council voted to approve the Final RHNA Methodology (SCAG 2020). On March 4, 2021, SCAG's Regional Council adopted the Sixth Cycle Final RHNA Allocation Plan.

The Proposed Project includes an update to the Los Angeles County Housing Element and associated components to meet the RHNA requirements approved by SCAG.

Airport Land Use Plans

There are 11 public-use airports/airfields within the boundaries of the Los Angeles County Airport Land Use Commission's jurisdiction. Information for the 11 public-use airports/airfields, including applicable General Plan Planning Areas, is provided in Table 4.11-1. The 11 public-use airports/airfields are also shown in Figure 4.11-1, Airports/Airfields.

Table 4.11-1. Public-Use Airports/Airfields in Los Angeles County Planning Areas Affected by the Proposed Project

Airport/Airfield	IATA Airport Code	Type	Location	Planning Area
Bob Hope/ Burbank Airport	BUR	Commercial	Burbank, Los Angeles	San Fernando Valley
Brackett Field Airport	POC	General Aviation	La Verne (Influence Area also includes portions of Pomona and San Dimas)	East San Gabriel Valley
Compton/ Woodley Airport	CPM	General Aviation	Compton	Gateway
San Gabriel Valley Airport (formerly El Monte Airport)	EMT	General Aviation	El Monte	West San Gabriel Valley

Table 4.11-1. Public-Use Airports/Airfields in Los Angeles County Planning Areas Affected by the Proposed Project

Airport/Airfield	IATA Airport Code	Type	Location	Planning Area
Hawthorne Municipal/Jack Northrop Field Airport	HHR	General Aviation	Hawthorne	South Bay
Long Beach Municipal/ Daugherty Field Airport	LGB	Commercial	Long Beach, Lakewood	Gateway
Los Angeles International Airport	LAX	Commercial	Los Angeles (Influence Area includes portions of El Segundo, Hawthorne, Inglewood, and unincorporated areas)	Westside
Santa Monica Municipal Airport	SMO	General Aviation	Santa Monica, Los Angeles	Westside
Torrance/ Zamperini Field Airport	TOA	General Aviation	Torrance (Influence Area includes portion of Lomita)	South Bay
Van Nuys Airport	VNY	General Aviation	Los Angeles	San Fernando Valley
Whiteman Airport	WHP	General Aviation	Los Angeles	San Fernando Valley

Source: County of Los Angeles 2021.
Note: IATA = International Air Transport Association

An Airport Land Use Compatibility Plan (ALUCP) is a planning document that contains policies for promoting safety and compatibility between airports and the communities that surround them. In 1991, the Los Angeles County Airport Land Use Commission adopted a comprehensive Los Angeles County ALUCP that covers all airports within its jurisdiction except for General William J. Fox Airfield in Lancaster, which has its own ALUCP. The Airport Land Use Commission in in the process of developing individual ALUCPs for each airport in Los Angeles County.

The Los Angeles County ALUCP provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification/disclosure areas around each airport.

Habitat Conservation Plans

There are three habitat conservation plan areas within Los Angeles County: The Draft Desert Renewable Energy Conservation Plan Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP), the Palos Verdes Peninsula NCCP/HCP, and the West Mojave Plan HCP. The Proposed Project's rezoning program areas are not located within the vicinity of these plan areas. Further detail of these plans can be found in the General Plan Update EIR Section 5.10.1, Regulatory Setting, and Section 5.4, Biological Resources (County of Los Angeles 2014).

General Plan

The Land Use Element of the General Plan provides the following goals and policies potentially relevant to the Project (County of Los Angeles 2015):

Goal LU 1 A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.

- **Policy LU 1.10** Require the intensity, density, and uses allowed in a new specific plan to be determined using the General Plan, including the Land Use Policy Map and Land Use Legend.
- **Policy LU 1.11** Require a General Plan amendment for any deviation from the intensities, densities, and uses allowed by the General Plan (to apply the appropriate designation from the General Plan Land Use Legend), unless allowances for flexibility are specified in the specific plan.
- **Policy LU 1.15** For existing specific plans, which are depicted with an "SP" land use designation, the General Plan Land Use Policy Map shall be amended as part of a comprehensive area planning effort, to identify existing specific plans using the Specific Plan Overlay.

Goal LU 3 A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.

- **Policy LU 3.1** Encourage the protection and conservation of areas with natural resources, and SEAs.
- **Policy LU 3.2** Discourage development in areas with high environmental resources and/or severe safety hazards.
- **Policy LU 3.3** Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.

Goal LU 4 Infill development and redevelopment that strengthens and enhances communities.

- **Policy LU 4.1** Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
- **Policy LU 4.2** Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- **Policy LU 4.3** Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.
- **Policy LU 4.4** Encourage mixed use development along major commercial corridors in urban and suburban areas.

Goal LU 6 Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.

Policy LU 6.1 Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.

Policy LU 6.2 Encourage land uses and developments that are compatible with the natural environment and landscape.

Policy LU 6.3 Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.

4.11.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project would normally have a significant effect on the environment with respect to land use and planning if the project would:

LU-1: Physically divide an established community.

LU-2: 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.

LU-3: Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.11.4 Methodology

To evaluate the Proposed Project's impacts related to land use and planning, this analysis examines the Proposed Project's consistency with both regional and local plans, policies, and regulations that regulate uses within the Project Area.

CEQA Guidelines Section 15125(d) requires that an EIR include a discussion of any inconsistencies with applicable land use policies and ordinances that were adopted to mitigate or avoid an environmental effect. Additionally, a conflict between a project and an applicable plan is not necessarily a significant impact under CEQA unless the inconsistency will result in an adverse physical change to the environment that is a "significant environmental effect" as defined by CEQA Guidelines Section 15382.

Analysis of conflicts and consistency with applicable plans is included in this impact section. Under State Planning and Zoning law (Government Code Section 65000 et seq.) strict conformity with all aspects of a plan is not required. Generally, plans reflect a range of competing interests and agencies are given great deference to determine consistency with their own plans. A project should be considered consistent with a general plan or elements of a general plan if it furthers one or more policies and does not obstruct other policies according to the Office of Planning and Research, State of California General Plan Guidelines (OPR 2017). Generally, given that land use plans reflect a range of competing interests, a project should be compatible with a plan's overall goals and objectives but need not be in perfect conformity with every plan policy.

As stated, the following analysis examines the Proposed Project's consistency with both regional and local plans, policies, and regulations governing uses within the Project Area.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.11.5 Environmental Impacts

Threshold LU-1 Would the Project physically divide an established community?

The Proposed Project is a policy document. Adoption of the Proposed Project alone would not impact the environment. The Proposed Project consists of an updated Housing Element for which no actual development is proposed as part of the update. Implementation of the programs contained in the document would accommodate development required to meet County's 2021-2029 RHNA allocation. Under the RHNA allocation, the County is required to provide the zoned capacity within its unincorporated areas to accommodate the development of at least 90,052 units using various land use planning strategies. The County has determined that the existing inventory of residential sites would be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3, Project Description for further details. While the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The rezoning program would promote and facilitate new residential development with greater densities than previously permitted in certain areas of the unincorporated areas of Los Angeles County. However, the Proposed Project would concentrate rezoning efforts within urban and suburban areas, many of which would be located along commercial corridors. The proposed rezoning areas for additional housing would encourage infill development in areas with existing infrastructure and access to transit, rather than continuing historical sprawling land use patterns. These changes would not introduce radically different land uses into neighborhoods, propose new street patterns, or otherwise divide these areas.

Approval of the Proposed Project, a policy document, would not provide any goals, policies, or programs that would divide a community. The Proposed Project encourages community connectivity, such as in Goal 2, Policy 2.1.Additionally, any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Therefore, implementation of the Proposed Project with respect to physically dividing an established community would be **less than significant**.

Threshold LU-2 Would the Project 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?

The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan (SCAG 2020). As noted above in Section 4.11.2, SCAG is required to develop a RHNA for existing and projected housing needs for each jurisdiction, which covers the planning period of October 2021 through

October 2029. The County is required to ensure the availability of residential sites at adequate densities and with appropriate development standards in the unincorporated areas to accommodate its fair share of the RHNA set forth by SCAG.

The Proposed Project is a policy document that would amend the General Plan to meet state Housing Element law. As described in Threshold LU-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County in order to accommodate the RHNA gap. As a result, the Proposed Project would be consistent and would meet the goals of the SCAG's Connect SoCal, the 2020–2045 RTP/SCS, which is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The rezoning program would encourage new development and redevelopment on parcels within the plan areas of adopted ALUCPs. However, it would exclude sites in the 65 decibel Community Noise Equivalent Level and above, within Airport Influence Areas. Additionally, the rezoning program would not be located within the coastal zone.

Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Therefore, impacts related to compatibility between the Proposed Project and applicable plans adopted for the purpose of avoiding or mitigating environmental effects would be **less than significant**.

Threshold LU-3 Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

As described in Threshold LU-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

As shown in Figure 4.4-3, the Project Project's rezoning program areas do not overlap with any Significant Ecological Areas. Therefore, the Proposed Project would not affect any Significant Ecological Areas within the County. Although the County of Los Angeles currently has three HCPs, the proposed rezoning area would not be located within any HCP areas. The Los Angeles County Oak Woodlands Conservation Management Plan was adopted to encourage the preservation of oak woodlands throughout the County. Development that is encouraged by the rezoning program would be required to adhere to the Oak Woodlands Conservation Management Plan to avoid impacts to oak woodlands and would provide appropriate compensatory mitigation if impacts to oak woodland would occur. Refer to Section 4.4.5 for further details regarding the Oak Woodlands Conservation Management Plan.

The existing regulatory setting and general location of the rezoning areas within urban areas would ensure that potential impacts to HCPs or NCCPs from implementation of the Proposed Project would be less than significant. Approval of the Proposed Project itself, as a policy document would not provide any goals, policies, or programs that would conflict with an HCP or NCCP. Additionally, any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. For these reasons, impacts regarding conflict with any applicable HCP or NCCP would be **less than significant**.

4.11.6 Cumulative Impacts

Multiple projects in the Los Angeles County region would have the potential to result in a cumulative impact if they would, in combination, conflict with existing land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental impact. Similar to the Proposed Project, cumulative projects in the Los Angeles County region would utilize regional planning documents during planning, and the general plans of cities would be consistent with the regional plans, to the extent that they are applicable. Cumulative projects in these jurisdictions would be required to comply with the applicable land use plan or they would not be approved without a general plan amendment.

As discussed above, implementation of the Proposed Project would not conflict with existing land use plans, policies, or regulations of agencies with jurisdiction over the Project Area. Therefore, the Proposed Project would not contribute to a significant cumulative impact.

4.11.7 Mitigation Measures

No mitigation is required.

4.11.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts related to land use and planning have been identified. Land use and planning impacts would be less than significant.

4.11.9 References

County of Los Angeles. 2014. *Los Angeles County General Plan Update Draft Environmental Impact Report*. State Clearinghouse #2011081042. June 2014. https://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf.

County of Los Angeles. 2015. *Los Angeles County General Plan*. Adopted October 6, 2015. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.

County of Los Angeles. 2021. Airport Land Use Commission (ALUC) Airport Information. http://planning.lacounty.gov/aluc/airports

OPR (Governor's Office of Planning and Research). 2017. *State of California General Plan Guidelines*, Updated 2017. https://opr.ca.gov/docs/OPR_COMPLETE_7.31.17.pdf.

SCAG (Southern California of Associated Governments). 2020. Final FHNA Allocation Methodology. March 2020. https://scag.ca.gov/sites/main/files/file-attachments/scag-final-rhna-methodology-030520.pdf?1602189316.

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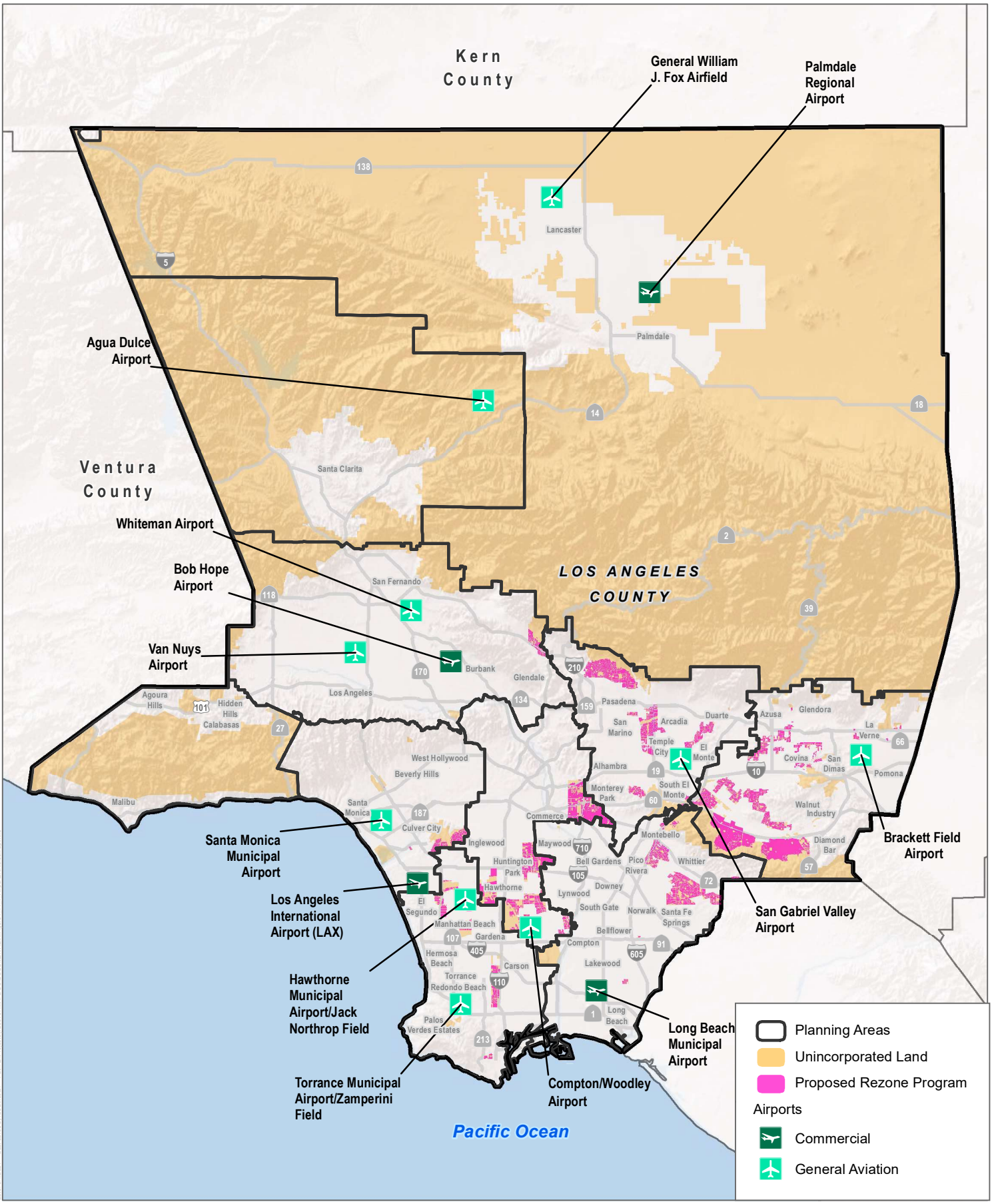

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 4.11-1

Airports/Airfields

Los Angeles County Housing Element Update

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4.12 Mineral Resources

This section evaluates the potential impacts to mineral resources in the Project Area from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project). This section describes the existing mineral resources of the Project Area, identifies associated regulatory requirements, and evaluates potential impacts related to implementation of the Proposed Project. As part of the analysis, this section describes the potentially adverse impacts to loss of known mineral resources or locally important mineral resources recovery sites.

4.12.1 Environmental Setting

This section discusses the existing environmental setting relative to hydrology and water quality. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

Minerals are defined as any naturally occurring chemical elements or compounds formed from inorganic processes and organic substances. A minable mineral, or an "ore deposit," is defined as a deposit of ore or mineral having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the area.

The California Mineral Resources Project designates Production-Consumption (P-C) regions for the purpose of classifying mineral land resources. There are seven P-C regions entirely or partly within Los Angeles County (County):

- San Fernando Valley P-C Region
- San Gabriel Valley P-C Region
- Saugus-Newhall P-C Region
- Palmdale P-C Region
- Claremont-Upland P-C Region
- Orange County-Temescal Valley P-C Region
- Simi P-C Region

The San Fernando Valley, San Gabriel Valley, Saugus-Newhall, and Palmdale P-C regions are all entirely within the County and account for nearly all of its land. The majority of the lands covered by the Claremont-Upland, Orange County–Temescal Valley, and Simi P-C regions are within adjacent counties, but small portions of each are in Los Angeles County.

Mineral Resource Zones

Mineral resources areas are defined as one of the four Mineral Resources Zones (MRZs), Scientific Resource Zones, or Identified Resource Areas described below. For further details regarding mineral resources, refer to Section 4.12.2, Relevant Plan, Policies, and Ordinances.

- **MRZ-1:** An MRZ where adequate information indicates that no significant mineral deposits are present or likely to be present.
- **MRZ-2:** An MRZ where adequate information indicates that significant mineral deposits are present or a likelihood of their presence and development should be controlled.
- **MRZ-3:** An MRZ where the significance of mineral deposits cannot be determined from the available data.
- **MRZ-4:** An MRZ where there is insufficient data to assign any other MRZ designation.
- **Scientific Resource Zones:** Areas containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance.
- **Identified Resource Areas:** County or State Division of Mines and Geology identified areas where adequate production and information indicates that significant minerals are present.

The following five planning areas contain major MRZ-2 areas, which are explained in greater detail below: San Gabriel Valley, East San Gabriel Valley, San Fernando Valley, Metro, and South Bay (refer to Figure 4.12-1, MRZ-2 Zone Areas).

Existing Conditions in MRZ-2 Areas

East San Gabriel Valley Planning Area

Nearly all of the MRZ-2 area in the East San Gabriel Valley Planning Area is in the communities of Avocado Heights, West Puente Valley, East Irwindale, and Charter Oak. There are small MRZ-2 areas in the communities of West Claremont and North Pomona. There are several proposed rezone parcels within the MRZ-2 area (refer to Figure 4.12-2A, East San Gabriel Valley Planning Area – MRZ-2 Zone Areas).

- **Avocado Heights**: South of Valley Boulevard: MRZ-2 area is developed with residential and some commercial land uses and San Angelo Park. North of Valley Boulevard: MRZ-2 area is built out with industrial uses.
- **West Puente Valley:** MRZ-2 area is developed with residential uses and two schools.
- **East Irwindale:** MRZ-2 area is developed with residential and some commercial land uses, schools, and a park.
- **Covina Islands:** MRZ-2 areas are developed with mostly residential areas and some commercial and industrial areas.
- **Charter Oak:** MRZ-2 area is developed with residential and some commercial uses.
- **West Claremont:** MRZ-2 area is developed with residential land uses.
- **North Pomona:** MRZ-2 area is developed with residential land uses

Metro Planning Area

The MRZ-2 area in the unincorporated areas of the Metro Planning Area is at the north end of the community of Florence–Firestone and is developed with residential, commercial, and industrial land uses. A portion of the proposed rezoning parcels is within the southernmost part of the MRZ-2 area (refer to Figure 4.12-2B, Metro Planning Area – MRZ-2 Zone Areas).

San Fernando Valley Planning Area

One portion of the unincorporated area in the northern center of the San Fernando Valley Planning Area is mapped MRZ-2. None of the proposed rezone parcels are within the MRZ-2 zone (refer to Figure 4.12-2C, San Fernando Valley Planning Area – MRZ-2 Zone Areas).

South Bay Planning Area

One portion south of Interstate 1 is mapped MRZ-2; however, it is not within unincorporated land. None of the proposed rezone parcels are within the MRZ-2 zone (refer to Figure 4.12-2D, South Bay Planning Area – MRZ-2 Zone Areas).

West San Gabriel Valley Planning Area

Four portions of unincorporated land in this Planning Area are mapped MRZ-2. One is in the communities of East Pasadena and East San Gabriel which is developed with residential, commercial, and industrial land uses and roadways. The second is mostly in the communities of Mayflower Village and South Monrovia, with a small part in the community of North El Monte, and is developed almost entirely with residential uses, although the south end of this area is developed as Arcadia Golf Course (see Figure 4.12-E, West San Gabriel Valley Planning Area – MRZ-2 Zone Areas).

The two other portions are identified in the existing Altadena Community Plan as MRZ-2. One of the portions is on the western boundary of the Community Plan Area boundary and is developed with single-family residential uses. The other portion is on the eastern boundary of the Community Plan Area straddling New York Avenue and is partly developed with single-family residential uses and partly vacant land. The vacant land spans about 4.5 acres and abuts the north side of New York Avenue.

Mineral Resource Sectors

Mineral Resource Sectors are areas where mineral resources of regional or statewide significance are considered to be present or likely to be present and that have current land uses deemed compatible with potential mining. Table 4.12-1 identifies the mineral resource sectors within the rezoning program areas.

Table 4.12-1. Mineral Resource Sectors

Planning Area	Production Consumption Region and Map Date	Mineral Resource Sectors		
		Number of Sectors and Locations	*Mapped as Urbanized, Urbanizing, or Zoned Urban*	*Active Mines Mapped*
East San Gabriel Valley and West San Gabriel Valley	San Gabriel Valley 2010	Nine sectors mostly in the cities of Azusa and Irwindale; a small part of one sector is in the City of Arcadia. None of the nine sectors are in unincorporated Los Angeles County.	Parts of five sectors (the five largest of the nine sectors) are mapped as lost to land uses incompatible with mining.	Active mines are mapped in four of the nine sectors.
		One sector in Eaton Wash in the City of Pasadena.	None	None

Table 4.12-1. Mineral Resource Sectors

Planning Area	Production Consumption Region and Map Date	Mineral Resource Sectors		
		Number of Sectors and Locations	*Mapped as Urbanized, Urbanizing, or Zoned Urban*	*Active Mines Mapped*
		One sector in Arroyo Seco in City of Pasadena. No areas mapped as lost to urbanization or as active mines.	None	None
South Bay	San Gabriel Valley 2010	One sector in cities of Rolling Hills Estates and Torrance.	Most mapped as lost to land uses incompatible with mining.	None
San Fernando Valley	San Fernando Valley 1994	Four sectors. Three sectors are in and near Tujunga Valley in the City of Los Angeles. One sector in Pacoima Wash mostly in the City of Los Angeles with the balance in unincorporated Los Angeles County.	Most of two sectors, and part of the third sector, in Tujunga Valley mapped as lost to urbanization.	None

Source: County of Los Angeles 2015a.

As shown in Table 4.12-1, the majority of the mineral resource sectors are not active mines. The one area with active mines within the East San Gabriel Valley and West San Gabriel Valley is not contained with unincorporated Los Angeles County.

Active and Inactive Mines

There are currently 46 mines operated by 32 companies within the County. Of these mines, 24 are currently active. Two additional mines are currently permitted but not yet active. Mines within unincorporated areas are not located within planning areas affected by the Proposed Project. For a list of active mines in the County, refer to Los Angeles General Plan Update EIR Table 5.11-4, Active Mines in Los Angeles County (County of Los Angeles 2015a).

Aggregate Mining Sites Identified in the Existing General Plan

Major sand and gravel extraction sites are found in the alluvial fans of the Tujunga Wash and the San Fernando Valley and in the San Gabriel River in and near Irwindale. Other sites are in the Santa Clara River and Little Rock and Big Rock washes in the north county (Antelope Valley); however, these Planning Areas are not affected by the areas of the rezoning program.

Aggregate Supplies and Demands

Aggregate reserves are aggregate that have been determined to be acceptable for commercial use that exist within properties owned or leased by aggregate producing companies and for which permits have been granted to allow

mining and processing of the material. Aggregate resources include reserves and all potentially usable aggregate materials that may be mined in the future but for which no permit allowing mining has been granted or for which marketability has not been established. Portland Cement Concrete-grade aggregate reserves and resources for each of the P-C regions in the County are shown in Los Angeles General Plan Update EIR Table 5.11-5, Aggregate Resources, Reserves, and Demands of Los Angeles County. Projections of aggregate demand for the County through the year 2044 were made based upon population projections and an average per capita consumption rate. These projections are compared to existing aggregate reserves and resources and are also shown in Los Angeles General Plan Update EIR Table 5.11-5 (County of Los Angeles 2015a).

The results of these projections show that an estimated two billion tons of aggregate will be needed to satisfy the future demand through the year 2044 in the area supplied by aggregate produced in the County. Of this total, 55%, or 1.1 billion tons, must be of Portland Cement Concrete grade. Existing Portland Cement Concrete-grade reserves total roughly 750 million tons and are expected to be depleted by 2016 (County of Los Angeles 2015a).

Aggregate Production

California is divided into 12 districts for the purpose of reporting minerals production statistics in the Minerals Yearbook published by the U.S. Geological Survey. The most recent yearbook available is for 2017, published in August 2020. District 11 comprises Los Angeles County, Ventura County, and Orange County. The most recent minerals production data in District 11 are from 2012–2013; however, the data are listed as withheld to avoid disclosing company proprietary data (USGS 2018).

Oil and Natural Gas Resources

Mineral resource areas also include oil and natural gas resources. Oil production still occurs in many parts of the County. Oil fields extend across broad areas of the southern and central Los Angeles Basin, from the City of Long Beach and unincorporated Rowland Heights in the east to the City of Torrance, unincorporated Marina del Rey, and West Los Angeles (City of Los Angeles) in the west. Oil and natural gas resource areas in the County are shown in Figure 4.12-3, Oil and Gas Fields. Portions of the proposed rezoning parcels are within the oil and gas fields.

Oil and Natural Gas Production

Oil production in the County in 2012 was about 24 million barrels (1 barrel = 42 U.S. gallons). Natural gas production in the County in 2012 was about 18.5 billion cubic feet. There were 1,687 active oil and gas wells in the County in 2015 (County of Los Angeles 2015b) as shown in Table 4.12-2.

Table 4.12-2. Oil and Gas Wells – Unincorporated Los Angeles County

Type	Number
Active	1,270
New	24
Idle	393
Total	**1,687**

Source: County of Los Angeles 2015b.

4.12.2 Relevant Plans, Policies, and Ordinances

Federal

There are no applicable federal policies or regulations related to mineral resources.

State

The following state regulations pertaining to mineral resources would apply to the Proposed Project.

Surface Mining and Reclamation Act: California Public Resources Code, Sections 2710 et seq.

The Surface Mining and Reclamation Act of 1975 (SMARA) is the primary regulator of onshore surface mining in the state. It delegates specific regulatory authority to local jurisdictions. The act requires the State Geologist (California Geological Survey) to identify all mineral deposits within the state and to classify them as (1) containing little or no mineral deposits; (2) containing significant deposits; or (3) deposits identified, but further evaluation is needed; (4) containing geologic information that does not rule out either the presence or absence of mineral deposits. Lands are designated MRZ-1, -2, -3, or -4, respectively. Local jurisdictions are required to enact specific procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans. A particular concern of state legislators in enacting SMARA was the premature loss of minerals and protection of sites threatened by development practices that might preclude future mineral extraction.

Mineral Resource Classification

The California Geological Survey Mineral Resources Project provides information about California's nonfuel mineral resources. The Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources as mandated by SMARA. Nonfuel mineral resources include metals such as gold, silver, iron, and copper; industrial metals such as boron compounds, rare-earth elements, clays, limestone, gypsum, salt, and dimension stone; and construction aggregate including sand, gravel, and crushed stone. Development generally results in a demand for minerals, especially construction aggregate. Urban preemption of prime deposits and conflicts between mining and other uses throughout California led to passage of SMARA, which requires all cities and counties to incorporate in their general plans the mapped designations approved by the State Mining and Geology Board.

The classification process involves the determination of P-C region boundaries based on identification of active aggregate operations (Production) and the market area served (Consumption). The P-C regional boundaries are modified to include only those portions of the region that are urbanized or urbanizing and are classified for their aggregate content. An aggregate appraisal further evaluates the presence or absence of significant sand, gravel, or stone deposits that are suitable sources of aggregate. As previously noted, the classification of these mineral resources is a joint effort of the state and local governments and requires that the State Geologist classify the mineral resources area as one of the four MRZs, a Scientific Resource Zone, or an Identified Resource Area.

As part of the classification process, an analysis of site-specific conditions is utilized to calculate the total volume of aggregates within individually identified Resource Sectors. Resource Sectors are those MRZ-2 areas identified as having regional or statewide significance. Anticipated aggregate demand in the P-C region for the next 50 years is then estimated and compared to the total volume of aggregate reserves identified within the P-C region.

California Geologic Energy Management Division

The California Geologic Energy Management Division (CalGEM), formerly the Division of Oil, Gas, and Geothermal Resources, oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells, while working to help California achieve its climate change and clean energy goals. CalGEM publishes regular geographic information system data that includes updates to well locations and status, oil field boundaries, lease boundaries, and district boundaries. CalGEM also regulates the drilling, operation, and permanent closure of energy resource wells (CDC 2019).

Local

The following local/regional regulations pertaining to mineral resources would apply to the Proposed Project.

Community Standards Districts

Community Standards Districts (CSDs) are established by the County as supplemental districts to implement special development standards. CSDs also provide a means of addressing issues that are unique to certain geographic areas within the Project Area. Chapter 22.44 of the County Code contains development standards for the Baldwin Hills CSD and West Rancho Dominguez-Victoria CSD related to regulation of oil and natural gas facilities. Provisions for the Baldwin Hills CSD specifically state that its associated standards are intended, in part, to ensure that oil field operations are "conducted in harmony with adjacent land uses."

Los Angeles County 2035 General Plan

The Conservation and Natural Resource Element of the Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Project (County of Los Angeles 2015c):

Goal C/NR 10 Locally available mineral resources to meet the needs of construction, transportation, and industry.

- **Policy C/NR 10.1** Protect MRZ-2s and access to MRZ-2s from development and discourage incompatible adjacent land uses.

Goal C/NR 11 Mineral extraction and production activities that are conducted in a manner that minimizes impacts to the environment.

- **Policy C/NR 11.1** Require mineral resource extraction and production activities and drilling for and production of oil and natural gas to comply with County regulations and state requirements, such as SMARA, and DOGGR regulations.
- **Policy C/NR 11.2** Require the reclamation of abandoned surface mines to productive second uses.
- **Policy C/NR 11.3** Require appropriate levels of remediation for all publicly-owned oil and natural gas production sites based on possible future uses.
- **Policy C/NR 11.4** Require that mineral resource extraction and production operations as well as activities related to the drilling for and production of oil and natural gas be conducted to protect other natural resources and prevent excessive grading in hillside areas.

Policy C/NR 11.5 Encourage and support efforts to increase the safety of oil and gas production and processing activities, including state regulations related to well stimulation techniques such as hydraulic fracturing or "fracking."

Goal C/NR 12 Sustainable management of renewable and non-renewable energy resources.

Policy C/NR 12.1 Encourage the production and use of renewable energy resources.

Policy C/NR 12.2 Encourage the effective management of energy resources, such as ensuring adequate reserves to meet peak demands.

4.12.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act Guidelines, a project would normally have a significant effect on the environment with respect to mineral resources if the project would:

M-1: 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.

M-2: 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.

4.12.4 Methodology

Information regarding the existing mineral resources within the Project Area is based on geographic information system data provided by the County, available data and reports from the California Department of Conservation, and the Los Angeles General Plan Update EIR (County of Los Angeles 2015a).

4.12.5 Environmental Impacts

Threshold M-1 Would the Project 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?

The Proposed Project is a policy document and adoption of the Proposed Project alone would not produce environmental impacts. The Proposed Project consists of an updated housing program for which no actual development is proposed as part of the update. While the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County.

Although portions of the areas within the rezoning program would be located within the MRZ-2 areas, these areas are characterized as developed and urban. Thus, the change in land use on urbanized parcels would not result in the loss of availability of a known mineral resource. Therefore, the Proposed Project would be in conformance with General Plan Policy C/NR 10.1. Additionally, no mineral resources sectors are located in unincorporated areas.

The existing goals and policies contained in the General Plan and the general location of the rezoning areas within developed and unincorporated areas would ensure that potential impacts to mineral resources associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project

itself, as a policy document, would not change the existing General Plan policies and would not provide any goals, policies, or programs that would result in the loss of mineral resources within the County. Additionally, any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Therefore, impacts would be **less than significant**.

Threshold M-2 Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

As described in Threshold M-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

As shown in Figure 4.12-3, oil and natural gas fields lie beneath large swaths of the County. Specifically, oil and gas fields are located beneath substantial portions of the Los Angeles Basin, which spans parts of the Gateway, Metro, South Bay, and Westside Planning Areas. Additional oil and gas fields are located in the Chino Hills and Puente Hills, which traverse the East San Gabriel Valley, Gateway, and West San Gabriel Valley Planning Areas. However, the Proposed Project would not dramatically reduce the availability of oil reserves throughout the County. Furthermore, development of residential, commercial, and other urban uses does not preclude the continued use of nearby oil wells. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. As such, impacts would be **less than significant**.

4.12.6 Cumulative Impacts

Cumulative projects could cause significant cumulative impacts if they caused a loss of availability of a known mineral resource valuable to the region and the state or caused a loss of availability of an important mining site delineated in a local general plan or other land use plan. Urbanization and growth in the jurisdictions adjacent to the unincorporated areas of the County would have the potential to result in land uses that are incompatible with mining and resource recovery and would result in a cumulative loss of available resources. Similar to portions of the Project Area, the California Geological Survey has classified land within cities of Los Angeles County into MRZs. Adjacent jurisdictions have included protections in their general plans or other planning documents to protect these and other mineral resources. It is noted that much of the areas designated at MRZ-2 within the County are developed with urban uses. Therefore, redevelopment or reuse of currently developed land in the cities in those planning areas would not affect the availability of mineral resources. Cumulative impacts would be **less than significant**.

4.12.7 Mitigation Measures

No mitigation is required.

4.12.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts related to mineral resources have been identified. Impacts would be less than significant.

4.12.9 References

CDC (California Department of Conservation). 2019. "Geologic Energy Management Division." https://www.conservation.ca.gov/calgem.

County of Los Angeles. 2015a. *Final Environmental Impact Report, Los Angeles County General Plan Update*. March 2015. https://planning.lacounty.gov/assets/upl/project/gp_2035_lac-gpu-final-eir-final.pdf.

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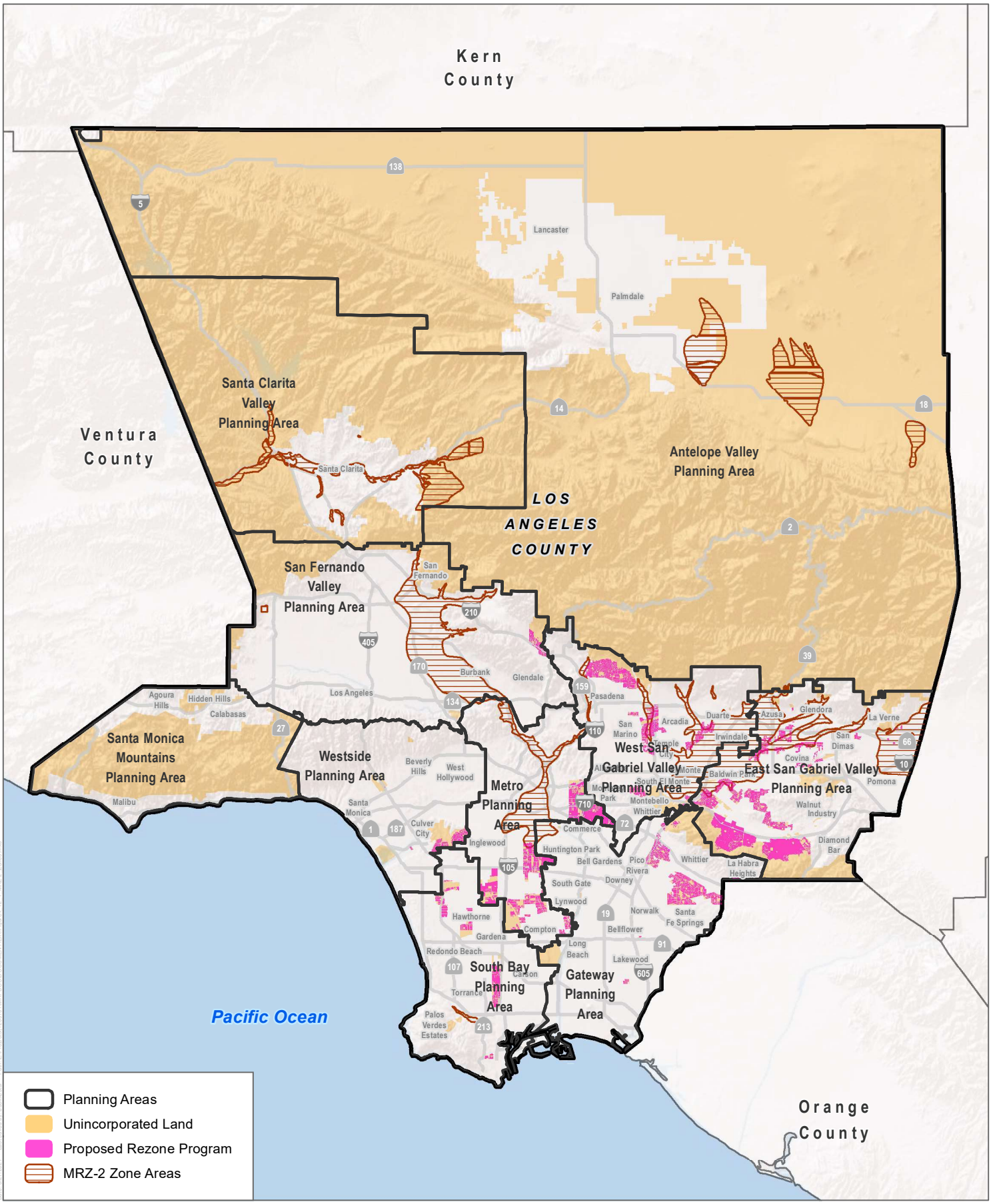

SOURCE: ESRI 2021; LA County 2021; CA Dept. of Conservation 1982

DUDEK

0 5 10 Miles

FIGURE 4.12-1

MRZ-2 Zone Areas

Los Angeles County Housing Element Update

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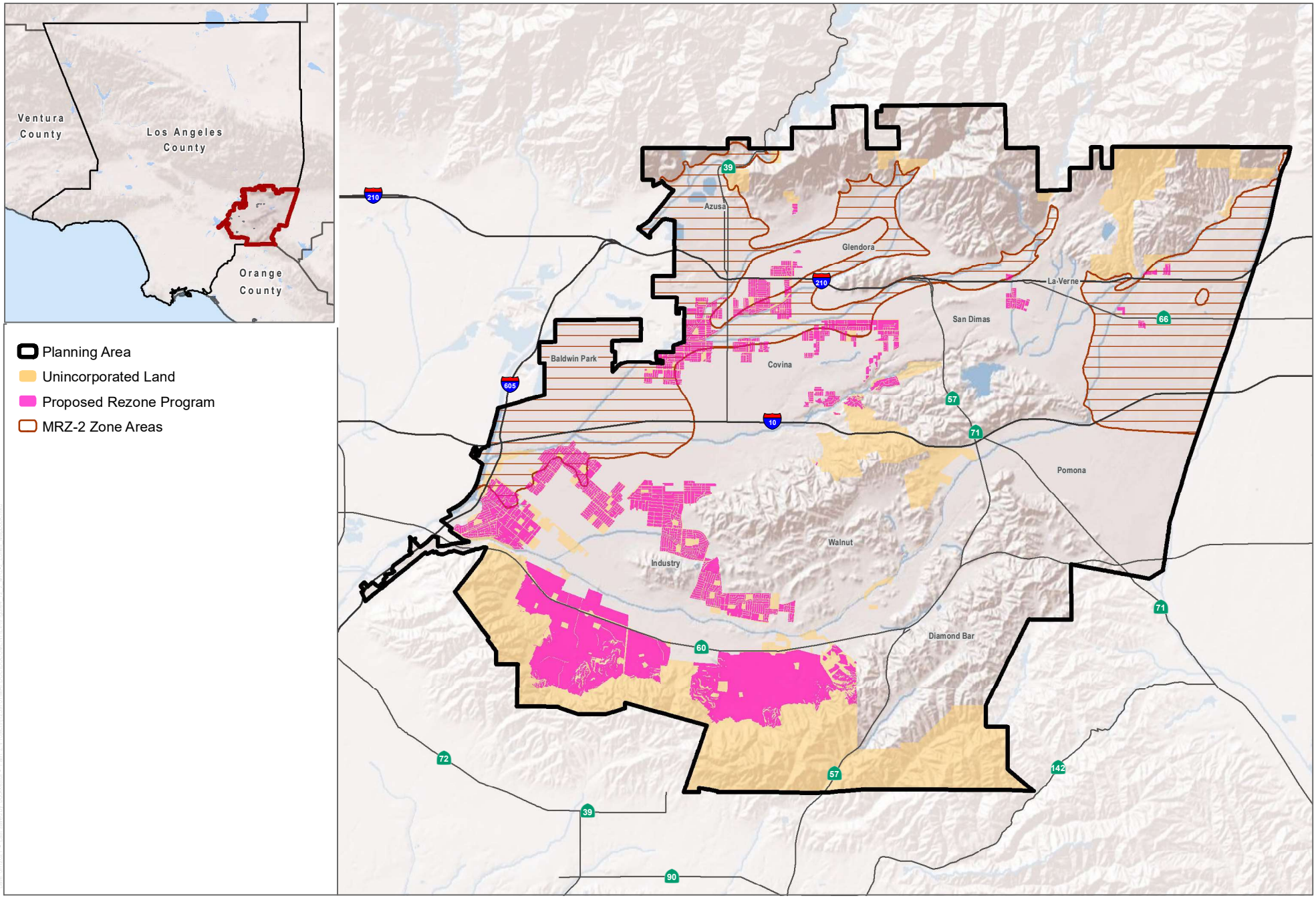

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 8,000 16,000 Feet

FIGURE 4.12-2A

East San Gabriel Valley Planning Area - MRZ-2 Zone Areas

Los Angeles County Housing Element Update

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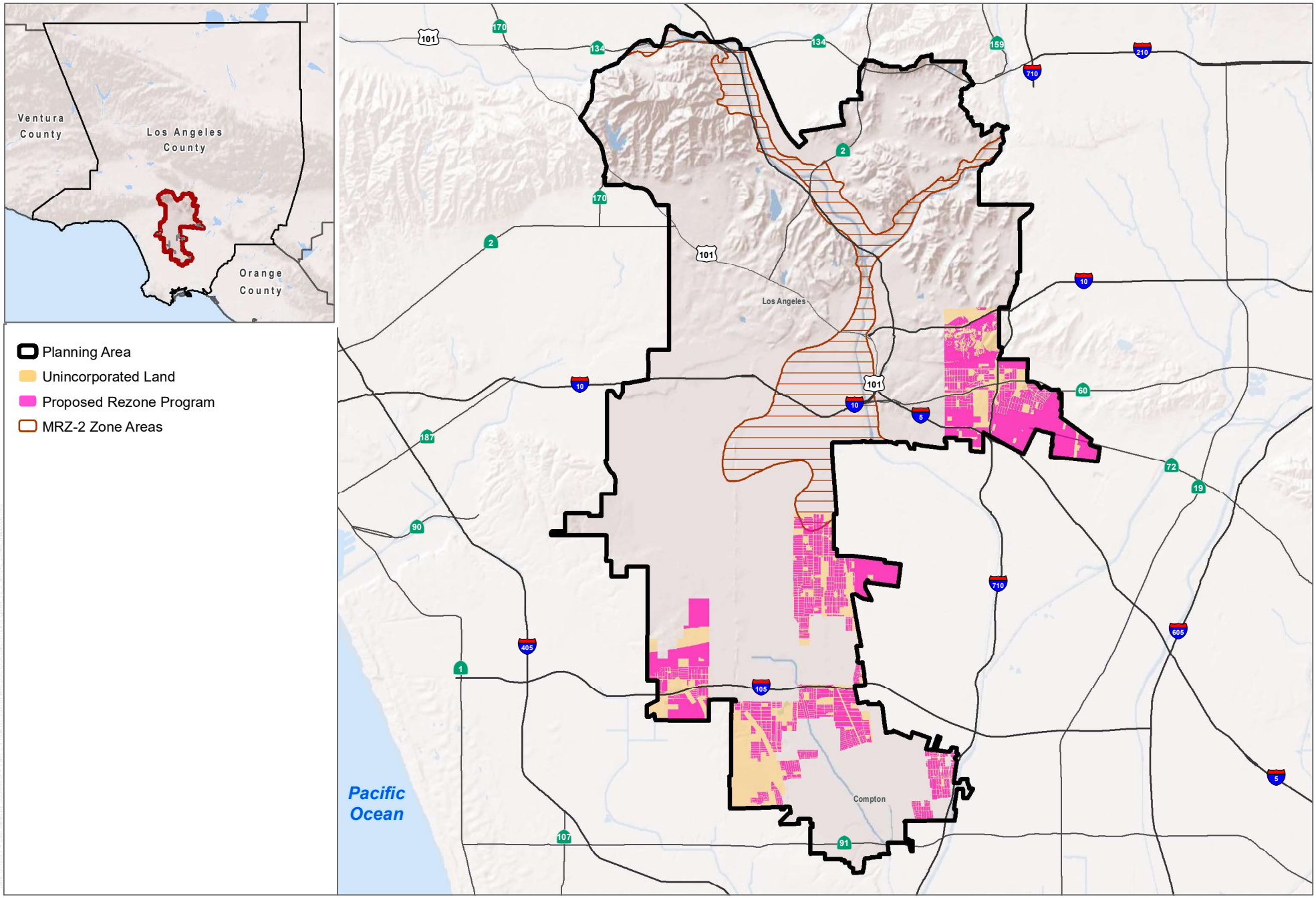

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 8,000 16,000 Feet

FIGURE 4.12-2B

Metro Planning Area - MRZ-2 Zone Areas

Los Angeles County Housing Element Update

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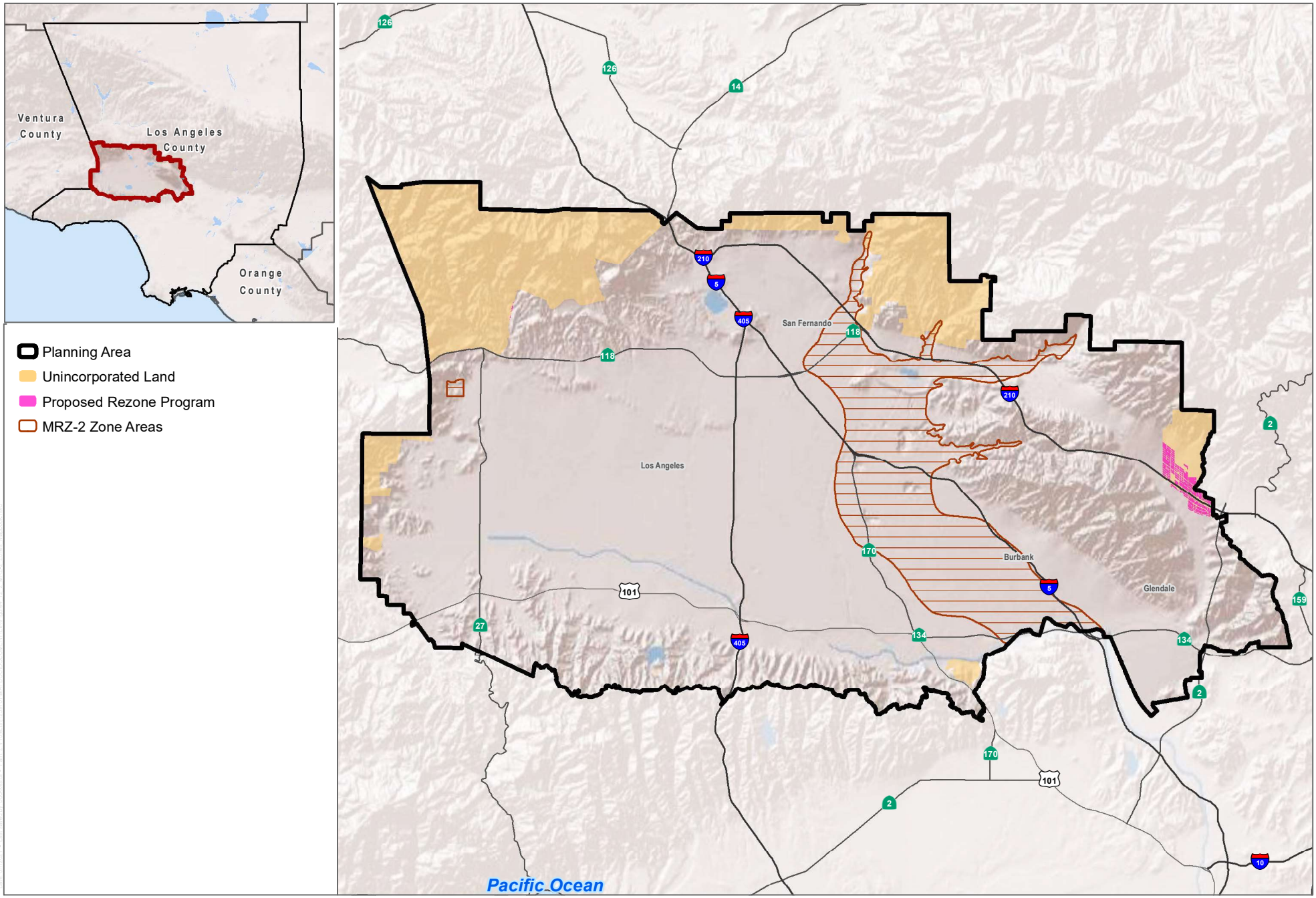

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 10,000 20,000 Feet

FIGURE 4.12-2C

San Fernando Valley Planning Area - MRZ-2 Zone Areas

Los Angeles County Housing Element Update

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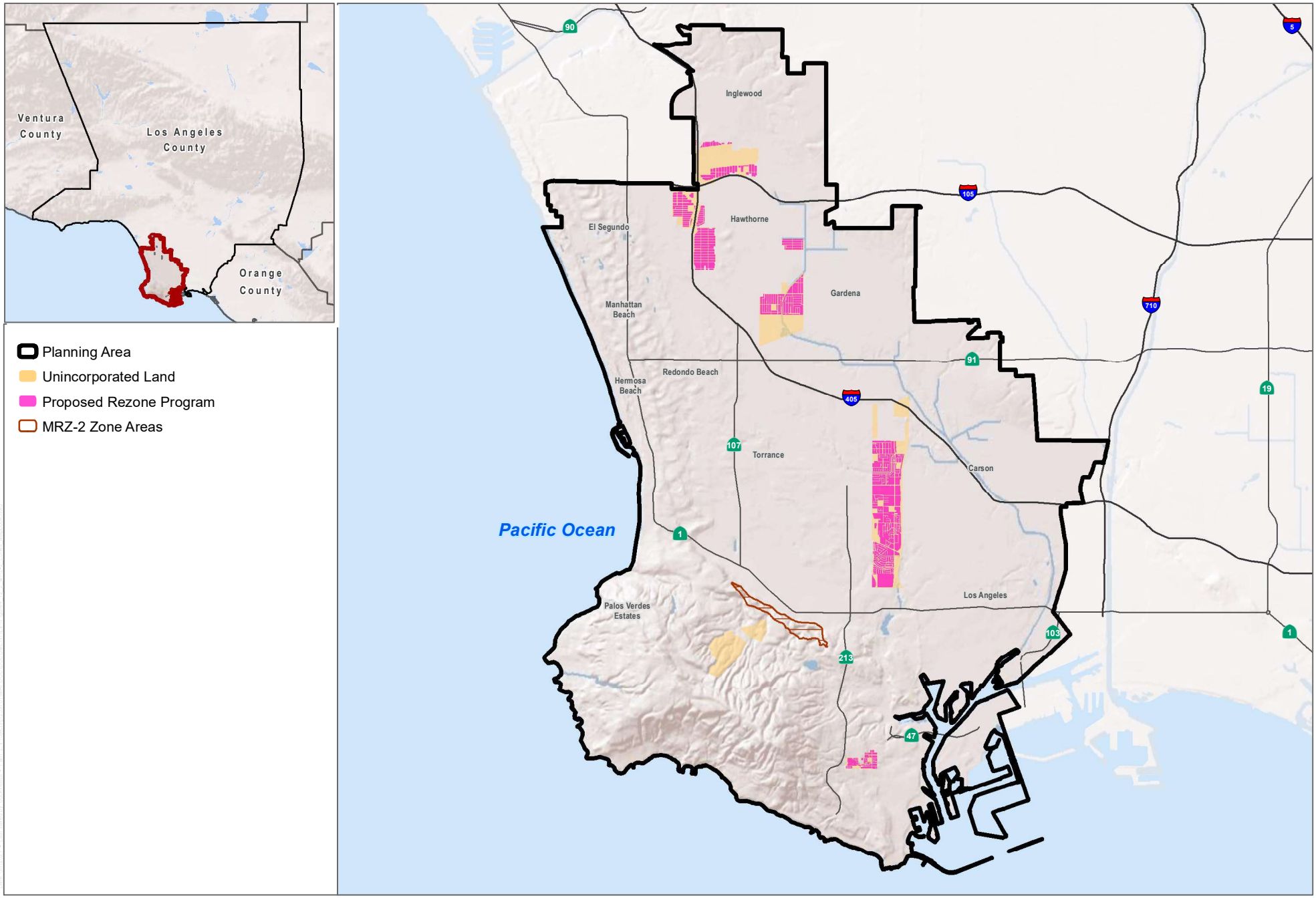

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 7,500 15,000 Feet

FIGURE 4.12-2D

South Bay Planning Area - MRZ-2 Zone Areas

Los Angeles County Housing Element Update

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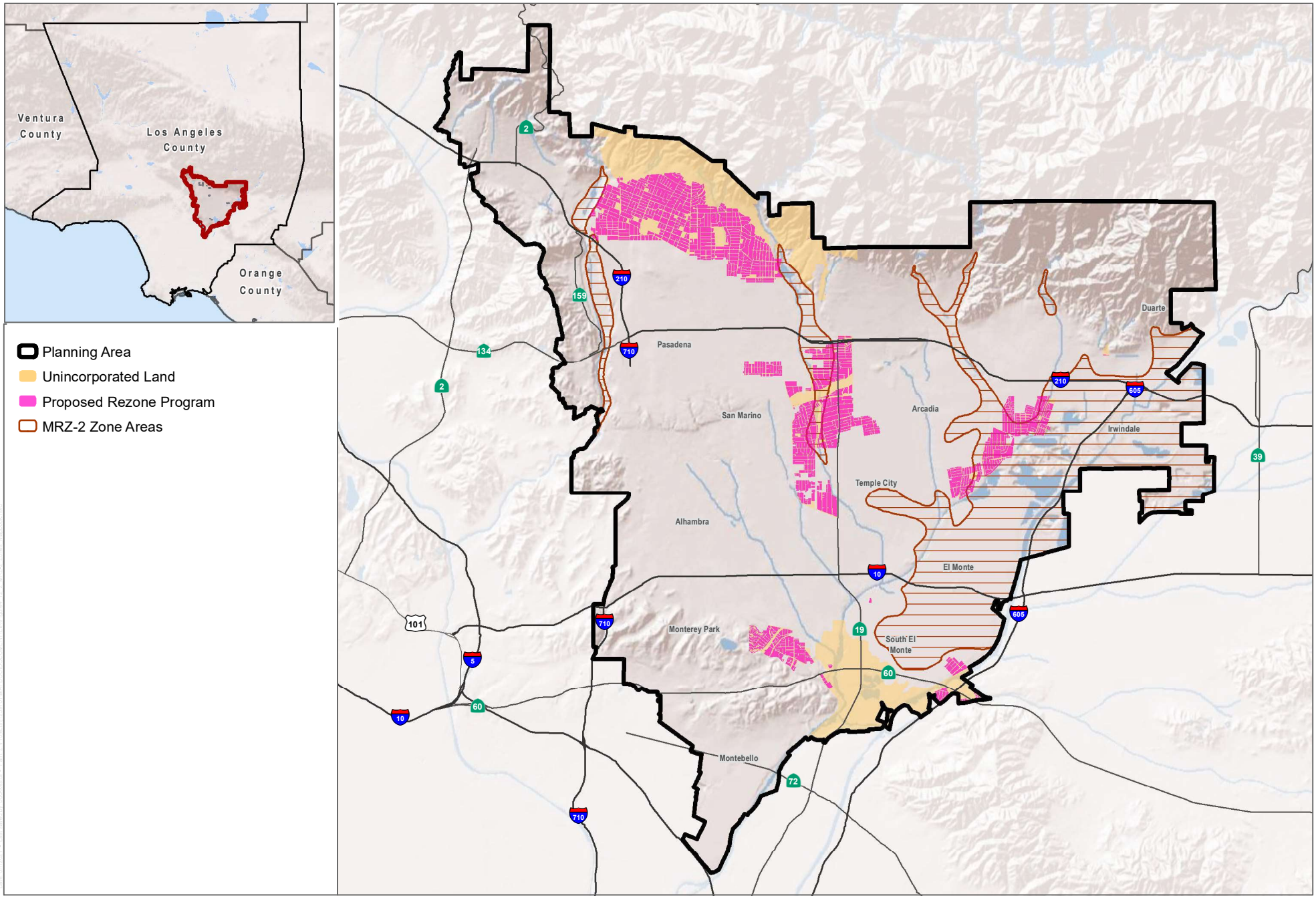

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 7,500 15,000 Feet

FIGURE 4.12-2E

West San Gabriel Valley Planning Area - MRZ-2 Zone Areas

Los Angeles County Housing Element Update

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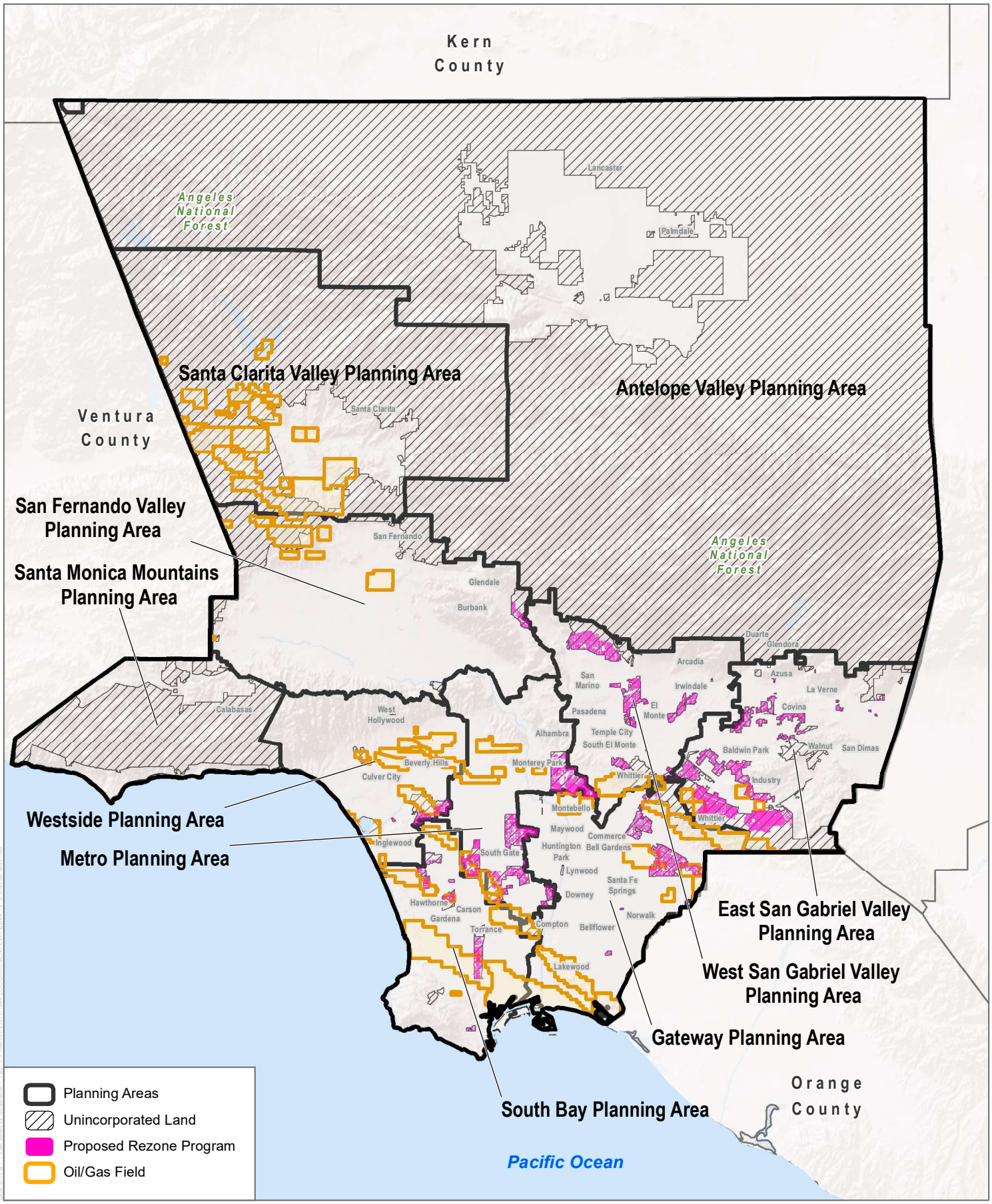

SOURCE: ESRI 2021; LA County 2021, CALGEM/DOMS (Accessed 2021)

DUDEK

0 5 10 Miles

FIGURE 4.12-3

Oil and Gas Fields

Los Angeles County Housing Element Update

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4.13 Noise and Vibration

This section discusses the fundamentals of sound and vibration; estimates the existing sound environment; examines federal, state, and local noise guidelines, policies, and standards; reviews noise levels at existing receptor locations; evaluates potential noise impacts associated with the Proposed County of Los Angeles Housing Element Update (Proposed Project); and provides mitigation to reduce noise impacts at noise sensitive receiving land uses. This evaluation uses procedures and methodologies that include those as specified by or emulate those of Caltrans and the Federal Highway Administration (FHWA).

This section of the Draft Program Environmental Impact Report (PEIR) evaluates the potential for the Proposed Project to result in noise impacts in the unincorporated areas of Los Angeles County (Project Area).

Additional information related to this noise section is included in the technical appendices to this Draft PEIR (Appendix D).

4.13.1 Environmental Setting

This section discusses the existing environmental setting related to noise. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

Sound, Noise, and Acoustics

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air) to a hearing organ, such as a human ear. Noise is defined as loud, unexpected, or annoying sound.

In the science of acoustics, the fundamental model consists of a sound (or noise) source, a receptor, and the propagation path between the two. The loudness of the noise source and obstructions or atmospheric factors affecting the sound energy propagation path to the receptor determine the sound level and characteristics of the noise perceived by the receptor. The field of acoustics deals primarily with the propagation and control of sound.

Frequency

Continuous sound can be described by frequency (pitch) and amplitude (loudness). A low-frequency sound is perceived as low in pitch. Frequency is expressed in terms of cycles per second, or Hertz (Hz) (e.g., a frequency of 250 cycles per second is referred to as 250 Hz). High frequencies are sometimes more conveniently expressed in kilohertz (kHz), or thousands of Hertz. The audible frequency range for humans is generally between 20 Hz and 20,000 Hz.

Sound Pressure Levels and Decibels

The amplitude of pressure waves generated by a sound source determines the loudness of that source. Sound pressure amplitude is measured in micro-Pascals (mPa). One mPa is approximately one hundred billionth (0.00000000001) of normal atmospheric pressure. Sound pressure amplitudes for different kinds of noise environments can range from less than 100 to 100,000,000 mPa. Because of this huge range of values, sound is rarely expressed in terms of mPa. Instead, a logarithmic scale is used to describe sound pressure level (SPL) in terms of decibels (dB). The threshold of hearing for young people is about 0 dB, which corresponds to 20 mPa.

Addition of Decibels

Because decibels are logarithmic units, SPL cannot be added or subtracted through ordinary arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3-dB increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a common receptor position the same distance to each source would be 3 dB higher than one source under the same conditions. For example, if one automobile produces an SPL of 70 dB when it passes an observer, two cars passing simultaneously would not produce 140 dB—rather, they would combine to produce 73 dB. Under the decibel scale, three sources of equal loudness together produce a sound level 5 dB louder than one source.

A-Weighted Decibels

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Although the intensity (energy per unit area) of the sound is a purely physical quantity, the loudness or human response is determined by the characteristics of the human ear.

Human hearing is limited in the range of audible frequencies as well as in the way it perceives the SPL in that range. In general, people are most sensitive to the frequency range of 1,000–8,000 Hz, and perceive sounds within that range better than sounds of the same amplitude in higher or lower frequencies. To approximate the response of the human ear, sound levels of individual frequency bands are weighted, depending on the human sensitivity to those frequencies. Thus, what has been defined as an "A-weighted" sound level (expressed in units of dBA) can be computed based on this information.

The A-weighting network approximates the frequency response of the average healthy young ear when listening to most ordinary sounds. When people make judgments of the relative loudness or annoyance of a sound, their judgments correlate well with the A-scale sound levels of those sounds. Other weighting networks have been devised to address high noise levels or evaluate sound with respect to industry or application-specific needs (e.g., B-, C-, D-, and G-scales), but these scales are rarely used in conjunction with highway-traffic noise or general community noise assessment. Noise levels for traffic noise reports are typically reported in terms of A-weighted decibels or dBA. Table 4.13-1 describes typical A-weighted noise levels for various noise sources.

Table 4.13-1. Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 110 —	Rock band
Jet fly-over at 1000 feet		

Table 4.13-1. Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 100 —	
Gas lawn mower at 3 feet		
	— 90 —	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	— 80 —	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	— 70 —	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	— 60 —	
		Large business office
Quiet urban daytime	— 50 —	Dishwasher next room
Quiet urban nighttime	— 40 —	Theater, large conference room (background)
Quiet suburban nighttime		
	— 30 —	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	— 20 —	
		Broadcast/recording studio
	— 10 —	
Lowest threshold of human hearing	— 0 —	Lowest threshold of human hearing

Source: Caltrans 2013.

Human Response to Changes in Noise Levels

As discussed above, doubling sound energy results in a 3 dB increase in sound. However, given a sound level change measured with precise instrumentation, the subjective human perception of a doubling of loudness will usually be different than what is measured.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1 dB changes in sound levels, when exposed to steady, single-frequency ("pure-tone") signals in the mid-frequency (1,000 Hz–8,000 Hz) range (Caltrans 2013). In typical noisy environments, changes in noise of 1 to 2 dB are generally not perceptible. However, it is widely accepted that people are able to begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5 dB increase is generally perceived as a distinctly noticeable increase, and a 10 dB increase is generally perceived as a doubling of loudness. Therefore, a doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3 dB increase in sound, would generally be perceived as barely detectable.

Noise Descriptors

Noise in our daily environment fluctuates over time at varying rates. Various noise descriptors have been developed to describe time-varying noise levels. The following are the noise descriptors are utilized in this analysis.

- **Equivalent Sound Level (L_{eq}):** L_{eq} represents an energy average of the sound level occurring over a specified period. The 1-hour A-weighted equivalent sound level (L_{eq}[h]) is the energy average of A-weighted sound levels occurring during a one-hour period, and is the basis for noise abatement criteria (NAC) used by Caltrans and the Federal Highway Administration (FHWA). Note that L_{eq} is not an arithmetic average of varying dB levels over a period of time, it accounts for greater sound energy represented by higher decibel contributions.
- **Percentile-Exceeded Sound Level (L_{xx}):** L_{xx} represents the sound level exceeded for a given percentage of a specified period (e.g., L_{10} is the sound level exceeded 10% of the time, and L_{90} is the sound level exceeded 90% of the time).
- **Maximum Sound Level (L_{max}):** L_{max} is the highest instantaneous sound level measured during a specified period.
- **Day-Night Level (L_{dn}):** L_{dn} is the energy average of A-weighted sound levels occurring over a 24-hour period, with a 10 dB penalty applied to A-weighted sound levels occurring during nighttime hours between 10:00 p.m. and 7:00 a.m.
- **Community Noise Equivalent Level (CNEL):** Similar to L_{dn}, CNEL is the energy average of the A-weighted sound levels occurring over a 24-hour period, with a 10 dB penalty applied to A-weighted sound levels occurring during the nighttime hours between 10:00 p.m. and 7:00 a.m., and a 5 dB penalty applied to the A-weighted sound levels occurring during evening hours between 7:00 p.m. and 10:00 p.m.

Sound Propagation

When sound propagates over a distance, it changes in level and frequency content. The manner in which noise reduces with distance depends on the following factors:

- **Geometric Spreading** – Sound from a localized source (i.e., an ideal point source) propagates uniformly outward in a spherical pattern (or hemispherical when near a surface). In a free field,[1] the sound level attenuates (or decreases) at a rate of 6 decibels for each doubling of distance from a point source. Roadways consist of several localized noise sources on a defined path, and hence can be treated as a line source, which approximates the effect of several point sources. Noise from a line source propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 decibels for each doubling of distance from a line source.
- **Ground Absorption** – The propagation path of noise from a sound emission source to a receptor is usually horizontal and proximate to the ground. Under these conditions, noise attenuation from ground absorption and reflective-wave canceling can add to the attenuation associated with geometric spreading. For acoustically "hard" paths over which sound may traverse (i.e., sites with a reflective surface between the source and the receptor, such as a parking lot or body of water), no excess ground attenuation is assumed. For acoustically absorptive or "soft" sites (i.e., those sites with an absorptive ground surface between the source and the receptor, such as fresh-fallen snow, soft dirt, or dense vegetative ground cover), an additional ground-attenuation value of +1.5 decibels per doubling of distance is normally assumed. When added to cylindrical spreading for line source sound propagation, the excess ground attenuation results in an overall drop-off rate of 4.5 decibels per doubling of distance.
- **Atmospheric Effects** – Receptors located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels. Sound pressure levels can also be increased at large distances (e.g., more than 500 feet) due to atmospheric temperature inversion (i.e.,

[1] i.e., in the absence of reflecting surfaces or intervening barriers.

increasing temperature with elevation). Other factors such as air temperature, humidity, and turbulence can also have significant effects when distances between a source and receptor are large.

- **Shielding by Natural or Human-Made Features** – A large object or barrier in the path between a noise source and a receptor can substantially attenuate noise levels at the receptor. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Natural terrain features (e.g., hills and dense woods) and human-made features (e.g., buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receptor specifically to reduce noise. A barrier that breaks the line of sight between a source and a receptor will typically result in at least 5 dB of noise reduction. Taller barriers provide increased noise reduction. While a line of trees may visually occlude the direct line between a source and a receptor, its actual noise-reducing effect is usually negligible because it does not create a solid barrier. Deep expanses of dense wooded areas, on the other hand, can offer noise reduction under the right conditions. In contrast, water reservoirs, lakes or other expansive bodies of water between the source and the receptor can have the perceived effect of reinforcing sound (i.e., reducing the rate of attenuation) because they have surfaces that are not considered acoustically absorptive and are instead acoustically reflective.

Vibration Characteristics

Vibration is oscillatory movement of mass (typically a solid) over time. It is described in terms of frequency and amplitude and, unlike sound, can be expressed as displacement, velocity, or acceleration. For environmental studies, vibration is often studied as a velocity that, akin to the discussion of sound pressure levels, can also be expressed in dB as a way to cast a large range of quantities into a more convenient scale. Vibration impacts to buildings are generally discussed in terms of inches per second (ips) peak particle velocity (PPV), which will be used herein to discuss vibration levels for ease of reading and comparison with relevant standards. Vibration can also be annoying and thereby impact occupants of structures, and vibration of sufficient amplitude can disrupt sensitive equipment and processes (Caltrans 2020), such as those involving the use of electron microscopes and lithography equipment. Common sources of vibration within communities include construction activities and railroads. Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities where sudden releases of subterranean energy or powerful impacts of tools on hard materials occur. Depending on their distances to a sensitive receptor, operation of large bulldozers, graders, loaded dump trucks, or other heavy construction equipment and vehicles on a construction site also have the potential to cause high vibration amplitudes. The maximum vibration level standard used by the California Department of Transportation (Caltrans) for the prevention of structural damage to typical residential buildings is 0.3 ips PPV (Caltrans 2020). For human annoyance, Caltrans guidance indicates that a more stringent threshold of 0.2 ips PPV due to continuous vibration (e.g., nearby roadway traffic) would be “annoying”. Vibration velocity limits for transient or single events tend to be less stringent than those for continuous or “steady-state” vibration sources.

Sensitive Receptors

Noise- and vibration-sensitive land uses are typically locations where people reside or where the presence of unwanted sound or groundborne vibration could adversely affect the use of the land. Residences, schools, hospitals, libraries, and some passive recreation areas would—depending on definitions per the County—be considered noise- and vibration-sensitive and would be subject to applicable quantified thresholds for allowable exposures and consequently warrant measures for adequate protection. Generally, residences are the nearest land uses with the potential to be impacted by construction and operation of future projects implemented under the

Proposed Project, including noise levels associated with the addition of project-related traffic on the local roadway network. Additional sensitive receptors are located farther from the rezoning program areas in the surrounding community and would be less impacted by noise and vibration levels than the above-listed sensitive receptors. In addition to the off-site receptors listed above, the residential uses to be constructed as part of the Proposed Project are considered sensitive receptors.

Existing Conditions

Section 12.08.390.B of the Los Angeles County Code (LACC) noise ordinance allows an upward adjustment of its default exterior noise level standards for each of four defined receiving "noise zones" (I, II, III, and IV) if the existing outdoor ambient sound level at a receiving land use already exceeds the standard. This means that the existing outdoor ambient noise level in the vicinity of a residential property development implemented under the Proposed Project can influence the assessment stationary source noise impacts. While LACC Section 12.08.390.D indicates the ambient sound levels at a studied receptor should be measured, and could be done so for individual site-specific developments implemented under the Proposed Project, for purposes of this program-level impact assessment the existing outdoor ambient sound level at a location in the County of Los Angeles can be coarsely estimated with guidance from the Federal Transit Administration (FTA), which offers two techniques in its *Transit Noise and Vibration Impact Assessment* manual: 1) proximity to surface transportation routes (roadways or rail), and 2) population density (FTA 2018). Table 4.13-2 provides an estimated day-night sound level (L_{dn}) value matrix from a combination of these techniques.

Table 4.13-2. Existing Outdoor Ambient Day-Night Sound Level Estimated from Roadway Proximity and Population Density

Population Density (people per square mile) in Vicinity of Site-Specific Development Implemented under Proposed Project	Estimated Day-Night Sound Level (Ldn) per Population Density Category			
	300–1,000	*1,000–3,000*	*3,000–10,000*	*10,000–30,000*
Distance to Interstate Highway[1,2]				
= 10–50 feet	75	75	75	75
= 50–100 feet	70	70	70	70
= 100–200 feet	65	65	65	65
= 200–400 feet	60	60	60	60
= 400–800 feet	55	55	55	60
= 800 or more feet	50	50	55	60
Distance to Parkway (55 mph) or City Streets (30 mph)[1,3]				
= 10–50 feet	70	70	70	70
= 50–100 feet	65	65	65	65
= 100–200 feet	60	60	60	60
= 200–400 feet	55	55	55	60
= 400 or more feet	50	50	55	60
Distance to Railway[1,4]				
= 10–30 feet	75	75	75	75
= 30–60 feet	70	70	70	70
= 60–120 feet	65	65	65	65
= 120–240 feet	60	60	60	60
= 240–500 feet	55	55	55	60

Table 4.13-2. Existing Outdoor Ambient Day-Night Sound Level Estimated from Roadway Proximity and Population Density

Population Density (people per square mile) in Vicinity of Site-Specific Development Implemented under Proposed Project	Estimated Day-Night Sound Level (Ldn) per Population Density Category			
	300–1,000	*1,000–3,000*	*3,000–10,000*	*10,000–30,000*
= 500–800 feet	50	50	55	60
= 800 or more	45	50	55	60

Source: FTA 2018
Notes:
1 Distances do not include shielding from intervening rows of buildings.
2 Roadways with 4 or more lanes that permit trucks, with traffic at 60 mph.
3 Parkways with traffic at 55 mph, but without trucks, and city streets with the equivalent of 75 or more heavy trucks per hour and 300 or more medium trucks per hour at 30 mph.
4 Main line railroad corridors typically carrying 5-10 trains per day at speeds of 30-40 mph.

Table 4.13-2 indicates that a noise-receiving land use within 30 feet of an Interstate highway will likely be exposed to 75 dBA L_{dn} regardless of the population density. In other words, the receiving land use could be in a very rural or very urban region of the County but the highway traffic noise is dominant at such proximity. On the other hand, Table 4.13-2 also shows that an urban setting where the localized population density exceeds 10,000 people per square mile would be expected to have an outdoor ambient sound level of 60 dBA even when roadway and rail routes are very far from the studied receiving land use.

Proximity to aviation transportation routes, which is studied separately herein, or sufficient proximity to noisy industrial facilities would likely introduce additional acoustical contributors and may thus yield an outdoor ambient sound level that is actually higher than the estimated value presented in Table 4.13-2. For this reason, and consistent with LACC Section 12.08.390.D, this program-level noise assessment recommends that actual existing outdoor ambient sound levels should be measured (and thus accurately quantified) for each site-specific development implemented under Proposed Project. As noted in Chapter 3, future housing development facilitated by the Proposed Project will be subject to discretionary permits and future analysis that will determine on a project-by-project basis the appropriate mitigation measures.

4.13.2 Relevant Plans, Policies, and Ordinances

Federal

The following federal regulations pertaining to noise and vibration would apply to the Proposed Project.

Federal Aviation Administration

The Federal Aviation Administration's (FAA) Office of Environment and Energy (AEE) issued a document titled Aircraft Noise. The document states, in part, that federal agencies have certain guidelines for compatible land uses and environmental sound levels. Land use is normally determined by property meaning, such as residential, industrial, or commercial. Noise levels that are unacceptable for homes may be acceptable for stores or factories. The FAA has issued these guidelines as part of its Airport Noise Compatibility Program, found in Part 150 of the Federal Aviation Regulations.

Federal Aviation Regulation, Part 150, Airport Noise Compatibility Planning, is the primary federal regulation guiding and controlling planning for aviation noise compatibility on and around airports. Part 150 was issued as an interim

regulation (46 FR 8316; January 19, 1981) under the authority of the Aviation Safety and Noise Abatement Act of 1979 (49 USC 2104[c]) (ASNA Act). Implementation of noise compatibility planning under the ASNA Act was delegated to the FAA. Part 150 established procedures, standards, and methodologies to be used by airport operators for the preparation of Airport Noise Exposure Maps (NEM's) and Airport Noise Compatibility Programs (NCP's) which they may submit to the FAA under Part 150 and the ASNA Act. The final rule was issued on January 18, 1985 (49 FR 49260) and, on March 16, 1988, was amended to include freestanding heliports (53 FR 8722).

Most land uses (including residences) are considered to be compatible with airport noise that does not exceed 65 decibels (dB) DNL, although Part 150 declares that "acceptable" sound levels should be subject to local conditions and community decisions. Nevertheless, 65 dB DNL is generally identified as the threshold level of aviation noise which is "significant." In addition, the FAA has determined that a significant impact occurs if a proposed action would result in an increase of 1.5 DNL or more on any noise-sensitive area within the 65 DNL exposure justify.

While DNL is the primary metric FAA uses to determine noise impacts, the FAA accepts the Community Noise Equivalent Level (CNEL) in California as California adopted the use of CNEL prior to FAA adopting DNL. While CNEL, like DNL, adds a ten times weighting (equivalent to a 10 dBA "penalty") to each aircraft operation between 10:00 p.m. and 7:00 a.m., CNEL also adds a three times weighting (equivalent to a 4.77 dBA penalty) for each aircraft operation during evening hours (7:00 p.m. to 10:00 p.m.).

Federal Transit Administration

In its *Transit Noise and Vibration Impact Assessment* guidance manual, the FTA recommends a daytime construction noise level threshold of 80 dBA L_{eq} over an 8-hour period (FTA 2018) when detailed construction noise assessments are performed to evaluate potential impacts to community residences surrounding a project. Although this FTA guidance is not a regulation, it can serve as a quantified standard in the absence of such noise limits at the state and local jurisdictional levels. In this case, the County does enumerate noise and vibration level limits; thus, FTA guidance is merely informative with respect to noise assessment for purposes of the Proposed Project.

State

Government Code Section 65302(g)

California Government Code Section 65302(g) requires the preparation of a Noise Element in a General Plan, which shall identify and appraise the noise problems in the community. The Noise Element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall quantify, to the extent practicable, current and projected noise levels for the following sources:

- Highways and freeways
- Primary arterials and major local streets
- Passenger and freight on-line railroad operations and ground rapid transit systems
- Aviation and airport-related operations
- Local industrial plants
- Other ground stationary noise sources contributing to the community noise environment

California General Plan Guidelines

The California General Plan Guidelines, published by the Governor's Office of Planning and Research (OPR), provides guidance for the acceptability of specific land use types within areas of specific noise exposure. Table

4.13-3 presents guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. OPR guidelines are advisory in nature. Local jurisdictions, including the County of Los Angeles, have the responsibility to set specific noise standards based on local conditions.

Table 4.13-3. Land Use Compatibility for Community Noise Environments

	Community Noise Exposure (CNEL)			
	Normally Acceptable[1]	*Conditionally Acceptable*[2]	*Normally Unacceptable*[3]	*Clearly Unacceptable*[4]
Residential-low density, single-family, duplex, mobile homes	50–60	55–70	70–75	75–85
Residential – multiple-family	50–65	60–70	70–75	70–85
Transit lodging – motel, hotels	50–65	60–70	70–80	80–85
Schools, libraries, churches, hospitals, nursing homes	50–70	60–70	70–80	80–85
Auditoriums, concert halls, amphitheatres	NA	50–70	NA	65–85
Sports arenas, outdoor spectator sports	NA	50–75	NA	70–85
Playgrounds, neighborhood parks	50–70	NA	67.5–77.5	72.5–85
Golf courses, riding stables, water recreation, cemeteries	50–70	NA	70–80	80–85
Office buildings, business commercial and professional	50–70	67.5–77.5	75–85	NA
Industrial, manufacturing, utilities, agriculture	50–75	70–80	75–85	NA

Source: OPR 2017.
Notes: CNEL = community noise equivalent level; NA = not applicable

1 Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

2 Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

3 Normally Unacceptable: New construction or development should be discouraged. If new construction of development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise-insulation features must be included in the design.

4 Clearly Unacceptable: New construction or development should generally not be undertaken.

California Code of Regulations Title 24

The State of California has adopted noise standards in areas of regulation not preempted by the federal government. State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. State regulations governing noise levels generated by individual motor vehicles and occupational noise control are not applicable to planning efforts, nor are these areas typically subject to CEQA analysis. State noise regulations and policies applicable to the Proposed Project include Title 24 requirements and noise exposure limits for various land use categories.

The 2019 California Building Code (CBC, Part 2, Title 24, Section 1204.6, California Code of Regulations) stipulates "interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (L_{dn}) or the community noise equivalent level (CNEL)" (ICC 2019).

Local

County of Los Angeles Code of Ordinances and Los Angeles County 2035 General Plan

Section 1207.11.1 of the Los Angeles County Code requires that all structures identified in Section 1207.1 (e.g., apartment houses and dwellings) located in noise critical areas, such as proximity to highways, county roads, city streets, railroads, rapid transit lines, airports or industrial areas, shall be designed to prevent the intrusion of exterior noises beyond prescribed levels. Proper design shall include, but shall not be limited to, orientation of the structure, setbacks, shielding, and sound insulation of the building itself.

Section 12.08.440 of the County of Los Angeles Code of Ordinances addresses construction noise restrictions. Construction activity is prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday and all day on Sundays, where the noise would create a disturbance across a residential property line. For single-family residences, that disturbance noise level overnight is defined as greater than 50 dBA (for construction with a duration greater than 10 days). For construction lasting longer than 10 days, the daytime limit for noise exposure at any residential property affected by the construction noise is 60 dBA (County of Los Angeles 1978).

Section 12.08.390 of the County of Los Angeles Code of Ordinances establishes the maximum exterior noise level that may be generated within each of five designated noise zones. The noise zone descriptions and allowable exterior noise limits from LA County Code 12.08.390 are translated into the County Noise Element as Table 11.2 (reproduced as Table 4.13-4).

Section 12.08.440 of the County of Los Angeles Code of Ordinances addresses vibration restrictions. Operating or permitting the operation of any device that creates vibration that is above the vibration perception threshold of any individual at or beyond the property boundary of the source is prohibited. The perception threshold is defined to be a motion velocity of 0.01 inches per second over the range of 1 to 100 Hertz.

The Los Angeles County 2035 General Plan (General Plan) was adopted by the Board of Supervisors on October 6, 2015. The Noise Element establishes noise generation limits for each land use type and provides noise management policies to protect residents from excessive noise exposure. As previously discussed, the County did not adopt the ONC Land Use Compatibility for Community Noise Environments Matrix, but instead adapted this matrix to develop the County's exterior noise standards, as seen in Table 4.13-4. By controlling the noise generation from individual properties within a given land use designation (or zone district), all uses should be afforded protection against excessive noise exposure.

Table 4.13-4. Los Angeles County Community Noise Criteria

Noise Zone	Land Use of Receptor Property	Time	Std 1 L_{50} (30 min/hr)	Std 2 L_{25} (15 min/hr)	Std 3 $L_{8.3}$ (5 min/hr)	Std 4 $L_{1.7}$ (1 min/hr)	Std 5 L_0 (at no time)
I	Noise Sensitive[a]	Anytime	45	50	55	60	65
II	Residential[b]	10:00 p.m.–7:00 a.m.	45	50	55	60	65

Table 4.13-4. Los Angeles County Community Noise Criteria

Noise Zone	Land Use of Receptor Property	Time	Std 1 L_{50} (30 min/hr)	Std 2 L_{25} (15 min/hr)	Std 3 $L_{8.3}$ (5 min/hr)	Std 4 $L_{1.7}$ (1 min/hr)	Std 5 L_0 (at no time)
		7:00 a.m.–10:00 p.m.	50	55	60	65	70
III	Commercial	10:00 p.m.–7:00 a.m.	55	60	65	70	75
		7:00 a.m.–10:00 p.m.	60	65	70	75	80
IV	Industrial	Anytime	70	75	80	85	90

Source: County of Los Angeles 1978b.
Notes: Std = Standard; min = minutes; hr = hour
[a] Noise sensitive zones are designated by the County Health Officer and are required to be clearly identified with posted signs, such as hospital facilities.
[b] Residential includes single family and multiple family dwellings, but excludes transient lodging.

Section 12.08.390 of the County of Los Angeles Code of Ordinances stipulates that if the ambient noise level (as defined by the L_{50} value from an ambient noise measurement) exceeds the Standard 1 noise level allowance, the measured L_{50} becomes the Standard 1 allowance.

The following policies from the County's General Plan Noise Element (Chapter 11) may be applicable to the Proposed Project (County of Los Angeles 2015):

Policy N 1.1 Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.

Policy N 1.2 Reduce exposure to noise impacts by promoting land use compatibility.

Policy N 1.3 Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).

Policy N 1.4 Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.

Policy N 1.5 Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or L_{dn}) noise exposure contours.

Policy N 1.6 Ensure cumulative impacts related to noise do not exceed health-based safety margins.

Policy N 1.7 Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.

Policy N 1.9 Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.

Policy N 1.10 Orient residential units away from major noise sources (in conjunction with applicable building codes).

Policy N 1.11 Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.

Policy N 1.12 Decisions on land adjacent to transportation facilities, such as the airports, freeways and other major highways, must consider both existing and future noise levels of these transportation facilities to assure the compatibility of proposed uses.

Chapter 16 of the County's General Plan features implementation programs, which includes N-3, Noise Abatement Program, and its two components as follows:

- Create guidelines to mitigate noise issues in development projects and at a countywide level.
- Plan transportation/parking features to have minimal noise impacts to natural resources.

Los Angeles World Airports (LAWA) Noise Abatement Requirements

Los Angeles International Airport (LAX) is owned and operated by Los Angeles World Airports (LAWA), a proprietary department of the City of Los Angeles that works closely with the FAA and has developed and implemented noise abatement procedures and requirements (LAWA 2021) aimed to reduce aviation traffic noise impacts in residential communities surrounding LAX that include portions of the County. Primarily, these requirements include that "all aircraft operations shall comply with FAA regulations and procedures for noise abatement and noise emission standards and with all rules, policies, procedures, resolutions, and ordinances established by the City of Los Angeles, LAWA, and LAWA's Board of Airport Commissioners (BOAC) related to noise abatement.

4.13.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to noise and vibration if the project would:

N-1: 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.

- For noise compatibility, noise levels at noise-sensitive exterior areas exceed 65 dBA CNEL.
- For noise compatibility, interior noise levels in habitable noise-sensitive areas exceed 45 dBA CNEL.

N-2: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

N-3: A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

- Project-related traffic noise increase the ambient noise level at noise-sensitive locations by 3 dBA or more and the ambient noise levels under with-project conditions fall within the "Normally Unacceptable" or "Clearly Unacceptable" categories; OR

- Project-related traffic noise increases the ambient noise level at noise-sensitive locations by 5 dBA or more.

N-4: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

N-5: 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, expose people residing or working in the Project Area to excessive noise levels.

N-6: For a project within the vicinity of a private airstrip, expose people residing or working the Project Area to excessive noise levels.

4.13.4 Methodology

This analysis considers the Appendix G thresholds of the State CEQA Guidelines as described above in determining whether the Proposed Project, including future housing development it facilitates, would result in a substantial temporary or permanent increase in noise or vibration, or if the rezoning program area is within the vicinity of a private airport or airport land use plan.

The evaluation of potential noise and vibration impacts herein was based on a review of regulations and determining their applicability to the Proposed Project. The extents of the Rezoning Program within the Proposed Project area provided by the County represents the study area for which "substantial" temporary or permanent noise increases, or excess above acknowledged standards, has been predicted in this PEIR at a programmatic level with methodology as discussed in the following subsections.

As described in Chapter 3, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and it would be too speculative to analyze potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Construction Noise

Since precise descriptions of activities involving construction approved for site-specific projects implemented under the Proposed Project are not known at this time, construction noise impact predictions were based on CalEEMod default rosters of conventional heavy construction equipment for each of six typical phases of construction activity. Using a technique comparable to the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM), screening distances were iteratively predicted for a total of six impact criteria and under the following assumptions: (1) that only one of each type of mobile or stationary equipment per phase would be operating concurrently and located near the property line of the nearest noise sensitive receiver, and (2) operation noise generated by each equipment type would reflect energy-equivalent sound level values (L_{eq}) based on maximum sound levels (L_{max}) but adjusted temporally (i.e., what percentage of time the equipment is actually operating at full power) by default "acoustical usage factors" (AUF) as presented in Table 1 of the RCNM User's Guide (FHWA 2006). The six criteria represent the County daytime residential receptor limits, per Section 12.08.440 of the County of Los Angeles Code of Ordinances, for construction noise with respect to potential projects lasting 10 days or less in total duration, or greater than 10 days in total duration.

Roadway Traffic Noise

Implementation of the Proposed Project is expected to increase housing development and thereby increase the quantity of residential units in the study area, which may have a localized effect on roadway traffic volumes. Hence, this analysis studies existing and future average daily traffic volumes and estimated Project-attributed trip generation for the set of roadway segments adjoining many of the rezoning program areas that are also studied in the County General Plan Update 2035 EIR (County of Los Angeles 2014). Consistent with acoustical principles and assuming other factors such as roadway vehicle speeds and vehicle type proportions remain essentially unchanged, the change in traffic noise emanating from a roadway segment is related to the change in traffic volumes with the following expression:

$$\text{Change in roadway segment traffic noise (dB)} = 10*\text{LOG}(V_2/V_1)$$

In the above relationship, "V_2" is the roadway volume for the post-change condition and "V_1" is the pre-change condition. For purposes of assessing traffic noise herein, two change scenarios are studied:

- Existing vs. Existing plus Project, where Existing is quantified average daily traffic (ADT) for the studied roadway segment as appearing in the County General Plan Update 2035 EIR, and Existing plus Project is the Existing ADT plus the estimated ADT (quantified as trip generation) attributed to build-out implemented under the Proposed Project.
- Cumulative vs. Cumulative plus Project, where Cumulative is quantified average daily traffic (ADT) for the studied roadway segment as appearing in the County General Plan Update 2035 EIR for the year 2035 scenario, and Cumulative plus Project is the Cumulative ADT plus the estimated ADT (quantified as trip generation) attributed to build-out implemented under the Proposed Project.

The ADT volumes for the representative studied roadway segments are provided in Appendix D. The County General Plan Noise Element establishes a policy for exterior sensitive areas to be protected from high noise levels. For the purposes of this noise analysis, such impacts are considered significant when they cause an increase of 3 dB from existing noise levels. An increase or decrease in noise level of at least 3 dB is required before any noticeable change in community response would be expected (Caltrans 2013). Per the above mathematical expression, the Proposed Project would have to roughly double the traffic volumes on local roadways to increase traffic by 3 dBA and hence cause a potentially significant impact.

Stationary Noise

Newly created residential units facilitated by the Proposed Project would largely generate noise from intermittent and short-duration landscaping and maintenance activities, and (for purposes of this analysis) continuously operating air-conditioning and related heating and ventilation systems (HVAC). Noise from landscaping and maintenance activities, along with other stationary (i.e., non-transportation) sources of noise that may occur and not be exempted by Los Angeles County Code 12.08.570, would be subject to County exterior noise limits per Section 12.08.390 that appear in Table 4.13-4.

Residential air-conditioning and refrigeration equipment noise, however, is one of the stated exemptions from 12.08.390 per 12.08.570.D.5 and subject to a separate set of quantified thresholds per Los Angeles County Code 12.08.530 that are summarized as follows:

- 55 dBA at any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall;
- 50 dBA at the center of a neighboring patio, 5 feet above grade level, no closer than 3 feet from any wall; and,

- 50 dBA outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.

For purposes of this noise assessment, noise from HVAC systems associated with newly renovated or built housing units implemented under the Proposed Project were assumed to be largely caused by operation of rooftop or otherwise outdoor-exposed air-cooled condensers (ACC) that comprise multiple ventilation fans and refrigeration compressors. Utilizing a CalEEMod default assumption of 1,000 square feet per average housing unit requiring air-conditioning, and an approximate indoor air cooling load of one ton of refrigeration per 500 feet of residential-type occupied space per the Loren Cook "Engineering Cookbook" (Loren Cook Company 1999), this means—on average—each new housing unit would require two (2) tons of refrigeration. This refrigeration tonnage to housing unit ratio was used to estimate a quantity of rooftop ACC units, for which manufacturer sound data on a 2-ton unit is readily available from multiple suppliers, and thereby allow a means to estimate aggregate stationary source noise emission level from the following expression:

$$\text{Site-specific project stationary source sound power dBA} = PWL_{ACC} + 10*LOG(2*N)$$

In the above relationship, "PWL_{ACC}" is the A-weighted sound power level (PWL) for a single 2-ton refrigeration capacity ACC unit, and "N" is quantity of anticipated maximum housing units for the site-specific development potentially implemented under the Proposed Project. Standard point-source sound propagation algorithms consistent with International Organization for Standardization (ISO) 9613-2 (ISO 1996) were used in a model to enable iterative prediction of source-to-receptor distances for each of the County's three above-bulleted receiving residential locations at and within which a significant impact (i.e., exceedance of the 55 dBA or 50 dBA noise limit) would be anticipated.

Construction Vibration

Because the County does have quantified groundborne vibration velocity criteria as described in Section 4.13.2, these values were used to iteratively predict impact screening distances for site-specific construction-attributed vibration (associated with developments implemented under the Proposed Project) with expressions found in FTA and Caltrans guidance per the equation as follows (FTA 2018):

$$PPV_{rcvr} = PPV_{ref} * (25/D)^{1.5}$$

In the above expression, PPV_{rcvr} is the predicted vibration velocity at the receiver position, PPV_{ref} is the reference value at 25 feet from the vibration source and D is the actual horizontal distance to the receiver.

Aviation Noise Exposure

Some of the rezoning program areas may be located within 2 miles of an airport; however, the rezoning program areas all remain outside the 65 dBA CNEL aviation noise contour; therefore, potentially significant impacts with respect to significance criterion N-5 (i.e., aviation noise exposure to workers and future residents) within the rezoning program areas are not expected.

4.13.5 Environmental Impacts

Threshold N-1 Would the Project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies:

For noise compatibility, would noise levels at noise-sensitive exterior areas exceed 65 dBA CNEL?

For noise compatibility, would interior noise levels in habitable noise-sensitive areas exceed 45 dBA CNEL?

Operational Noise

Threshold N-1 is applicable to operational noise due to potential future residential development facilitated by Proposed Project from roadway traffic and other non-transportation noise sources. Potential impacts from other Project-related sources are addressed in Thresholds N-2 through N-4.

Traffic Noise

For the purposes of assessing the compatibility of new development with the anticipated ambient noise, the County utilizes the state's Community Noise and Land Use Compatibility standards, previously summarized in Table 4.13-3. Newly generated noise-sensitive land uses occurring as a result of future residential development facilitated by the Proposed Project would have to demonstrate compatibility with the ambient noise levels. Per significance criterion N-1, a potentially significant impact could occur if the Proposed Project designates noise-sensitive exterior land uses in areas where the ambient noise level exceeds 65 dBA CNEL. Additionally, existing off-site noise-sensitive land uses in the Project vicinity could experience noise levels above significance thresholds as a result of the Proposed Project.

To assess where these exceedances of 65 dBA CNEL may occur, Table 4.13-5 shows the 60, 65, and 70 dBA CNEL noise contours of representative roadways with and without the Proposed Project. The right-most column in Table 4.13-5 presents the change in horizontal perpendicular distance between the studied roadway segment and the threshold for impact: the 65 dBA CNEL noise contour. As shown in Table 4.13-5, the Proposed Project would result in either an estimated decreased distance (by as much as 40 feet) or an increased distance (by as much as 50 feet) between the studied roadway segment centerline and the 65 dBA CNEL noise contour. Generally, these predicted changes in the 65 dBA CNEL traffic-attributed noise contour distances would be small relative to the original distances (for example, the distance to the 65 dBA CNEL contour along East Florence Avenue west of Santa Fe Avenue would increase from 270 feet without the Proposed Project to 295 feet with the Proposed Project. However, in some instances the increases could result in noise standard exceedances which would otherwise not have occurred.

Where the traffic noise analysis herein predicts an increase in the distance between the roadway segment centerline and the 65 dBA CNEL contour, there may be existing off-site noise-sensitive receptors (e.g., residences) that would become newly exposed to a higher traffic noise level and thus become potentially impacted. Where the distance to the contour shrinks or decreases, implementation of the Proposed Project is expected to reduce traffic noise; however, the indicated distance in Table 4.13-5 for the 65 dBA CNEL contour associated with traffic changes attributed to the Proposed Project still indicates a region or zone within which outdoor noise levels would not be "normally acceptable" with respect to newly created residential land uses resulting from the Proposed Project.

Section 4.13.2 listed several policies from the Noise Element of the Los Angeles County General Plan that relate to minimizing noise land use compatibility impacts. Implementation of the relevant General Plan Noise Element policies would reduce impacts to the extent feasible. However, additional measures would be required during specific, project-level assessments to ensure that future land uses are compatible to their noise environment. Such measures could include requiring closed windows and provision of mechanical ventilation and air-conditioning, so that the resulting exterior-to-interior intrusion of traffic noise into a habitable indoor space would result in interior background sound level that is compatible with 45 dBA L_{dn} or CNEL and thus consistent with General Plan Noise Element Policy N-1.5. Future housing development facilitated by the Proposed Project will be subject to discretionary permits and future analysis that will determine on a project-by-project basis the appropriate mitigation measures. Impacts related to noise land use compatibility are considered **potentially significant**

Non-Traffic (Stationary Source) Noise

Implementation of the Proposed Project would entail future rezoning and development of housing sites. Any new housing units require mechanical ventilation and air-conditioning, which is assumed to be an ACC for each, with 2 tons of refrigeration capacity and the corresponding noise emission from compressors and ventilation fans. A site-specific development resulting in installation of multiple outdoor ACC equipment would therefore result in an aggregate noise emission level from such stationary sources being greater than that of one.

To illustrate how this representative aggregate stationary source noise level changes with the size of a parcel-specific development implemented under the Proposed Project at a programmatic level, Table 4.13-6 indicates screening distances within which exceedances of the County noise level standard (55 dBA or 50 dBA, per Los Angeles County Code 12.08.530) may occur. The nine categories of predicted distances are associated with new housing unit quantity ranges, and the indicated distance is conservatively estimated using the larger value of the unit quantity range. Table 4.13-6 presumes that the existing outdoor ambient sound levels, if measured and expressed as statistical L_{50} values (i.e., median sound levels), are less than or equal to the default hourly exterior noise thresholds appearing in LACC 12.08.530. Where an off-site receiving home within the indicated distance from an operating site-specific housing development shown in Table 4.13-6 may thus be potentially exposed to excessive stationary source noise, the site-specific development parcel would need project design features or noise mitigation measures compatible with General Plan Noise Element Policy N-1.3 to yield noise levels considered compliant with the County's noise standards as appearing in the column headings of Table 4.13-6.

By way of illustration, a new residential development scenario facilitated by the Proposed Project that would create 16 new residential units would correspondingly create an estimated need of 32 tons of refrigeration that could be provided by multiple ACC units or a single ACC with the capacity to deliver that cooling load. Table 4.13-6 shows that an off-site receiving residential living area window or patio could be as far away as 87 feet from the ACC and still see a County-compliant noise exposure level of 50 dBA. But if the receiving living area window or patio was closer, the new ACC or the sound path between the equipment and the off-site receptor would need to feature proper BAT noise control or sound abatement. Future housing development facilitated by the Proposed Project's rezoning program will be subject to discretionary permits and future analysis that will determine on a project-by-project basis the appropriate mitigation measures. Therefore, impacts related to noise land use compatibility are considered **potentially significant.**

Table 4.13-5. Buildout Year (2035) Traffic Noise Levels and Contours

Road	Segment	Buildout Year without Proposed Project				Buildout Year with Proposed Project				Change in distance to 65 (dBA) CNEL (Feet from Centerline): with Project versus without Project
		CNEL (dBA) at 100'	*Distance to CNEL Contour (Feet from Centerline)*			*CNEL (dBA) at 100'*	*Distance to CNEL Contour (Feet from Centerline)*			
			60 (dBA) CNEL	*65 (dBA) CNEL*	*70 (dBA) CNEL*		*60 (dBA) CNEL*	*65 (dBA) CNEL*	*70 (dBA) CNEL*	
Lennox Blvd	West of Hawthorne Blvd	66.3	315	120	55	66.7	330	130	60	10
Lennox Blvd	East of Hawthorne Blvd	65.1	215	100	45	65.5	230	95	45	-5
Avalon Blvd	South of El Segundo Blvd	68.4	360	170	75	66.8	285	130	60	-40
Avalon Blvd	North of El Segundo Blvd	69.6	435	200	95	68.8	385	180	85	-20
El Segundo Blvd	Between S Main Street/San Pedro Street	69.2	410	190	90	68.1	350	160	75	-30
El Segundo Blvd	Between San Pedro Street/Avalon	70	450	210	100	69.0	400	185	85	-25
El Segundo Blvd	Between Avalon Blvd/central	69.6	435	200	95	68.7	380	175	80	-25
E Alondra Blvd	West of S Atlantic Ave	66.3	260	120	55	65.9	250	115	55	-5
W Century Blvd	West of S Normandie Ave	70.7	515	240	110	70.6	500	235	110	-5
Compton Ave	Between E Santa Fe Ave/Nadeau St	68.6	375	175	80	69.5	430	200	90	25
Compton Ave	Between E Santa Fe Ave/E Gage Ave	68.8	385	175	80	70.3	490	225	105	50
E Gage Ave	West of Compton Blvd	70.6	505	235	110	71.0	540	250	120	15
E Florence Ave	East of Alameda St	70.8	530	245	115	71.5	590	275	125	30
Santa Fe Ave	South of Broadway	68.9	390	180	85	69.0	400	185	85	5
Santa Fe Ave	Between Broadway /E Florence Ave	69.4	425	195	90	69.9	455	210	100	15
E Florence Ave	West of Santa Fe Ave	71.5	590	270	125	72.0	630	295	135	25
E Florence Ave	East of Santa Fe Ave	71.5	585	270	125	72.0	630	295	135	25
E Florence Ave	East of Pacific Blvd	70.7	515	235	110	71.0	540	250	115	15
E Florence Ave	East of Seville Ave	70.3	485	225	105	70.6	510	240	110	15
Telegraph Rd	West of Leffingwell Rd	70.0	465	215	100	69.6	440	200	95	-15
Hacienda Blvd	Between Halliburton/Las Lomitas	73.1	750	350	160	72.6	690	320	150	-30
Whittier Blvd	Between Garfield Ave/S Atlantic Blvd	69.3	415	190	90	68.0	350	160	75	-30
Whittier Blvd	Between S Atlantic Blvd/S Arizona Ave	70.6	510	235	110	69.9	455	210	100	-25

Table 4.13-5. Buildout Year (2035) Traffic Noise Levels and Contours

Road	Segment	Buildout Year without Proposed Project				Buildout Year with Proposed Project				Change in distance to 65 (dBA) CNEL (Feet from Centerline): with Project versus without Project
		CNEL (dBA) at 100'	*Distance to CNEL Contour (Feet from Centerline)*			*CNEL (dBA) at 100'*	*Distance to CNEL Contour (Feet from Centerline)*			
			60 (dBA) CNEL	*65 (dBA) CNEL*	*70 (dBA) CNEL*		*60 (dBA) CNEL*	*65 (dBA) CNEL*	*70 (dBA) CNEL*	
S Atlantic Ave	North of Whittier Blvd	70.2	485	225	100	69.9	455	210	100	-15
E Amar Rd	Between Valinda Ave/S Hacienda Blvd	68.5	370	170	80	67.8	330	155	70	-15
E Arrow Hwy	Between N Glendora Ave/Bonnie Cove Ave	68.4	360	165	75	68.0	345	160	75	-5
E Arrow Hwy	Between Bonnie Cove Ave/N Sunflower Ave	68.4	360	155	75	67.9	335	155	75	0
E Arrow Hwy	Between N Sunflower Ave/Valley Center Ave	69.1	405	185	85	68.7	380	175	80	-10
Allen Avenue	North of New York Drive	65.0	215	100	45	65.1	220	100	45	0
Allen Avenue	South of New York Drive	65.6	240	110	50	65.7	240	110	50	0
N Lake Ave	Between New York Drive/E Altadena Dr	67.5	315	145	65	67.7	325	150	70	5
E Woodbury Rd	East of Fair Oaks Ave	70.3	485	225	105	70.4	500	230	105	5
Fair Oaks Ave	North of E Woodbury Rd	56.1	55	25	10	55.8	50	25	10	0

Source: Appendix D.

Table 4.13-6. Screening Distances for Stationary Noise Source (Residential Air-Conditioning) Compliance

Proposed Project Parcel-Specific Development Size (number of residential units)	Outside a Neighboring Living Area Window nearest the Equipment Location[1] or At Center of a Neighboring Patio:[2] 50 dBA (in feet)	On Neighboring Property Line:[2] 55 dBA (in feet)
1-2	36	20
3-4	50	30
5-8	70	42
9-16	87	59
17-32	110	74
33-64	143	94
65-128	190	120
129-256	256	158
257-512	348	210

Notes:
1 not more than 3 feet from the window opening, but at least 3 feet from any other surface
2 at any point 5 feet above grade level, no closer than 3 feet from any wall

Threshold N-2 Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Residential uses typically do not generate excessive groundborne vibration or groundborne noise levels. However, demolition and construction associated with new housing could result in impacts related to groundborne vibration or groundborne noise levels. For example, demolition and construction activities could generate vibration through the use of drills, jackhammers, pile drivers, operation of compressors and generators, cement mixing, and general truck idling.

Construction Vibration

Groundborne vibration from construction equipment and activities can generate varying degrees of ground vibration. Vibration from construction activities rarely reaches the levels that can damage structures but can achieve the perceptible ranges in occupied buildings close to the construction site. Table 4.13-7 lists vibration levels for various types of construction equipment.

Table 4.13-7. Vibration Source Levels for Construction Equipment

Construction Equipment Type		Peak Particle Velocity (PPV) at 25 ft (in/sec)	Approximate L_v† at 25 ft
Pile Driver (impact)	upper range	1.518	112
	typical	0.644	104
Pile Driver (sonic)	upper range	0.734	105
	typical	0.170	93
Clam shovel drop (slurry wall)		0.202	94
Hydromill (slurry wall)	in soil	0.008	66
	in rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87

Table 4.13-7. Vibration Source Levels for Construction Equipment

Construction Equipment Type	Peak Particle Velocity (PPV) at 25 ft (in/sec)	Approximate L_v† at 25 ft
Large bulldozer	0.089	87
Caisson drilling	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: FTA 2018.
Notes:
† RMS velocity in decibels (VdB) re 1 micro-inch/second, and presumes crest factor of 4.

Generally, heavy construction equipment used for most projects (small bulldozers, loaded trucks, caisson drilling etc.) would have peak particle velocity (PPV) vibration levels of approximately 0.089 inches per second or less at a distance of 25 feet. Vibratory rollers, used during the paving phases of some projects, would have vibration levels of approximately 0.210 inches per second. Should impact pile driving be necessary during the building foundations phase, typical PPV levels at 25 feet of 0.644 inches per second would be anticipated, with upper range levels of approximately 1.518 inches per second; thus, it is seen that vibration levels could vary widely depending upon the equipment types used.

Based upon several types of construction equipment (a large bulldozer, a vibratory roller, and an impact pile driver), a range of distances from 1 to 500 feet were analyzed (provided in Appendix D). The resulting distance required for these various equipment types to not exceed the County of Los Angeles standard (i.e., the threshold of perception of 0.01 inches per second) is provided in Table 4.13-8. As shown, substantial distances (ranging from 104 feet to 389 feet) are necessary to not exceed County thresholds of significance for groundborne vibration. Thus, **potential impacts from construction vibration are considered significant**.

Table 4.13-8. Distance Required for County Groundborne Vibration Significance Threshold Compliance

Screening Distance (feet) to Adjoining Receptor for 0.01 in/sec from 1-100 Hz		
Dozer	Roller	Impact Pile Driver
104	185	389

Source: Appendix D.

Roadway Traffic Vibration

Caltrans has studied the effects of propagation of vehicle vibration on sensitive land uses and notes that "heavy trucks, and quite frequently buses, generate the highest earthborn vibrations of normal traffic." Caltrans further notes that the highest traffic-generated vibrations are along freeways and state routes. Their study finds that "vibrations measured on freeway shoulders (five meters from the centerline of the nearest lane) have never exceeded 0.08 inches per second, with the worst combinations of heavy trucks. This level coincides with the maximum recommended safe level for ruins and ancient monuments (and historic buildings)." Typically, trucks do not generate high levels of vibration because they travel on rubber wheels and do not have vertical movement, which generates ground vibration. Thus, roadway traffic is not expected to generate excessive vibration; associated **impacts would be less than significant**.

Railroad Vibration

Vibration levels in Los Angeles County from trains are dependent on site-specific conditions such as geology and the condition of the railroad track and train wheels. Although it is not proposed at this time, if modifications of existing rail tracks are planned, vibration would be addressed in the environmental review for each individual rail improvement project. As groundborne vibration is associated with any given train pass-by, but then subsides once the train has passed, any increases in number of train movements would only create additional occurrences of pass-by vibration, but not increased amplitudes of vibration levels. Thus, any potential increase in rail traffic would not increase the maximum vibration levels at nearby uses and such potential increases in the frequency of daily rail trips would not result in the generation of excessive vibration.

Implementation of the Proposed Project may add new sensitive uses in areas adjacent to existing and future railroad lines. These developments may result in placing residential or other sensitive uses near the railroad lines which could result in excessive groundborne vibration from train operations. The extent of the exposure to vibration depends on site-specific conditions, location of buildings, and size and design of the proposed buildings. Further specific, project-level review would be required as future developments are proposed. Potential exposure to groundborne vibration could be, under certain conditions, a **potentially significant impact**.

Industrial Vibration

The use of heavy equipment associated with industrial operations can create elevated vibration levels in its immediate proximity. Soil conditions have a strong influence on the levels of groundborne vibration and, as a result, vibration typically dissipates rapidly with distance away from the source. Further specific, project-level review would be required as any future rezoning and housing development as part of the Proposed Project's rezoning program are proposed. Potential exposure to groundborne vibration could be, under certain conditions, a **potentially significant impact**.

Threshold N-3 **Would the Project result in substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project:**

> *Project-related traffic noise increase the ambient noise level at noise-sensitive locations by 3 dBA or more and the ambient noise levels under with-project conditions fall within the "Normally Unacceptable" or "Clearly Unacceptable" categories? OR*
>
> *Project-related traffic noise increases the ambient noise level at noise-sensitive locations by 5 dBA or more?*

Operational Noise

Traffic Noise

Future residential development facilitated by the Proposed Project would result in increases in traffic along some roadways. For the purpose of assessing the compatibility of new development with the anticipated ambient noise, the County utilizes the state's Community Noise and Land Use Compatibility standards; previously summarized in Table 4.13-3. Noise-sensitive land uses include residential, schools, libraries, churches, nursing homes, hospitals, and open space/recreation areas. Commercial and industrial areas are not considered noise sensitive and have much higher tolerances for exterior noise levels. The "normally unacceptable" minimum noise level for considered noise-sensitive land uses is 70 dBA CNEL. For purposes of this analysis, a significant impact would occur if project-

related traffic increases the ambient noise environment of noise-sensitive locations by 3 dB or more and the ambient noise level under with-project conditions is 70 dBA CNEL or higher (i.e., those with-project conditions that fall within the "Normally Unacceptable" or "Clearly Unacceptable" land use categories). Additionally, a significant impact would also occur if project-related traffic increases the ambient noise environment of noise-sensitive locations by 5 dB or more regardless of the ambient noise level under with-project conditions.

As shown in Table 4.13-9, of the 33 representative roadway segments studied herein and potentially impacted by the Proposed Project, none would experience Project-related noise increases greater than 1.7 decibels. In most cases, traffic noise levels would either decrease slightly or would experience an increase of less than 1 decibel. In the context of community noise (i.e., outside of a listening lab or other controlled environment), a change in noise level of less than 3 decibels is typically not an audible change. Because the Proposed Project would not increase the ambient noise environment by either 3 dB or more when with-project conditions are 70 dBA CNEL or higher or by 5 dB or more when with-project conditions are lower, the changes in traffic noise would be **less than significant**.

Table 4.13-9. Project-Related Changes in Traffic Noise

Road	Segment	General Plan plus Project ADT Volume	Existing plus Project ADT	Resulting Noise Increase / Decrease (dBA)
Lennox Blvd	West of Hawthorne Blvd	10091	10951	0.4
Lennox Blvd	East of Hawthorne Blvd	7832	8692	0.5
Avalon Blvd	South of El Segundo Blvd	16074	10680	-1.8
Avalon Blvd	North of El Segundo Blvd	18604	15045	-0.9
El Segundo Blvd	Between S main Street/San Pedro Street	19010	14300	-1.2
El Segundo Blvd	Between San Pedro Street/Avalon	21180	16883	-1.0
El Segundo Blvd	Between Avalon Blvd/central	21701	17404	-1.0
E Alondra Blvd	West of S Atlantic Ave	10098	9867	-0.1
W Century Blvd	West of S Normandie Ave	25660	25055	-0.1
Compton Ave	Between E Florence Ave/Nadeau St	16640	20983	1.0
Compton Ave	Between E Florence Ave/E Gage Ave	16998	25336	1.7
E Gage Ave	West of Compton Blvd	26630	29845	0.5
E Florence Ave	East of Alameda St	31325	36479	0.7
Santa Fe Ave	South of Broadway	16386	16821	0.1
Santa Fe Ave	Between Broadway /E Florence Ave	22465	24652	0.4
E Florence Ave	West of Santa Fe Ave	34175	38488	0.5
E Florence Ave	East of Santa Fe Ave	35396	39709	0.5
E Florence Ave	East of Pacific Blvd	27460	29589	0.3
E Florence Ave	East of Seville Ave	25260	27389	0.4
Telegraph Rd	West of Leffingwell Rd	30890	28478	-0.4
Hacienda Blvd	Between Halliburton/Las Lomitas	48866	42573	-0.6
Whittier Blvd	Between Garfield Ave/S Atlantic Blvd	21745	16546	-1.2
Whittier Blvd	Between S Atlantic Blvd/S Arizona Ave	26362	21831	-0.8
S Atlantic Ave	North of Whittier Blvd	25177	22979	-0.4
E Amar Rd	Between Valinda Ave/S Hacienda Blvd	17614	15109	-0.7
E Arrow Hwy	Between N Glendora Ave/Bonnie Cove Ave	19340	18038	-0.3

Table 4.13-9. Project-Related Changes in Traffic Noise

Road	Segment	General Plan plus Project ADT Volume	Existing plus Project ADT	Resulting Noise Increase / Decrease (dBA)
E Arrow Hwy	Between Bonnie Cove Ave/ N Sunflower Ave	19030	17009	-0.5
E Arrow Hwy	Between N Sunflower Ave/ Valley Center Ave	22550	20718	-0.4
Allen Avenue	North of New York Drive	7201	7344	0.1
Allen Avenue	South of New York Drive	8436	8579	0.1
N Lake Ave	Between New York Drive/E Altadena Dr	10244	11005	0.3
E Woodbury Rd	East of Fair Oaks Ave	22483	23580	0.2
Fair Oaks Ave	North of E Woodbury Rd	854	798	-0.3

Source: Appendix D.

Non-Traffic (Stationary Source) Noise

Table 4.13-6 presented programmatic-level screening distances within which aggregate stationary source noise level from a newly developed housing unit buildout implemented under the Proposed Project would likely exceed the County's exterior noise standards from non-transportation sound sources (i.e., LACC 12.08.390).

Estimated day-night sound levels for the general areas of the Proposed Project's rezoning program, based on localized population density and proximity to major roadways and rail routes, as shown in Table 4.13-2 are not lower than 45 dBA L_{dn} but could include nighttime hourly levels that are quieter. This is because the L_{dn} value is derived from a calculation that applies a 10 dB "penalty" or upward adjustment to hourly sound levels during the nighttime period (10:00 p.m. to 7:00 a.m.). By way of illustration, 45 dBA L_{dn} could represent steady outdoor daytime (7:00 a.m. to 10:00 p.m.) sound level of 45 dBA, with only 35 dBA at night—a drop in ambient sound level typically attributed to diurnal changes in traffic patterns (FTA 2018). Consequently, even though aggregate stationary source noise emission from a site-specific development implemented under the Proposed Project may comply with the exterior noise level standard of 45 dBA at a neighboring Noise Zone I property, there is the potential for that 45 dBA hourly L_{eq} to exceed the existing outdoor ambient sound level at night. If the outdoor sound level of the neighboring off-site Noise Zone I property or land use was measured prior to development and indeed reported as 35 dBA L_{eq} during nighttime hours, then the LACC-compliant 45 dBA L_{eq} during such hours would still be a 10 dB increase and easily perceived as a change in the outdoor sound environment that could be considered potentially significant—on the basis that a 10 dB increase would be perceived as a "doubling" of loudness and thus an unwanted change to the pre-existing environment. Hence, under certain conditions, aggregate stationary source noise emission from a site-specific development implemented under the Proposed Project could be a **significant and potentially unavoidable impact** if customary project design features or noise mitigation cannot feasibly reduce the anticipated change in outdoor noise level to an increase that is less perceptible and annoying, such as only 5 dB. Future housing development facilitated by the Proposed Project's rezoning program will be subject to discretionary permits and future analysis that will determine on a project-by-project basis the appropriate mitigation measures.

Threshold N-4 **Would the Project result in substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?**

Construction Noise

Table 4.13-10 and Table 4.13-11 present screening distances for six typical phases of construction (and an additional line item for pile-driving) expected of site-specific developments implemented under the Proposed Project for construction activity durations that are less than ten days or greater than ten days, respectively. Depending on the type of residential receiver, and assuming daytime construction only, the screening distances describe a buffer within which a threshold would be exceeded and thus generate a **potentially significant impact**. Future housing development facilitated by the Proposed Project's rezoning program will be subject to discretionary permits and future analysis that will determine on a project-by-project basis the appropriate mitigation measures.

Table 4.13-10. Construction Noise: Screening Distance to Adjoining Receptor Within Which Significant Impact Occurs - Duration Less Than 10 Days

Construction Phase	Daytime (7:00 a.m. to 8:00 p.m., except Sundays and legal holidays) Screening Distance (feet)		
	Single-family residential (75 dBA)	*Multi-family residential (80 dBA)*	*Semi-residential commercial (85 dBA)*
Demolition	157	90	50
Site Preparation /Grading	114	65	36
Grading	170	96	54
Building Construction	71	40	23
Paving	90	50	29
Architectural Coating	45	25	15
Pile Driving	223	126	71

Table 4.13-11. Construction Noise: Screening Distance to Adjoining Receptor Within Which Significant Impact Occurs - Duration More Than 10 Days

Construction Phase	Daytime (7:00 a.m. to 8:00 p.m., except Sundays and legal holidays) Screening Distance (feet)		
	Single-family residential (60 dBA)	*Multi-family residential (65 dBA)*	*Semi-residential commercial (70 dBA)*
Demolition	900	500	280
Site Preparation /Grading	650	360	115
Grading	952	535	303
Building Construction	405	225	126
Paving	505	285	160
Architectural Coating	250	142	79
Pile Driving	1255	705	398

The screening distance values appearing in Table 4.13-11 are much greater than those of Table 4.13-10 due to the County thresholds being substantially lower and therefore more stringent. The construction phase duration distinction between less than ten days and more than ten days is consistent with LACC 12.08.440.B.1a for "mobile equipment" stated as "Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment" and LACC 12.08.440.B.1.b for "stationary equipment" that is defined as "Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment." Because actual construction phases associated with the site-specific developments implemented under the Proposed Project are likely to involve both mobile and stationary equipment on site, the predicted screening distances presented in Table 4.13-10 and Table 4.13-11 conservatively disregard mobile/stationary distinction and instead focus on phase or activity duration as the important parameter for which County construction noise threshold to apply. The nighttime (i.e., 8:00 p.m. to 7:00 a.m.) construction activity screening distances for site-specific projects less than 10 days in duration would be virtually identical to the values appearing in Table 4.13-11, since the underlying dBA thresholds are the same—with the exception of multi-family residential, for which 64 dBA instead of 65 dBA would apply at night. The nighttime thresholds for construction projects lasting longer than 10 days are more stringent than those appearing in Table 4.13-11; thus, the corresponding screening distances would be even greater than the presented values for each phase.

Where construction of a site-specific residential development facilitated by the Proposed Project would be within the identified relevant screening distance, and thus sufficiently close to an off-site sensitive receptor to cause an exceedance of the County construction noise threshold, mitigation would be needed to avoid a significant impact. Application of typical administrative and engineering noise controls, in addition to sound abatement correctly placed between noise sources and the off-site receptors of interest, could normally be expected to reduce aggregate construction equipment noise to levels that would be compliant with the applicable County standard and render the potential noise impact less than significant. Such determination of impact and the corresponding mitigation need would depend on the site-specific conditions of the parcel to be developed under the Proposed Project. However, there is the potential for an off-site residence to be so close to a construction site that the resulting noise impact—even with incorporation of practical, feasible, and reasonable mitigation measures—would be considered unavoidable. In addition, even if the applicable LACC 12.08.440.B.1 (residential structures) or LACC 12.08.440.B.2 (business structures) are satisfied, there is the potential for a temporary but significant increase in outdoor ambient sound level.

Estimated day-night sound levels for the general areas of the Proposed Project's rezoning program, based on localized population density and proximity to major roadways and rail routes, as shown in Table 4.13-2 are not lower than 45 dBA L_{dn} but could include nighttime hourly levels that are quieter. This is because the L_{dn} value is derived from a calculation that applies a 10 dB "penalty" or upward adjustment to hourly sound levels during the nighttime period (10:00 p.m. to 7:00 a.m.). By way of illustration, 45 dBA L_{dn} could represent steady outdoor daytime (7:00 a.m. to 10:00 p.m.) sound level of 45 dBA, with only 35 dBA at night—a drop in ambient sound level typically attributed to diurnal changes in traffic patterns (FTA 2018). Consequently, even though construction phase noise emission lasting longer than ten days from a site-specific development implemented under the Proposed Project may comply with the applicable standard of 50 dBA at a neighboring single-family residence, there is the potential for that 50 dBA hourly L_{eq} to exceed the existing outdoor ambient sound level at night. If the outdoor sound level of the neighboring single-family residence was measured prior to construction and indeed reported as 35 dBA L_{eq} during nighttime hours, then the LACC-compliant 50 dBA L_{eq} during such hours would still be as much as—albeit temporary—a 15 dB increase and easily perceived as a change in the outdoor sound environment that could be considered potentially significant—on the basis that greater than a 10 dB increase would be perceived as more than a "doubling" of loudness and thus an unwanted change to the pre-existing environment. Hence, under certain

conditions, construction noise emission from a site-specific development implemented under the Proposed Project could be a **potentially significant impact** if customary construction noise mitigation cannot feasibly reduce the anticipated change in outdoor noise level to an increase that is less perceptible and annoying, such as only 5 dB. Future housing development facilitated by the Proposed Project's rezoning program will be subject to discretionary permits and future analysis that will determine on a project-by-project basis the appropriate mitigation measures.

Threshold N-5 **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?**

The rezoning program areas associated with the Proposed Project that are located within 2 miles of any public airport or public use airport include the following proximities: within two miles of Los Angeles Airport (LAX), Hawthorne Municipal Airport, and San Gabriel Valley Airport. However, none of the rezoning program areas are within the 65 dBA CNEL aviation noise contours for these and other public airport facilities in the Proposed Project area (i.e., unincorporated Los Angeles County).

As applicable, the Proposed Project would involve new development and redevelopment on areas within the plan areas of adopted Airport Land Use Compatibility Plans (ALUCPs), including the comprehensive Los Angeles County ALUCP and the ALUCP for the General William J. Fox Airfield. However, future development under the Proposed Project would be required to be consistent with any applicable ALUCP constraints pertaining to nearby developments. Furthermore, compliance with policies included in the Land Use Element and Noise Element of the Proposed General Plan Update related to land use compatibility would ensure that development would not conflict with airport land use plans. In particular, Policy LU 7.6 explicitly requires consistency that airport land use plans address conflicts between airport operations and surrounding land uses. Policy N 1.12 requires that land use decisions on parcels adjacent to transportation facilities, including those adjacent to airports, consider existing and future noise levels of the adjacent transportation facilities. Therefore, with the application of Policy LU 7.6 and Policy N 1.12 and review by the Los Angeles County ALUC, future development under the Proposed Project would be consistent with adopted ALUCPs and there would be no significant noise exposure impacts related to airport or airstrip noise levels. Impacts would be **less than significant**.

Threshold N-6 **For a project within the vicinity of a private airstrip, would the Project expose people residing or working the Project Area to excessive noise levels?**

There are no private airstrips located in the Project vicinity (AirNav 2021). Therefore, there would be **no impact** related to noise associated with private airstrips.

4.13.6 Cumulative Impacts

Noise in Excess of Standards

The Proposed Project and related development projects within or adjoining its area would all be subject to applicable noise standards, depending upon the local jurisdiction—either the County of Los Angeles, for which applicable standards have been summarized in Section 4.13.2, or local municipalities. On this basis, and because noise impacts with respect to relevant standards are predicted to be less than significant, the Proposed Project would not contribute to cumulative exceedances of noise standards, and its incremental effect is considered a **less-than-significant impact**. No mitigation is required.

Temporary/Periodic Increases in Ambient Noise Levels

The Proposed Project would result in temporary noise increases during construction of future developments arising from its implementation, as discussed under Threshold N-4 in Section 4.13.5. The construction period of future developments under the Proposed Project has the potential to overlap with the construction of other projects in the County and proximate municipalities. Due to the decrease in noise levels with distance and the presence of physical barriers (i.e., intervening buildings and topography), noise due to construction of other projects would not meaningfully combine with future development under the Proposed Project to produce a cumulative noise effect during construction. By way of illustration, if there are two concurrent construction projects of comparable sound emission intensity, and the activity nearest to the studied noise-sensitive receptor is compliant with the County's applicable noise threshold, the other activity could be no closer than three times the distance of the receptor to the nearest activity and not make a cumulatively measurable contribution to the total and still County-compliant noise exposure level. If two concurrent projects were close to a receptor, the cumulative noise would be one of the following:

- the louder (in dBA) of the two concurrent activities; or,
- a logarithmic sum of the two activity noise levels that, per acoustic principles, cannot be more than 3 dBA greater than the louder of the two individual noise-producing activities.

In sum, cumulative construction noise is likely to be dominated by the closest or loudest activity to the receptor, and the combination will be no more than a barely perceptible difference (i.e., up to a 3 dBA change).

Hence, for the above reasons, cumulative impacts due to cumulative construction noise could be considered significant under certain conditions of multiple project proximity to a common noise-sensitive receiving land use. Mitigation of such cumulative construction noise impact would require each individual project to comply with the County's construction noise standard and involve measures as appearing in **Mitigation Measure (MM) N-4**. Thus, cumulative impacts associated with temporary increases in ambient noise levels would be considered **less than significant with mitigation.**

Vibration Impacts

Construction-related vibration from future development under the Proposed Project was addressed under Section 4.13.5, Threshold N-2. Other foreseeable projects within the vicinity of the Proposed Project area would not be close enough to create a combined excessive generation of groundborne vibration. Like airborne sound, and as previously discussed, groundborne vibration attenuates rapidly with increasing distance from the source. Thus, cumulative impacts associated with excessive groundborne vibration would be considered **less than significant**. No mitigation is required.

Permanent Increase in Ambient Noise Levels

Stationary Sources

Long-term operational noise would result from operation of future residential development facilitated by the Proposed Project, such as permanent on-site noise sources (e.g., HVAC equipment), as addressed under Threshold N-1 in Section 4.13.5. A cumulative impact could result if noise produced resulting from implementation of the Proposed Project were to combine with noise produced from the operation of other related projects in the vicinity to create a cumulatively significant permanent increase in ambient noise levels. However, the operation of future projects

implemented under the Proposed Project, along with the operation of other related projects, would be subject to applicable requirements from the County's noise ordinance or similar regulations from neighboring municipalities, which would also limit the exterior noise levels at residences. However, despite compliance with these noise regulations that are based on fixed standards (or are adjusted upwards to match the pre-existing outdoor ambient sound level if measured to be higher), there is a potential risk of creating a durable increase in outdoor ambient sound due to the combination of concurrent stationary noise sources in proximity to a common noise-sensitive receptor.

As previously discussed in the preceding paragraphs with respect to temporary increases in the outdoor ambient sound level due to concurrent construction noise, the combination of two potential nearby operating facilities would generate one of the following outcomes in the absence of a dominant traffic-related acoustical contribution:

- the louder (in dBA) of the two concurrent operating facilities; or,
- a logarithmic sum of the two aggregate stationary source noise levels that, per acoustic principles, cannot be more than 3 dBA greater than the louder of the two individual noise-emitting facilities.

In sum, cumulative stationary operation noise is likely to be dominated by the closest or loudest facility to the receptor, and the combination will be no more than a barely perceptible difference (i.e., up to a 3 dBA change). Hence, for the above reasons, cumulative impacts to outdoor ambient noise levels resulting from Proposed Project stationary sources combining with another unrelated project are considered **less than significant** because the cumulatively considerable change would be no greater than 3 dBA—a barely perceptible difference. No mitigation is required.

Off-Site Traffic Noise

Future residential development facilitated by the Proposed Project along with other related projects would generate off-site traffic noise. When calculating future traffic impacts, the traffic study included traffic from related projects in the traffic model. Thus, future traffic results with and without the Proposed Project already account for the cumulative impacts from related projects contributing to traffic increases. Since the noise impacts are generated directly from the traffic analysis results, the Existing and Year 2035 traffic with and without Proposed Project predicted increases in traffic noise levels described herein already reflect cumulative impacts. As described herein, the noise level increases associated with both of these scenarios would generate a noise level increase of less than 3 dBA along the studied sample roadways in the vicinity of the Proposed Project. As such, anticipated increases would be below the significance threshold of 3 dBA; hence, the incremental effect of the Proposed Project on off-site traffic noise is not cumulatively considerable. Cumulative off-site traffic noise impacts are, thus, considered **less than significant**. No mitigation is required.

4.13.7 Mitigation Measures

The following mitigation measures would reduce potential noise impacts.

MM N-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways, freeways, and rail transit routes, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling) to ensure compliance with the County's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 of the California Code of Regulations).

MM N-2 Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second vibration velocity [within the range of 1 to 100 Hz frequency]), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

MM N-3 New development that occurs within 200 feet of a railroad track (according to the FTA's vibration screening distances) shall be evaluated for potential vibration impacts. The project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that vibration impacts would remain below acceptable levels of 0.08 root mean square (RMS) inches/second vibration velocity for residential uses.

MM N-4 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with more effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT), and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.

4.13.8 Level of Significance After Mitigation

Implementation of the noise-related policies contained within the General Plan in addition to **MM N-1** would reduce exterior noise compatibility impacts. While interior noise levels are required to achieve the 45 dBA CNEL interior noise limit of Title 24 and Title 25, exterior noise levels may still exceed the County noise land use compatibility criteria, despite exterior noise attenuation (i.e., walls and/or berms). Therefore, impacts related to exterior noise compatibility would remain significant and unavoidable.

Implementation of the County's General Plan Noise Element policies would reduce traffic noise impacts to existing noise sensitive uses to the extent feasible. These policies include N 1.1, N 1.4, N 1.6 and N 1.7. However, no additional feasible mitigation measures are available to further reduce impacts. Residential land uses comprise the majority of existing sensitive uses within Los Angeles County that would be impacted by the increase in traffic generated noise levels. Construction of sound barriers would be inappropriate for residential land uses that face the roadway as it would create aesthetic and access concerns. Furthermore, for individual development projects, the cost to mitigate off-site traffic noise impacts to existing uses (such as through the construction of sound walls and/or berms) may often be out of proportion with the level of impact. Thus, Proposed Project traffic noise impacts to existing noise sensitive receptors would remain significant and unavoidable.

MM N-2 (construction-related vibration) would reduce vibration impacts associated with construction activities to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, their potential would remain potentially significant and unavoidable.

MM N-3 (train-related vibration) would reduce potential train-related vibration impacts to new residential uses below the thresholds (i.e., below 0.08 RMS in/sec for residential uses). Nonetheless, proximity

and operation of existing railroads to these newly created receptors may still exceed relevant thresholds and despite application of feasible mitigation measures may remain potential impacts there are significant and unavoidable.

MM N-4 (construction-related noise) would reduce impacts associated with construction activities to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, their impact would be significant and unavoidable.

Summary

Despite the application of mitigation measures, noise impacts due to the Proposed Project were determined to remain **significant and unavoidable**.

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4.14 Population and Housing

This section examines the existing population, housing, and employment conditions in portions of the unincorporated areas of Los Angeles County that would be affected by the Proposed Los Angeles County Housing Element Update (Proposed Project). The following section assesses the differences between forecasts based on the Los Angeles County 2035 General Plan (General Plan) (County of Los Angeles 2015), the Proposed Project, and regional growth projections. According to Section 15382 of the California Environmental Quality Act (CEQA) Guidelines, "An economic or social change by itself shall not be considered a significant impact on the environment."

The Project Area demographics are examined in the context of comparing existing and projected data for the Project Area and Los Angeles County as a whole. The discussion of population, housing, and employment provided below is based on information from the Southern California Association of Governments (SCAG) Local Profile of Unincorporated Los Angeles County and for Los Angeles County in total (SCAG 2019a, 2019b), SCAG's Connect SoCal, the 2020–2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategies (SCS) of the Southern California Association of Governments – Demographics and Growth Forecast Appendix (SCAG 2020), the Los Angeles County General Plan Draft Environmental Impact Report, and the Regional Housing Needs Allocation (SCAG 2012, 2021a). The 6th Cycle Housing Element planning period for the Proposed Project extends from 2021-2029 (SCAG 2021b).

4.14.1 Environmental Setting

As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to Los Angeles County (County) where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analyses or studies.

Population

The County estimates that the 2018 population in unincorporated Los Angeles County is 1,057,162 persons, representing approximately 10.3% of Los Angeles County's total population (SCAG 2019a). The total population of Los Angeles County was approximately 10,283,729 persons (SCAG 2019b). There were 986,050 residents in unincorporated Los Angeles County in 2010, representing 10.3% of Los Angeles County's total population in 2010. Between 2000 to 2018, the population of unincorporated Los Angeles County increased by 71,112 persons (SCAG 2019a).

This period significantly outpaced growth in the previous decade–only 1.6% growth between 1990 and 2000. The rapid increase in residents between 2000 and 2010 is the result of the housing construction boom and increasing household sizes experienced throughout Southern California in the early 2000s. Since the softening of the housing market, beginning in 2006, the pace of population growth and residential development has slowed. According to SCAG's Connect SoCal, the 2020–2045 RTP/SCS population forecasts, the unincorporated Los Angeles County is estimated to reach a population of 1,258,000 by 2045 (SCAG 2020). Table 4.14-1, Estimated and Forecasted Population in Los Angeles County, provides population figures for unincorporated Los Angeles County in 2018, 2000, percentage change, and SCAG projections for 2040.

Table 4.14-1. Estimated and Forecasted Population in Los Angeles County

	2018 Population	2000 Population	Percentage Change	2045 Forecasted Population
Unincorporated Los Angeles County	1,057,162	986,050	7.21	1,258,000

Sources: SCAG 2019a, 2019b, 2020.

Housing

There were 294,730 housing units within unincorporated Los Angeles County in 2018, comprising approximately 8.8% of all housing units within Los Angeles County (SCAG 2019a). According to the SCAG 2019 Local Profile of unincorporated Los Angeles County, there were an estimated 279,781 units in 2010. The average household size was approximately 3.5 persons per household unit in 2018, higher than the total Los Angeles County average of 3.0 persons per unit. By 2040, unincorporated Los Angeles County is projected to reach a housing unit stock of 392,400, and Los Angeles County as a whole is forecasted to reach a housing unit stock of 3,946,600. Table 4.14-2, Summary of Housing Units in Los Angeles County, summarizes the housing unit stock in unincorporated Los Angeles County and all of Los Angeles County.

Table 4.14-2. Summary of Housing Units in Los Angeles County

	Average Household Size (2018)	2018 Housing units	2000 Housing Units	Percentage Change	2040 Forecasted Housing Units
Unincorporated Los Angeles County	3.5	294,730	279,781	5.3	392,400

Sources: SCAG 2019a, 2019b, 2020.

The majority of homes in unincorporated Los Angeles County are single-family detached units; however, there are housing opportunities in mobile homes, apartments of varying scales, and single-family attached units, such as townhomes. The high percentage of single-family detached and attached housing units reflects the current suburban nature of several unincorporated areas. Table 4.14-3, Composition of Housing Stock by Percentage Unit Type (2018), summarizes the different types of housing units by percentage in unincorporated Los Angeles County.

Table 4.14-3. Composition of Housing Stock by Percentage Unit Type (2018)

Jurisdiction	Single-Family Detached	Single-Family Attached	Multifamily: Two to Four Units	Multifamily: Five Units Plus	Mobile Homes
Unincorporated Los Angeles County	70.6	5.7	5.7	14.6	3.4
Los Angeles County (Total)	**48.7**	**6.6**	**8.1**	**35.0**	**1.6**

Sources: SCAG 2019a, 2019b

Employment

In 2017, SCAG estimated there to be 269,902 jobs in unincorporated Los Angeles County. The number of jobs increased from the 245,966 jobs estimated in 2007, which consists of 9.7% increase (SCAG 2019a). In Los Angeles County as a whole, SCAG estimated there to be 4,767,204 jobs in 2017, and 4,478,032 jobs in 2007. This represents a job increase of 6.5% (SCAG 2019b). In 2017, jobs in unincorporated Los Angeles County represented approximately 5.6% of total Los Angeles County employment.

SCAG forecasted the number of jobs in unincorporated Los Angeles County to reach 320,100 in 2045. Table 4.14-4, Summary of Job Estimates and Forecasts in Los Angeles County, summarizes job numbers in unincorporated Los Angeles County.

Table 4.14-4. Summary of Job Estimates and Forecasts in Los Angeles County

	2017 Jobs	2007 Jobs	Percentage Change	2045 Forecasted Jobs
Unincorporated Los Angeles County	269,902	245,966	9.7	320,100

Sources: SCAG 2019a, 2019b, 2020.

Jobs-Housing Balance

Jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. SCAG uses the jobs-housing balance as a general tool for analyzing where people work, where they live, and how efficiently they can travel between the two. Based on the data presented above, the jobs-housing balance for unincorporated Los Angeles County would divide the reported 2017 jobs number (269,902) by the reported 2018 housing stock number (294,730). In unincorporated Los Angeles County, the existing jobs-housing balance averages 0.91, which is considered housing-rich. Unincorporated Los Angeles County has a lower jobs-housing balance average than Los Angeles County as a whole, which has an average job-housing balance of 1.43.

The areas generally located in the rezoning program have a jobs-housing balance that ranges between 0.60 and 1.84 (see Table 4.14-5, Buildout Projections by the Seven Planning Areas affected by the Proposed Project). Per the Los Angeles County General Plan, one of the most cited studies of jobs-housing balance recommends 1.3 to 1.7 as the range for an ideal jobs-housing balance (County of Los Angeles 2014, page 5.13-3).

Table 4.14-5. Buildout Projections by the Seven Planning Areas Affected by the Proposed Project's Rezoning Program

Planning Area	General Plan Buildout (Post 2035)			
	Housing Units	*Population*	*Employment*	*Jobs/Housing-Ratio*
East San Gabriel Valley	70,097	255,952	53,231	0.76
Gateway	34,446	120,358	36,820	1.07
Metro	92,158	301,073	100,906	1.09
San Fernando Valley	13,464	47,060	24,741	1.84

Table 4.14-5. Buildout Projections by the Seven Planning Areas Affected by the Proposed Project's Rezoning Program

Planning Area	General Plan Buildout (Post 2035)			
	Housing Units	*Population*	*Employment*	*Jobs/Housing-Ratio*
South Bay	25,929	86,392	24,530	0.94
West San Gabriel	43,877	156,685	26,539	0.60
Westside	17,316	55,033	14,592	0.84
Total	297,287	1,022,553	281,359	(*average*) 1.02

Source: County of Los Angeles 2014, page 5.13-3

4.14.2 Relevant Plans, Policies, and Ordinances

Federal

There are no applicable federal policies or regulations related to housing and population.

State

Government Code Section 65580 et seq.

Government Code Article 10.6. Housing Elements, Section 65580, declares that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order. Governments and private sectors should work cooperatively to expand housing opportunities and accommodate housing needs in California. Furthermore, designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

Regional

Regional Growth Management Policies: Southern California Association of Governments

SCAG is recognized by the state and federal governments as the regional planning agency for the six-county south coast region that includes Los Angeles County. In 2004, SCAG adopted a voluntary regional growth strategy known as the Compass Blueprint. SCAG's Compass Blueprint is an advisory or voluntary plan that promotes mixed-use development, better access to jobs, conservation of open space, public/private partnerships, and user-fee infrastructure financing, improving the capacity and efficiency of movement of goods, reducing vehicle miles traveled, improving air quality, improving housing availability and affordability, renovating urban cores, and creating over 500,000 high–paying jobs.

Regional Transportation Plan/Sustainable Communities Strategy

In 2020, the Regional Council of SCAG adopted the 2020–2045 RTP/SCS to increase mobility for the region's residents and visitors (SCAG 2020). Furthermore, the 2020–2045 RTP/SCS commits to reducing emissions from transportation sources to comply with SB 375, improving public health, and meeting the National Ambient Air Quality Standards. The SCS envisions combining transportation and land use elements in order to achieve

emissions reduction targets set by the California Air Resources Board (SCAG 2020). The 2020–2045 RTP/SCS includes population, jobs, and housing forecasts up to 2045.

Regional Housing Needs Allocation

The SCAG Regional Council adopted the Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy) on September 3, 2020.

As part of Connect SoCal, SCAG assigns a number of housing units that the County is required to plan for in the eight-year Housing Element cycle. That number of units is called the Regional Housing Needs Allocation (RHNA), and it is broken down by income category, ensuring that all economic groups are accommodated. Table 3-1 in Chapter 3, Project Description, provides the RHNA allocation required for unincorporated County by household income group.

The County's existing inventory of residential sites is insufficient to accommodate the 90,052 units in its RHNA for 2021-2029. As such, as part of the Proposed Project, the County includes a rezoning to accommodate its RHNA gap.

The 6th Cycle RHNA allocation plans for a total housing production need of 90,052 units for the unincorporated Los Angeles County (SCAG 2021a). Table 4.14-6, SCAG Regional Housing Needs Allocations, details the allocated housing needs assessment for the unincorporated Los Angeles County and Los Angeles County as a whole.

Table 4.14-6. SCAG Regional Housing Needs Allocations

Area	Number of Very Low Income Units	Number of Low Income Units	Number of Moderate Income Units	Number Above Moderate Income Units	Total
Unincorporated Los Angeles County	25,583	13,662	14,152	36,452	89,849
Los Angeles County Total	**217,492**	**123,141**	**131,523**	**340,916**	**813,071**

Source: SCAG 2021a.

Local

Los Angeles County Housing Element

The Housing Element is one of seven mandatory elements of the County's General Plan. The Housing Element provides an overview of demographics, household, housing stock, economic, and regulatory factors affecting housing development and affordability within the Project Area. The Housing Element sets forth a series of goals and implementing policies to address a variety of housing issues, including identifying vacant and underutilized sites to accommodate the County's RHNA. The RHNA is a state-mandated number of units by income category for which a jurisdiction must identify adequate development potential. The Proposed Project is an update to the Housing Element for the 6th Cycle period 2021-2029.

4.14.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to population and housing if the project would:

P-1: 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).

P-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.14.4 Methodology

The substantial population growth analysis considers whether the Proposed Project would result in a significant population increase, which would be a population increase that surpasses the forecasted population growth for the region. Increases in housing units will support population growth in the region, and while the Proposed Project would not directly lead to the construction of housing units, it would include a rezoning program to allow for more housing units in select areas. This section includes a review of the forecasted population increase by 2045, the estimated population increase resulting from the Proposed Project, and existing population in unincorporated Los Angeles County. Additionally, an analysis if whether the Proposed Project would displace population would be done by analyzing potential land use changes, such as residential to non-residential. If the Proposed Project has the potential to result in significant unplanned population growth and/or the displacing of populations therefore necessitating the construction new housing elsewhere, mitigation measures can be provided to reduce potential impacts.

4.14.5 Environmental Impacts

Threshold P-1 **Would the Project 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)?**

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 RHNA allocation. Under the RHNA allocation, the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

While the Proposed Project does not propose development at this time, the Proposed Project would facilitate additional population growth through the rezoning program. However, the Housing Element Update does not require new construction or expansion of existing roadway infrastructure (e.g., new roads), and the County's mapping application used to identify general areas of the rezoning program took into account accessibility to existing infrastructure and utilities. Therefore, the Proposed Project is not expected to result in extension of roads or infrastructure that would be sized to accommodate additional population growth beyond the growth disclosed herein.

The population growth is also consistent with SCAG's planned growth for the unincorporated Los Angeles County region and consistent with the planned growth for Los Angeles County as a whole. The 6th Cycle Regional Housing Needs Allocation allocates a housing production need for unincorporated Los Angeles County to meet its housing needs. As indicated in Table 4.14-6, unincorporated Los Angeles County needs a total housing production of 90,052 housing units over the 6th Cycle period (2021—2029).

As discussed in Section 4.14-1, Environmental Setting, unincorporated Los Angeles County has a person per housing unit ratio of approximately 3.5. Based on these ratios, implementation of the Proposed Project would have the potential to increase the population in unincorporated Los Angeles County by an estimated 94,500 persons. The total of the 2018 reported population and the estimated additional population would be approximately 1,151,622 persons. However, SCAG's Connect SoCal, the 2020–2045 RTP/SCS forecasted the population in the unincorporated Los Angeles County in year 2045 to be 1,258,000 persons. Therefore the anticipated population increase that would be allowed for by the rezoning program would be aligned with the SCAG 2020–2045 RTP/SCS forecasts and the Proposed Project would not result in any substantial unplanned growth in the region. Additionally, the anticipated housing unit increase that would be allowed for through the rezoning program would be aligned with housing unit increase expectations from SCAG's 6th Cycle RHNA. A summary of the estimates and forecasts are below in Table 4.14-7, Estimated Population and Housing Increase with the Proposed Project.

Table 4.14-7. Estimated Population and Housing Increase with the Proposed Project

Jurisdiction	Average Persons per Housing Unit	Proposed Estimated Increase in Housing Units	Estimated Population Increase	2018 Population + Estimated Population Increase	Forecasted Population by 2045	2018 Housing Units + Estimated Increase in Housing Units	Forecasted Housing Units by 2045
Unincorporated Los Angeles County	3.5	27,000	94,500	1,151,662	1,258,000	294,730	419,300

Source: SCAG 2019a; SCAG 2020

Implementation of the rezoning program would not exceed SCAGs population and housing forecasts within the County and the Proposed Project would be aligned with the dwelling units and increased population as projected by SCAG. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these forecasts, would not provide any goals, policies, or programs that would significantly increase the dwelling unit and populations project by SCAG. Therefore, the Proposed Project would not induce unplanned substantial population growth to the area and impacts would be **less than significant**.

Threshold P-2 **Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. The rezoning program would not displace a substantial number of existing people or housing; rather, it would facilitate an increase in housing supply, as discussed above. Therefore, implementation of the Proposed Project would have a **less-than-significant impact**.

4.14.6 Cumulative Impacts

The cumulative projects in the Los Angeles County region would have the potential to result in a significant cumulative impact if they would, in combination, directly or indirectly induce substantial population growth. The planning documents, such as general plans prepared by cities, would be subject to regional plans such as SCAG's Regional Comprehensive Plan and the RTP/SCS, similar to the Proposed Project. The general plans of adjacent jurisdictions have been prepared to be consistent with the population forecast of the regional planning documents. Thus, these projects would accommodate anticipated future growth, not induce new growth, similar to the Proposed Project. The Proposed Project would be adequate to accommodate SCAG's projected growth through 2045, therefore, it is unlikely that the Proposed Project would induce population growth in surrounding jurisdictions.

Since cumulative projects would be required to comply with applicable land use plans governing regional growth, a significant cumulative impact would not occur. Therefore, the Proposed Project, in combination with other cumulative growth in Los Angeles County, would not contribute to a significant cumulative population and housing impact. Impacts would be **less than significant**.

4.14.7 Mitigation Measures

No mitigation measures are required.

4.14.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts relating to population and housing have been identified.

4.14.9 References

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4.15 Public Services

This section addresses the potential impacts of the Proposed Los Angeles County Housing Element Update (Proposed Project) on public services including fire protection and emergency services, law enforcement, school services, and library services. Park services are addressed in Section 4.16, Recreation. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 4.19, Utilities and Service Systems.

4.15.1 Environmental Setting

This section discusses the existing environmental setting relative to public services. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analysis or studies.

Public services and facilities in Los Angeles County provide for drinking water, sanitary sewers, solid waste, utilities, early care and education, and libraries. Major issues identified with respect to the planning and maintenance of services and utilities in the unincorporated areas include (1) the adequate collection of development fees and (2) the need for a comprehensive system to effectively track planned development and corresponding infrastructure and service needs.

Fire Protection and Emergency Services

The Los Angeles County Fire Department (LACoFD) provides fire, safety, and emergency medical services to the unincorporated areas in the County and to 59 incorporated cities (LACoFD 2019). LACoFD serves approximately 4.1 million residents and 1.25 million housing units across its approximately 2,300-square-mile service area (LACoFD 2019, 2020).

The LACoFD operates 176 fire stations, 251 engine companies, 73 paramedic units, and 34 truck companies within 22 battalions within 9 divisions across the (LACoFD 2021). The LACoFD had a total of 5,901 personnel in 2019, as reported in the LACoFD's 2019 Statistical Summary (LACoFD 2019). There are three major geographic regions in the LACoFD service area (the North Region, Central Region, and East Region), which are divided into 9 divisions and 22 battalions (LACoFD 2020). The East Region consists of Divisions II, IV, VIII, and IX. The North Region consists of Divisions III and V. The Central Region consists of Divisions I, VI, and VII.

In addition to fire suppression, the LACoFD also provides fire prevention services, emergency medical services, hazardous materials services, and urban search and rescue services. The LACoFD operates multiple divisions including Air and Wildland, Fire Prevention, Forestry, Health Hazardous Materials, and Lifeguard divisions. The LACoFD is a special district and receives most of its revenue from the unincorporated areas from a portion of the ad valorem property tax paid by the owners of all taxable properties. Major issues associated with fire hazards include (1) the increase in the frequency and duration of wild fires and the increasing cost and danger to residents, property, and the environment and (2) urban fire considerations due to the intensity of development, the number of potentially affected populations, and the difficulties of containment.

LACoFD uses three wildland fire hazard designations: Moderate Fire Hazard, High Fire Hazard, and Very High Fire Hazard. Areas in the County that are not designated within a fire hazard zone are not considered to be subject to wildland fire hazards (County of Los Angeles 2014). Areas in the County that are designated within a fire hazard zone are shown in Figure 4.20-1, Fire Hazard Severity Zones. Wildfire hazards are further discussed in Section 4.20, Wildfire, of this Environmental Impact Report (EIR).

Under a mutual aid pact covering federal forestlands, responsibility for non-structure fires within the National Forest belongs to the U.S. Forest Service (USFS), while LACoFD has the primary mission of suppressing structure fires. Although these responsibilities are stated in the mutual aid pact, each agency fights both wild and structure fires in actual fire emergencies. In addition, an automatic aid agreement, which is an agreement that allows the closest municipality to provide an initial response to fires that may occur in a part of another municipality, exists between USFS and LACoFD. Firefighting, however, is not the primary function of USFS, and the agency is on duty at only certain times of the day. As a result, LACoFD would be called upon to provide fire service if fires involving structures or brushlands near the National Forest boundary occur after USFS's hours of service.

The LACoFD has several standards to maintain adequate fire protection within their service area. As listed in the Los Angeles County General Plan EIR, the standards for response times are as follows (County of Los Angeles 2014):

- 5 minutes or less for response times for urban areas
- 8 minutes or less for suburban areas
- 12 minutes or less for rural areas

The location of fire department battalions and stations relative to the Project Area can be found in Figure 4.15-1, Fire Department Battalions and Stations. Due to the urban and highly developed nature of the areas that are part of the rezoning program, there are several fire stations within proximity to said areas. The rezoning program areas are located across LACFD Divisions I, II, III, IV, V, VII, VIII, and IX (see Figure 4.15-1).

Law Enforcement

The Los Angeles County Sheriff's Department (LASD) provides general-service law enforcement to unincorporated areas of the County as well as cities within the County that have contracted with the agency. The LASD's service area totals approximately 4,084 square miles and serves a population of approximately 10 million people (LASD 2021). The LASD employs approximately 18,000 employees (LASD 2021).

According to the Los Angeles County 2035 General Plan (General Plan), the LASD is divided into 10 divisions, including the Office of Homeland Security, which focuses on potential threats related to local homeland security issues, such as terrorism or bioterrorism (County of Los Angeles 2015). The LASD provides law enforcement services to 90 unincorporated communities and 40 contract cities. In addition, LASD provides law enforcement services to 9 community colleges, Metro, and 48 superior courts. In addition to proactive enforcement of criminal laws, the LASD also provides investigative, traffic enforcement, accident investigation, and community education functions. The Field Operation Regions are centered on 25 patrol stations that are dispersed throughout the County. Los Angeles also maintains mutual aid agreements across jurisdictional boundaries for emergency response needs that exceed local resources.

According to the Los Angeles County General Plan EIR, LASD staff has indicated that an officer-to-population ratio of one officer to every 1,000 residents provides the desired level of service for its service area (County of Los Angeles 2014). This ideal standard typically is applied in EIRs for proposed projects that are served by LASD as a means to develop a rough assessment of the project's impacts on law enforcement services.

Additionally, the LASD also has established an optimal service response time of 10 minutes or less for emergency response incidents (a crime that is presently occurring and is a life or death situation), 20 minutes or less for priority response incidents (a crime or incident that is currently occurring but which is not a life or death situation), and 60 minutes or less for routine response incidents (a crime that has already occurred and is not a life or death situation) (County of Los Angeles 2014). These response times represent the range of time required to handle a service call, which is measured from the time a call is received until the time a patrol car arrives at the incident scene. Response time is variable, particularly because the nearest responding patrol car may be located anywhere within the station's patrol area and may not necessarily respond directly from the station itself.

The location of LASD stations relative to the areas affected by the rezoning program can be seen in Figure 4.15-2, Sheriff Departments. Due to the urban and highly developed nature of the areas affected by the rezoning program, there are sheriff departments within proximity to said areas.

School Services

The County's role in developing and managing educational facilities and programs is limited. However, the Los Angeles County Office of Education (COE), which is the country's largest regional education agency, serves as an intermediary between the local school districts and the California Department of Education. The COE is guided by a seven-member County Board of Education, which is appointed by the Board of Supervisors. The COE provides a vision statement and strategic opportunities for educational facility development to coordinate the assessment of facility needs and the construction of schools that fall to individual school districts. Another role that the County plays in coordinating public school facilities is through the County subdivision approval process, in which developers are required to assess the need for, and in some cases provide, land for the construction of public schools within their development. Development impact fees, based on the size of a development, are distributed to the appropriate school district for the construction of school facilities before the County issues any building permits. Issues associated with educational facilities involve (1) the effective coordination between land use planning and school facilities planning—providing the benefit of joint-use agreements to benefit communities and create operational and economic efficiencies and (2) the shortage of early care and education facilities in the unincorporated areas.

According to the COE, the County has 48 unified school districts, 27 elementary school districts, and 5 high school districts (COE 2021). There are 1,840 schools total, 372 authorized charter schools, and 73,737 teachers. The largest school district is Los Angeles Unified School District, with approximately 440,365 students enrolled (COE 2021). The total K through 12th grade enrollment in the County is approximately 1.4 million students (COE 2021).

There are two types of school districts. The first type is a split district—a school district that separates the elementary school district from the middle and high school district. The second type, a unified school district, combines all three types of schools. Figure 4.15-3A, Unified School District Boundaries, shows the unified school district zones relative to the Project Area. Figure 4.15-3B, High School & Middle School District Boundaries, shows the middle and high school split districts relative to the Project Area. Figure 4.15-3C, Elementary School District Boundaries, shows the elementary school split districts relative to the Project Area.

Within 0.25 miles of the general areas of the rezoning program are 27 elementary schools across 7 school districts, 6 middle schools across 4 school districts, and 11 high schools across 3 school districts. A list of the school names and their associated districts that fall within 0.25 miles of the areas affected by the rezoning program are listed below in Table 4.15-1.

Table 4.15-1. Schools Located within 0.25 Miles of the Rezoning Program Areas

Number	School District Name	School Name	Address	City
Elementary School				
1	Los Angeles Unified School District (LAUSD)	Wisdom Elementary School	1125 E. 74th Street	Los Angeles
2	LAUSD	Danny J. Bakewell, Sr., Primary Center	8621 South Baring Cross Street	Los Angeles
3	LAUSD	Washington Primary Center	860 West 112th Street	Los Angeles
4	LAUSD	Dr. Lawrence H. Moore Math, Science, Technology Academy	1321 East 61st Street	Los Angeles
5	LAUSD	Bandini Street Elementary School	425 North Bandini Street	San Pedro
6	LAUSD	Fifty-Fourth Street Elementary School	5501 South Eileen Avenue	Los Angeles
7	LAUSD	Florence Avenue Elementary School	7211 Bell Avenue	Los Angeles
8	LAUSD	Fourth Street Elementary School	420 South Amalia Avenue	Los Angeles
9	LAUSD	Miramonte Elementary School	1400 East 68th Street	Los Angeles
10	LAUSD	Ninety-Fifth Street Elementary School	1109 West 96th Street	Los Angeles
11	LAUSD	One Hundred Twenty-Second Street Elementary School	405 East 122nd Street	Los Angeles
12	LAUSD	Parmelee Avenue Elementary School	1338 East 76th Place	Los Angeles
13	LAUSD	Playa del Rey Elementary School	12221 Juniette Street	Culver City
14	LAUSD	Russell Elementary School	1263 East Firestone Boulevard	Los Angeles
15	LAUSD	Seventh Street Elementary School	1570 West Seventh Street	San Pedro
16	LAUSD	Woodcrest Elementary School	1151 West 109th Street	Los Angeles
17	LAUSD	Walnut Park Elementary School	2642 Olive Street	Huntington Park
18	Montebello Unified School District	Joseph A. Gascon Elementary School	630 South Leonard Street	Los Angeles
19	Montebello Unified School District	Montebello Park Elementary School	6300 Northside Drive	Los Angeles
20	Montebello Unified School District	Potrero Heights Elementary School	8026 East Hill Drive	South San Gabriel
21	Pasadena Unified School District	Altadena Elementary School	743 East Calaveras Street	Altadena

Table 4.15-1. Schools Located within 0.25 Miles of the Rezoning Program Areas

Number	School District Name	School Name	Address	City
22	Pasadena Unified School District	Daniel Webster	2101 East Washington Boulevard	Pasadena
23	Hawthorne Unified School District	Ramona	4617 West 136th Street	Hawthorne
24	Inglewood Unified School District	Parent (Frank D.) Elementary School	5354 West 64th Street	Inglewood
25	Lennox Unified School District	Moffett Elementary School	11050 Larch Avenue	Lennox
26	Compton Unified School District	Kelly Elementary School	2320 East Alondra Boulevard	Compton
27	Rowland Unified School District	Telesis Academy of Science & Math	2800 East Hollingworth Street	West Covina
Middle School				
1	LAUSD	Walnut Park Middle School A (School of Social Justice and Service Learning)	7500 Marbrisa Avenue	Walnut Park
2	LAUSD	Walnut Park Middle School B (Science, Technology, Engineering and Mathematics Academy)	7500 Marbrisa Avenue	Walnut Park
3	LAUSD	Thomas A. Edison Middle School	6500 Hooper Avenue	Los Angeles
4	Montebello Unified School District	Eastmont Intermediate	400 North Bradshawe Avenue	Montebello
5	Pasadena Unified School District	Charles W. Eliot Middle School	2184 North Lake Avenue	Altadena
6	Compton Unified School District	Vanguard Learning Center	13305 South San Pedro Street	Los Angeles
High School				
1	LAUSD	Public Service Community at Diego Rivera Learning Complex	6100 South Central Avenue	Los Angeles
2	LAUSD	Communication and Technology at Diego Rivera Learning Complex	6100 South Central Avenue	Los Angeles
3	LAUSD	Green Design at Diego Rivera Learning Complex	6100 South Central Avenue	Los Angeles
4	LAUSD	Performing Arts Community at Diego Rivera Learning Complex	6100 South Central Avenue	Los Angeles
5	LAUSD	Monterey Continuation	466 South Fraser Street	Los Angeles
6	LAUSD	James A. Garfield Senior High School	5101 East Sixth Street	Los Angeles
7	LAUSD	George Washington Preparatory High School	10860 South Denker Avenue	Los Angeles
8	LAUSD	Youth Opportunities Unlimited	915 West Manchester Avenue	Los Angeles
9	LAUSD	Ernest P. Willenberg Special Education Center	308 Weymouth Avenue	San Pedro

Table 4.15-1. Schools Located within 0.25 Miles of the Rezoning Program Areas

Number	School District Name	School Name	Address	City
10	Centinela Valley Union High School District	Hawthorne High School	4859 West El Segundo Boulevard	Hawthorne
11	Rowland Unified School District	Nogales High School	401 South Nogales Street	La Puente

Libraries

The Los Angeles County Library (LACL) system was established in 1912 and provides library services to over 3.4 million residents living in unincorporated Los Angeles County and to residents of 44 cities in Los Angeles County (County of Los Angeles 2021). The LACL has a service area of over 3,000 square miles.

The LACL system is a special fund County department operating under the direction of the Board of Supervisors. The County applies a library facilities mitigation fee to new residential developments in the unincorporated areas. This fee is intended to mitigate the significant adverse impacts of increased residential development on the LACL system.

The majority of the County's 85 libraries are undersized and understocked to meet the service needs of current and projected populations served by the LACL system. A study conducted by the LACL in April 2001 determined that many of the County's libraries do not meet basic facility and service planning guidelines (County of Los Angeles 2015). In addition, the study determined that by 2020, 77% of existing libraries will not meet the Library's current service level planning guideline of 2.75 items (books and other library materials) per capita. Many existing County libraries are located in areas with little or no new residential development, and therefore, there are no mitigation fees or other reliable sources of capital funding available to replace or expand them (County of Los Angeles 2015).

Parks

The County owns and operates parks and recreational facilities in both unincorporated areas and cities in Los Angeles County. The County's park system, including facilities that are owned, operated, and maintained by the County, totals approximately 70,000 acres (County of Los Angeles 2015). The system includes local and regional parks, natural areas, special use facilities, and multi-use trails (County of Los Angeles 2016). These facilities serve the local needs of communities in the unincorporated areas and regional needs countywide. The County Department of Parks and Recreation offers a wide variety of recreation programs to meet the diverse needs of residents, ranging from organized sports, tournaments, and scheduled classes, to special events. The park system also provides opportunities for more individualized, casual leisure activities such as family picnics and walking. Major goals associated with parks and recreation include the need to (1) plan for a diversity of needs and users, (2) acquire and develop additional parkland in underserved areas, (3) improve and expand the multi-use trail system, (4) protect important historical and natural resources, and (5) design and implement sustainable practices.

A detailed discussion of parks and recreation is included in Section 4.16.

4.15.2 Relevant Plans, Policies, and Ordinances

Federal

The following federal regulations pertaining to public services would apply to the Project.

National Fire Protection Association

The National Fire Protection Association recommends that fire departments respond to fire calls within 6 minutes of receiving the request for assistance 90% of the time. These time recommendations are based on the demands created by a structural fire. It is crucial to attempt to arrive and intervene at a fire scene prior to the fire spreading beyond the room of origin. Total structural destruction typically starts within 8 to 10 minutes after ignition. Response time is generally defined as 1 minute to receive and dispatch the call, 1 minute to prepare to respond to the fire station or field and 4 minutes (or less) travel time.

State

The following state regulations pertaining to public services would apply to the Project.

California Health and Safety Code (Section 13000 et seq.)

State fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and child care facility standards, and fire suppression training. The State Fire Marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions throughout California.

California Code of Regulations Title 24, Part 2 and Part 9

Part 2 of Title 24 of the California Code of Regulations refers to the California Building Code, which contains complete regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety, and field inspection provisions. Part 2 was updated in 2019 to reflect changes in the base document from the Uniform Building Code to the International Building Code. Part 9 refers to the California Fire Code, which contains fire-safety-related building standards referenced in other parts of Title 24. This code was revised in January 2019 with a change in the base model/consensus code from the Uniform Fire Code series to the International Fire Code.

California Public Resources Code, Section 4201-4204

This section of the California Public Resources Code was amended in 1982 to require the California Department of Forestry to classify all State Responsibility Areas (SRAs) into fire hazard severity zones. The purpose of this code is to provide classification of lands within SRAs in accordance with the severity of fire hazard present for the purpose of identifying measures to be used to retard the rate of spreading and to reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property.

State Responsibility Area Fire Safe Regulations (Title 14 Natural Resources, Department of Forestry and Fire Protection)

These regulations constitute the basic wildland fire protection standards of the California Board of Forestry. They have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in SRAs. Title 14 mandates that the future design and construction of structures, subdivisions, and developments in an SRA provide for basic emergency access and perimeter wildfire protection measures.

California Government Code 66000

According to California Government Code 66000, a qualified agency, such as a local school district, may impose fees on developers to compensate for the impact that a project will have on existing facilities or services. The State of California legislature passed Senate Bill (SB) 50 in 1998, which inserted new language into the Government Code (Sections 65995.5-65995.7), which authorized school districts to impose fees on developers of new residential construction in excess of mitigation fees authorized by Government Code 66000. School districts must meet a list of specific criteria, including the completion and annual update of a School Facility Needs Analysis, in order to be legally able to impose the additional fees.

California Government Code Section 65995

California Government Code Section 65995 (the Leroy F. Green School Facilities Act of 1998) set base limits and additional provisions for school districts to levy fees to help fund expanded facilities to house new pupils that may be generation by development projects. Sections 65996(a) and (b) state that such fees collected by school districts provide full and complete school facilities mitigation under the California Environmental Quality Act (CEQA). These fees may be adjusted by the district over time as conditions change.

Government Code Section 66477

The Quimby Act (Government Code Section 66477), enacted in 1975, creates a framework that allows cities and counties to provide parks for growing communities. The Quimby Act authorizes jurisdictions to adopt ordinances that require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions. The Quimby Act also specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

2019 California Fire Code

The California Fire Code (24 CCR Part 9) establishes regulations to safeguard life and property against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California. The Fire Code includes regulations regarding fire-resistance-rate construction, fire protection systems such as alarm and sprinkler systems, fire service features such as fire apparatus access roads, means of egress fire safety during construction and demolition, and wildland-urban interface areas.

Local

The following local/regional regulations pertaining to public services would apply to the Project.

Los Angeles County 2035 General Plan

The Safety Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal S 4 Effective County emergency response management capabilities.

- **Policy S 4.1** Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.
- **Policy S 4.2** Support County emergency providers in reaching their response time goals.
- **Policy S 4.3** Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.
- **Policy S 4.4** Encourage the improvement of hazard prediction and early warning capabilities.
- **Policy S 4.5** Ensure that there are adequate resources, such as sheriff and fire services, for emergency response.
- **Policy S 4.6** Ensure that essential public facilities are maintained during natural disasters, such as flooding.

The Public Services and Facilities Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal PS/F 1 A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.

- **Policy PS/F 1.1** Discourage development in areas without adequate public services and facilities.
- **Policy PS/F 1.2** Ensure that adequate services and facilities are provided in conjunction with development through phasing or other mechanisms.
- **Policy PS/F 1.3** Ensure coordinated service provision through collaboration between County departments and service providers.
- **Policy PS/F 1.4** Ensure the adequate maintenance of infrastructure.
- **Policy PS/F 1.5** Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages development.
- **Policy PS/F 1.6** Support multi-faceted public facility expansion efforts, such as substations, mobile units, and satellite offices.
- **Policy PS/F 1.7** Consider resource preservation in the planning of public facilities.

Goal PS/F 7 A County with adequate educational facilities.

Policy PS/F 7.1 Encourage the joint-use of school sites for community activities and other appropriate uses.

Policy PS/F 7.2 Proactively work with school facilities and education providers to coordinate land use and facilities planning.

Policy PS/F 7.3 Encourage adequate facilities for early care and education.

Goal PS/F 8 A comprehensive public library system.

Policy PS/F 8.1 Ensure a desired level of library service through coordinated land use and facilities planning.

Policy PS/F 8.2 Support library mitigation fees that adequately address the impacts of new development.

Developer Fee for the Consolidated Fire Protection District of Los Angeles County

In response to increasing demands for new facilities, equipment, and staffing created by new development, the County has implemented a Developer Fee Program to fund the purchase of fire station sites, the construction of new stations, and the funding of certain capital equipment in the high-growth areas of the County (County of Los Angeles 2020a). The developer fees, which are specified in the Developer Fee Detailed Fire Station Plan (County of Los Angeles 2020a), are paid to the Consolidated Fire Protection District of Los Angeles County (Fire District). This Fire District developer fee is adjusted annually and is charged on all new development, including residential buildings, new detached residential accessory structures, new commercial buildings, and new additions over 2,000 square feet prior to building permit issuance.

Los Angeles County Title 22 Planning and Zoning Codes – Mitigation Fees

Section 22.246.060 Library Facilities Mitigation Fee

According to the County's General Plan, the library facilities mitigation fee is based on the estimated cost of providing the projected library facility needs in each library planning area (County of Los Angeles 2015). The mitigation fee shall provide funds for library facilities related to a residential development project. In Chapter 22.14, Definitions, of Title 22, the seven library planning areas are identified as the following (County of Los Angeles 2020b):

- Planning Area 1: Santa Clarita Valley
- Planning Area 2: Antelope Valley
- Planning Area 3: West San Gabriel Valley
- Planning Area 4: East San Gabriel Valley
- Planning Area 5: Southeast
- Planning Area 6: Southwest
- Planning Area 7: Santa Monica Mountains

Section 22.246.060, Library Facilities Mitigation Fee, states that there shall be a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in each library planning area, as identified in Table 4.15-2. The fee amounts are reviewed annually by the County Librarian, in consultation with the Auditor-Controller.

Table 4.15-2. Library Facilities Mitigation Fee Per Dwelling Unit

Planning Area	Fee per Dwelling Unit
Planning Area 1: Santa Clarita Valley	$969.00
Planning Area 2: Antelope Valley	$939.00
Planning Area 3: West San Gabriel Valley	$980.00
Planning Area 4: East San Gabriel Valley	$967.00
Planning Area 5: Southeast	$970.00
Planning Area 6: Southwest	$977.00
Planning Area 7: Santa Monica Mountains	$972.00

Source: County of Los Angeles 2020c.

The County Librarian may accept a substitute consideration in lieu of the library facilities mitigation fee, provided that the County Library finds the proposed substitute consideration (a) has a value equal to or greater than the applicable library facilities mitigation fee otherwise due, (b) is in a form acceptable to the County Librarian, and (c) is within the scope of the applicable library facilities project (County of Los Angeles 2020c).

Section 22.246.070 Law Enforcement Facilities Fee

According to Chapter 22.14, Definitions, of Los Angeles County's Title 22 Planning and Zoning Code, law enforcement fees provide funds for law enforcement facilities related to residential, commercial, office, and/or industrial development projects. The fee amount is determined based on which law enforcement facilities fee zone the proposed project is located in. The three law enforcement facilities fee zones include the following (County of Los Angeles 2020b):

- Zone 1: Santa Clarita Zone
- Zone 2: Newhall Zone
- Zone 3: Gorman Zone.

Section 22.246.070, Law Enforcement Facilities Fee, states that there shall be a uniform fee within each law enforcement facilities fee zone based on the estimated cost of providing the projected law enforcement facility needs in each zone, as identified in Table 4.15-3. The fee amounts are reviewed annually by the County Sheriff, in consultation with the Auditor-Controller.

Table 4.15-3. Law Enforcement Facilities Mitigation Fee

Zones	Fee Amount
Zone 1: Santa Clarita Zone	
Per single-family dwelling unit	$467.00
Per multi-family dwelling unit	$337.00
Per 1,000-square foot commercial unit	$69.00

Table 4.15-3. Law Enforcement Facilities Mitigation Fee

Zones	Fee Amount
Or, per square foot of commercial space	$0.07
Per 1,000-square foot office unit	$87.00
Or, per square-foot of office space	$0.09
Per 1,000-square-foot of industrial unit	$35.00
Or, per square-foot of industrial space	$0.03
Zone 2: Newhall Zone	
Per single-family dwelling unit	$863.00
Per multi-family dwelling unit	$652.00
Per 1,000-square-foot of commercial unit	$129.00
Or, per square-foot of commercial space	$0.13
Per 1,000-square-foot office unit	$161.00
Or, per square-foot of office space	$0.16
Per 1,000-square-foot industrial unit	$64.00
Or, per square-foot of industrial space	$0.06
Zone 3: Gorman Zone	
Per single-family dwelling unit	$1,285.00
Per multi-family dwelling unit	$971.00
Per 1,000-square foot commercial unit	$192.00
Or, per square-foot of commercial space	$0.19
Per 1,000-square-foot office unit	$240.00
Or, per square-foot of office space	$0.24
Per 1,000-square-foot industrial unit	$96.00
Or, per square-foot of industrial space	$0.10

Source: County of Los Angeles 2020c.

School District Developer Fees

As detailed in Table 4.15-1, there are nine school districts that could potentially be burdened by the additional students the proposed rezone program could generate. The Proposed Project does not propose any development, but the rezone program would allow for increased housing density in already urban and highly developed areas of unincorporated Los Angeles County. Most unified school districts have developer fees, which would help to offset potential burdens on the school district resulting from increased population.

The nine school districts potentially affected include Los Angeles Unified, Montebello Unified, Pasadena Unified, Hawthorne Unified, Inglewood Unified, Lennox Unified, Compton Unified, Rowland Unified, and Centinella Valley Union High School District.

Los Angeles Unified School District has developer fee collection rates for residential and commercial/industrial developments that were updated per their 2018 Developer Fee Justification Study (LAUSD 2018). Compton Unified School District collects developer fees for residential and commercial/industrial developments, and the fees were last updated on March 10, 2020 (CUSD 2020). Districts that do not collect developer fees include Montebello Unified, Pasadena Unified, Hawthorne Unified, Rowland Unified, and Centinela Valley Union High School District.

4.15.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to public services if the project would:

FP-1: Result in a substantial adverse physical impact associated with the provisions 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 fire protection services.

4.15.4 Methodology

Analysis for public services varies based on the type of service. For fire protection and emergency services, the Proposed Project's estimated increase in population in the Project Area and its potential effects on the fire department's ability to adequately service its service area are taken into account. With regards to law enforcement, the type of development the project proposes and the resulting population increase are taken into consideration when analyzing how implementation of the Proposed Project would affect LASD's desired officer-to-population ratio. However, even if the officer-to-population ratio is lessened to a ratio that is less than desirable, development fees towards the LASD would act as appropriate mitigation for potential impacts. For school services, the analysis focuses on the school districts that would be potentially affected by the increased development potential through implementation of the Proposed Project. Each school district typically has their own unique development fee, and payment of these fees and any other relevant fees would act as appropriate mitigation for potential impacts towards school services. Additionally, the Proposed Project's potential impacts on library services would also be mitigated with payment of all relevant development fees as described in the County's Municipal Codes.

4.15.5 Environmental Impacts

Threshold FP-1 Would the Project result in a substantial adverse physical impact associated with the provisions 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 fire protection services?

Fire Protection and Emergency Services

The Proposed Project is a policy document and adoption of the Proposed Project alone would not produce environmental impacts. The Proposed Project consists of an updated housing program for which no actual development is proposed as part of the update. Implementation of the program contained in the document would accommodate development required to meet County's 2021–2029 Regional Housing Needs Assessment allocation. Under the Regional Housing Needs Assessment allocation, unincorporated Los Angeles County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It was determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its Regional Housing Needs Assessment gap; refer to Chapter 3, Project Description, for further details. While the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The areas within the rezoning program would generally be located in urban and developed areas with access to multiple amenities. The location of fire department battalions and stations relative to the rezoning program can be found in Figure 4.15-1. In this figure, there are multiple fire departments and battalions that are in close proximity to the areas within the rezoning program. Due to the minimal distance between the rezoning program areas and surrounding fire stations and battalions, the desired response time of 5 minutes to urban areas would not be significantly increased or affected from the implementation of the Proposed Project.

As previously described, the Proposed Project includes a rezoning program that would allow for greater intensities than previously permitted in the unincorporated areas of the County, which would increase the demands on LACoFD to provide fire protection and emergency services. However, there are a variety of existing and proposed regulatory processes that would serve to minimize impacts associated with fire protection facilities. Specifically, the County has implemented a Developer Fee Program to fund the purchase of fire station sites, the construction of new stations, and the funding of certain capital equipment. Fees are also required by the LACoFD for fire services. Additionally, existing building and fire codes, as outlined in Section 4.15.2, Relevant Plans, Policies, and Ordinances, require equipment such as fire hydrants, sprinkler systems, smoke detectors, fire extinguishers, and adequate access and egress for emergency vehicles, which would also limit the impact of the Proposed Project on fire protection and emergency fire stations. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly impact fire protection or emergency services. Therefore, impacts would be **less than significant.**

Law Enforcement

LASD would provide general law enforcement for the Proposed Project. The desired officer-to-population ratio for LASD is one officer to every 1,000 residents. Of the approximately 18,000 employed persons at LASD, approximately 10,000 are sworn deputies. Based on the desired officer-to-population ratio, the approximately 10,000 officers would service 10,000,000. There are 1,151,662 persons living in unincorporated Los Angeles County as of 2018.

As previously described, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. The rezoning program could increase the County's population by an estimated 94,500 persons for a total population of 1,246,162 persons (see Section 4.14, Population and Housing). Therefore, the current LASD officer employment would meet the desired officer-to-population ratio even with the population increase.

As previously described, the Proposed Project includes a rezoning program that would allow for greater intensities than previously permitted in unincorporated areas of the County. It is anticipated that the demand for law enforcement services would increase above current levels due to implementation of the rezoning program. However, there are existing screening processes (such as screening completed by LASD to analyze potential impacts to their facilities and personnel) and funding mechanisms that would minimize the potential impacts. If the County Board of Supervisors adopted Law Enforcement Fees as detailed in Table 4.15-3, the fee would provide sufficient revenues to pay for land acquisition, engineering, construction, installation, purchasing, or any other direct costs for capital law enforcement facilities and equipment needed to serve the new development in the Project Area. Additionally, operational funding for LASD is derived from various types of tax revenue (e.g., property taxes, sales taxes, user taxes, vehicle license fees, deed transfer fees), which are deposited in the County's General Fund. The County Board of Supervisors then allocates the revenue for various County-provided public services, including LASD services. As future development occurs, tax revenues from property and sales taxes would be generated and deposited in the County's General Fund and the State Treasury. A portion of these revenues would then be allocated to LASD during the County's annual budget process to maintain staffing and equipment levels to adequately serve project-related increases in service-call demands. If determined to be necessary, mitigation will be imposed to fund capital facilities and equipment for LASD.

The existing regulatory setting and the goals and policies contained in the General Plan, would ensure that potential impacts to LASD's desired officer-to-resident ratio associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly impact the officer-to-resident ratio. Furthermore, the Proposed Project includes goals and policies (refer to Appendix B) to maintain adequate levels of service to enhance the health and safety of housing environments, such as Goal 8 and Policy 8.2. Therefore, impacts would be **less than significant**.

School Services

According to the Los Angeles General Plan Update EIR, the student generation rate for each of the seven Planning Areas affected by the Proposed Project is 0.7 students per dwelling unit (County of Los Angeles 2014).

As described above, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County and would therefore generate an increase in the number of students (see Section 4.14). Potential future residents in the areas of the rezoning program would send students to one of the 44 schools listed in Table 4.15-1.

As discussed in Section 4.14, implementation of the rezoning program would result in an estimated housing unit increase of 27,000 above what is current allowed pursuant to the General Plan and current zoning map. Using the 0.7 students per dwelling unit generation rate and multiplying it with the anticipated 27,000 housing unit increase, the rezoning program would increase the student population in the County by an additional 18,900 students. However, as the total student population in the County is an estimated 1.4 million students (COE 2021), an additional 18,900 students would be considered a relatively small increase to the student population and is unlikely to result in any substantial adverse impacts.

In addition, existing funding mechanisms would lessen potential impacts related to an increase in the student population. As detailed in Section 4.15.2, two of the nine school districts (Los Angeles Unified School District and Compton Unified School District) that would be affected by student generation resulting from the rezoning program are funded through the payment of development fees pursuant to SB 50/Government Code Section 65995. These fees are required to be paid by future development prior to issuance of building permits and would be used to offset the impact of the number of new students generated by the anticipated population increase resulting from the rezoning program. According to SB 50, payment of these fees constitutes adequate mitigation related to impacts to school facilities. The remaining seven school districts that would be potentially affected would be funded through state bonds.

Furthermore, a school district and a development have the option of entering into various alternative mitigation agreements to ensure the timely construction of school facilities to house students from new residential development. The primary financing mechanism authorized in these mitigation agreements is the formation of a community facilities district, pursuant to the Mello-Roos Community District Act of 1982. In lieu of an alternative mitigation agreement, state-mandated school facilities fees, which help maintain adequate school facilities and levels of service may also reduce potential impacts. Ultimately, the provision of schools is the responsibility of the school district. SB 50 provides that the statutory fees found in the Government and Education Codes are the exclusive means of considering and mitigating for school impacts. Imposition of the statutory fees constitutes full and complete mitigation (Government Code Section 65995[b]).

The existing regulatory setting, including funding mechanisms, would ensure that potential impacts to school facilities and services with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly impact the demand for school facilities and services. Furthermore, the Proposed Project includes goals and policies (refer to Appendix B) to maintain adequate levels of service to for housing environments, such as Goal 8 and Policy 8.2. Therefore, impacts would be **less than significant**.

Library Services

As described above, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. As a result, the demand for library services in the County would be greater, as compared to existing conditions. As seen in Figure 4.15-4, Libraries, there are several libraries across the rezoning program area, many of which are located within proximity to the areas within the rezoning program. However, the close proximity of libraries is commonplace for areas that are urban and highly developed, including the rezoning program area.

The rezoning program may result in an increase in population of 1,316,958 persons. As discussed above, the current guideline for library facility space is a minimum of 0.5 gross square feet per capita and 2.75 items (books and other library materials) per capita. To adequately serve future residents within the rezoning program area, the County library system would need to add 3,621,635 library items and 658,479 square feet of library space.

While the rezoning program would allow for greater intensities than previously permitted in the unincorporated areas of Los Angeles County, the County's library facilities mitigation fee program, as detailed in Table 4.15-2, would require payment pursuant to the Countywide program to account for library-related construction and acquisition costs for future residential projects, as necessary, in order to minimize potentially adverse effects. Additionally, approval of the Proposed Project itself, as a policy document, would not change this program and would not provide any goals, policies, or programs that would significantly impact libraries. Furthermore, the Proposed Project includes goals and policies to maintain community facilities as a means of sustaining the overall livability of neighborhoods, such as Goal 8 and Policy 8.2. Therefore impacts would be at a **less-than-significant level**.

Parks and Recreation

Impacts associated with parks and recreation are discussed in Section 4.16. Refer to Section 4.16 for additional details.

4.15.6 Cumulative Impacts

Fire Protection and Emergency Services

Fire protection services within the region often cross jurisdictional boundaries. Cumulative growth within the Project Area would result in a need for additional fire protection services to serve new development. Cumulative projects proposed under general plans of surrounding cities and counties, such as commercial, residential, or industrial projects, would require fire protection services from fire agencies within the region. In order to maintain adequate travel times to serve cumulative projects, the construction or expansion of fire protection facilities would be required, which would have the potential to result in an adverse impact on the environment. While the majority of cumulative projects involve discretionary actions and therefore would be required to demonstrate compliance with CEQA and/or the National Environmental Policy Act (NEPA) prior to project approval, they would incrementally

increase the need for fire services. However, these impacts would be mitigated through the County's Developer Fee Program to fund the purchase of fire station sites, the construction of new stations, and certain capital equipment and compliance with the County Fire Code. Therefore, cumulative impacts would be **less than significant**.

Law Enforcement

Cumulative residential development in the Project Area would require increased law enforcement services to serve new development. Additionally, future commercial, residential, or industrial projects would also require law enforcement services. The increase in demand for law enforcement services from implementation of cumulative projects would have the potential to result in the need to construct or expand existing police facilities, which would have the potential to create an adverse impact on the environment. While the majority of cumulative projects require discretionary actions and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for law enforcement services. Operational funding for the LASD and the police departments serving cities in Los Angeles County is derived from various types of tax revenue (e.g., property taxes, sales taxes, user taxes, vehicle license fees, deed transfer fees), which are deposited in the General Fund. Provided that staff and facilities are expanded to serve future development in the Project Area and cities, **less-than-significant cumulative impacts** to law enforcement are anticipated.

School Services

Cumulative residential development would increase the public school population in the region and require the construction or expansion of school facilities so that adequate service ratios are maintained. As described in Section 4.15.5, Environmental Impacts, an additional 27,000 dwelling units as a result of the Proposed Project would result in an additional 18,900 students. The additional 18,900 students to the existing estimated 1.4 million student population is a relatively small increase. However, this increase in student population could require the construction or expansion of school facilities, which would result in adverse environmental impacts. While the majority of cumulative projects require discretionary actions and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for school facilities.

As discussed above, under state law, development projects are required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. The funding program established by SB 50 has been found by the legislature to constitute "full and complete mitigation of the impacts of any legislative or adjudicative act…on the provision of adequate school facilities" (Government Code Section 65995[h]). The fees authorized for collection under SB 50 are conclusively deemed full and adequate mitigation of impacts on school district facilities. Therefore, the increase in the demand for school facilities and services due to cumulative development would be adequately mitigated to a **less-than-significant** level by the payment of SB 50 fees.

Library Services

LACL serves the Project Area and portions of surrounding cities. Cumulative residential development would increase the population of library users and result in an increase in demand for library services, which would result in the need to construct additional or expand existing library facilities, which could create an adverse impact on the environment. While the majority of cumulative projects require discretionary actions and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for library facilities and materials.

Future cumulative development would generate new tax revenues, and, as noted above, funding sources for LACL and city libraries consist of property taxes, state assistance, and revenue from fines, fees, and other miscellaneous revenue. In order to minimize potentially adverse effects, the County has devised library facilities mitigation fee programs, and future projects would be required to remit payment pursuant to the Countywide program to account for library-related construction and acquisition costs. Requiring payment of the library facilities fee in effect would mitigate cumulative impacts on LACL to a **less-than-significant level**.

4.15.7 Mitigation Measures

No mitigation measures are required.

4.15.8 Level of Significance After Mitigation

No significant impacts have been identified, and no significant and unavoidable impacts would occur.

4.15.9 References

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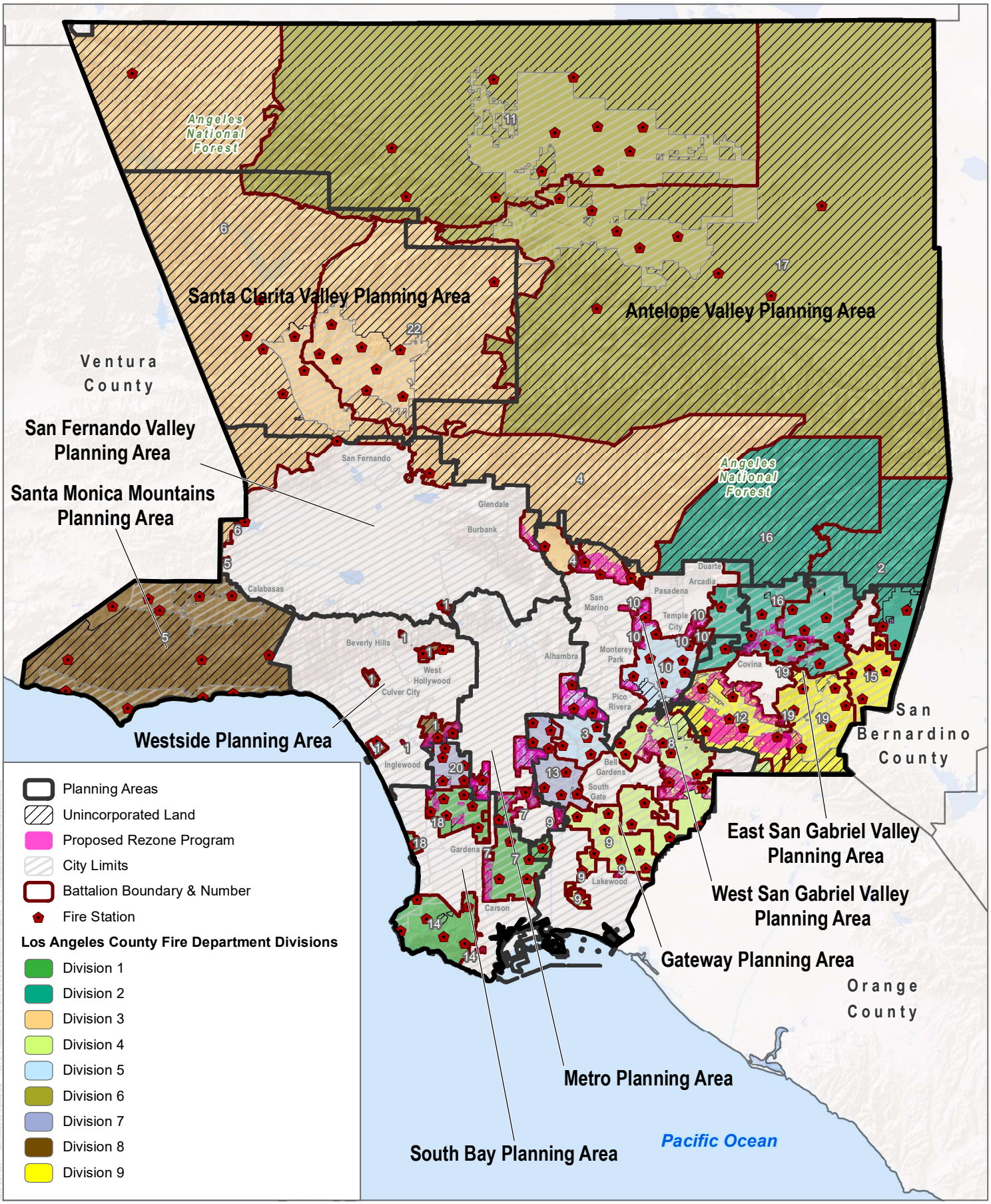

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.15-1

Fire Department Battalions and Stations

Los Angeles County Housing Element Update

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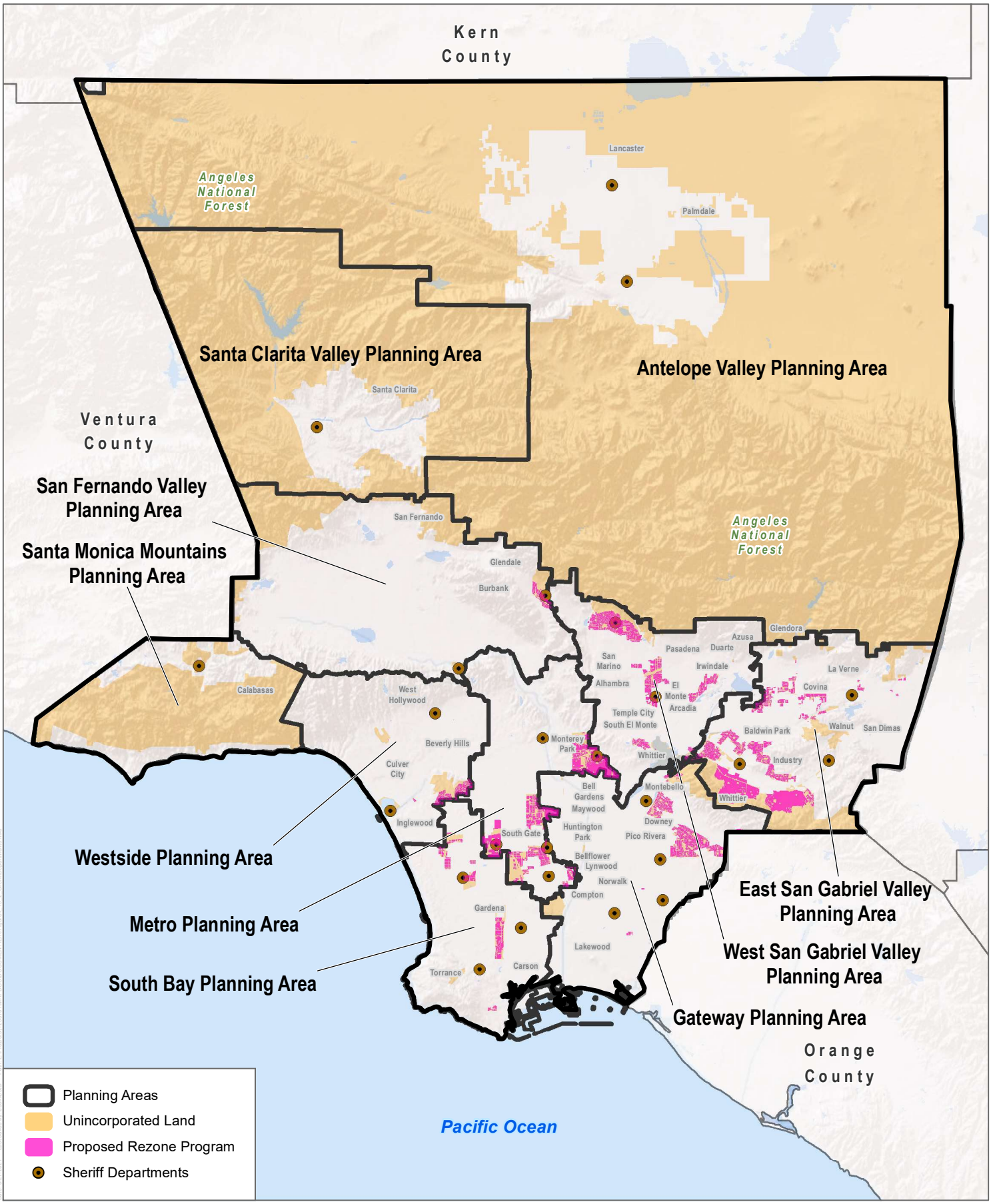

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.15-2

Sheriff Departments

Los Angeles County Housing Element Update

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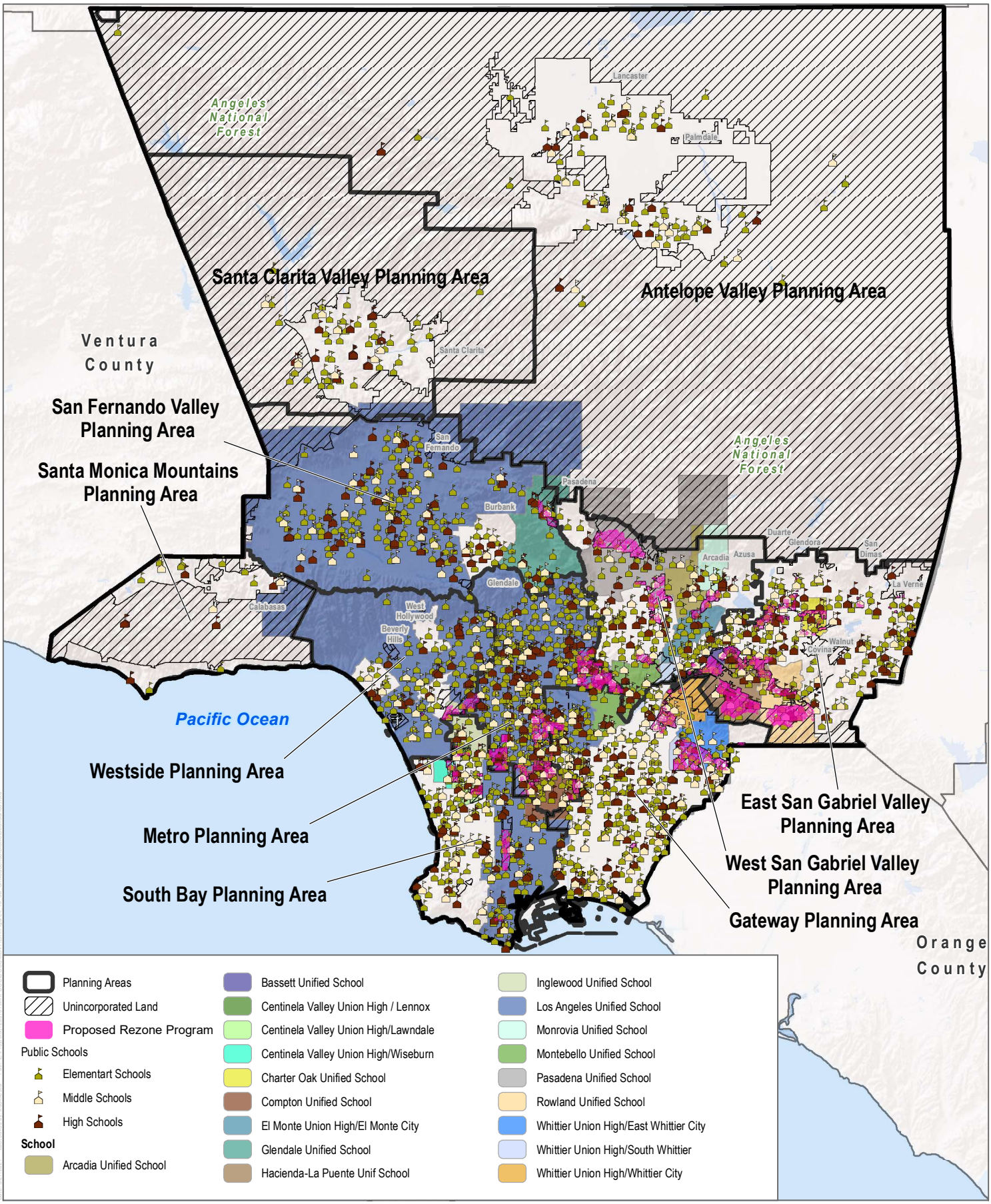

SOURCE: ESRI 2021; LA County 2021

FIGURE 4.15-3A

Unified School District Boundaries

Los Angeles County Housing Element Update

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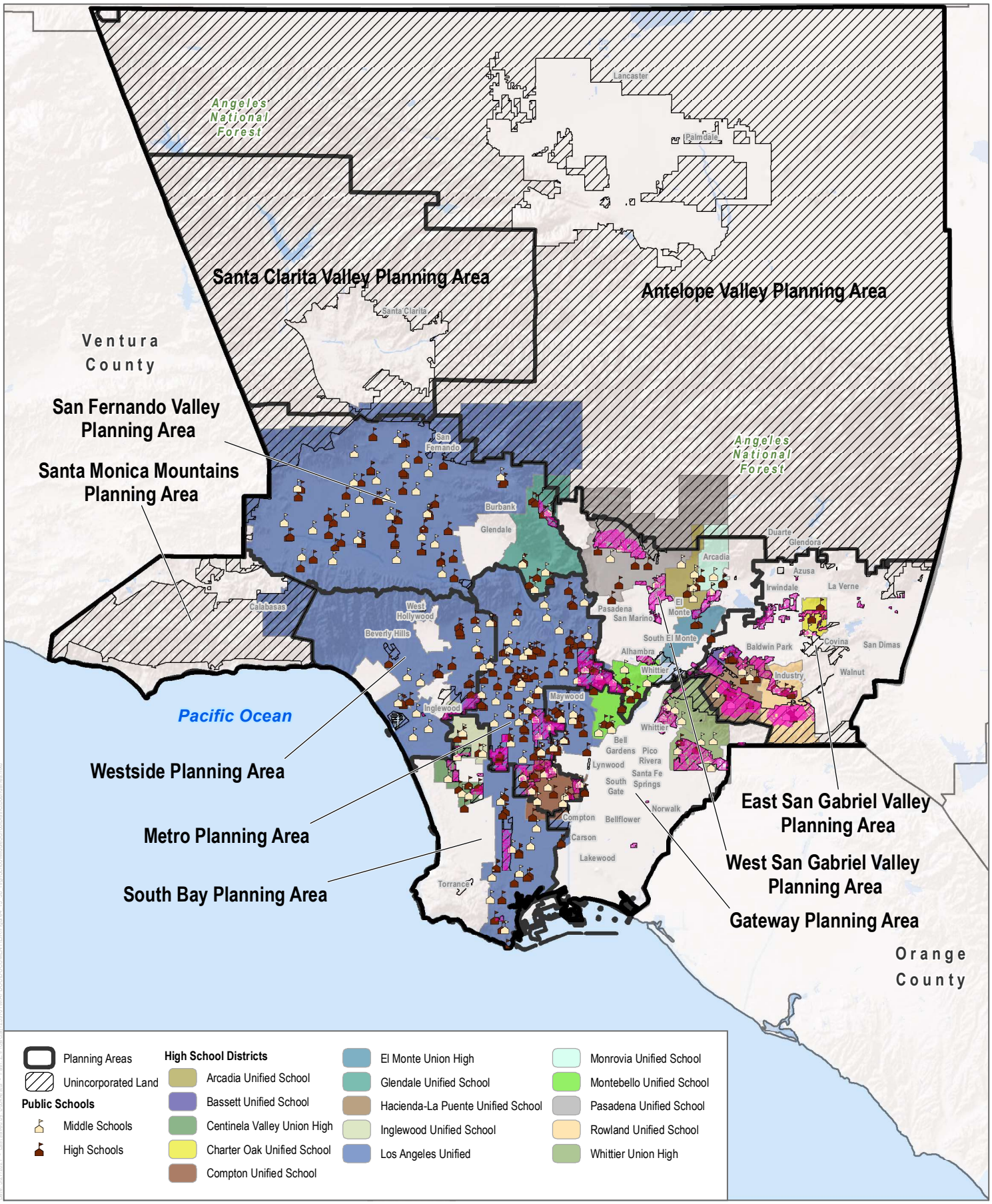

SOURCE: ESRI 2021; LA County 2021

FIGURE 4.15-3B

High School & Middle School District Boundaries

Los Angeles County Housing Element Update

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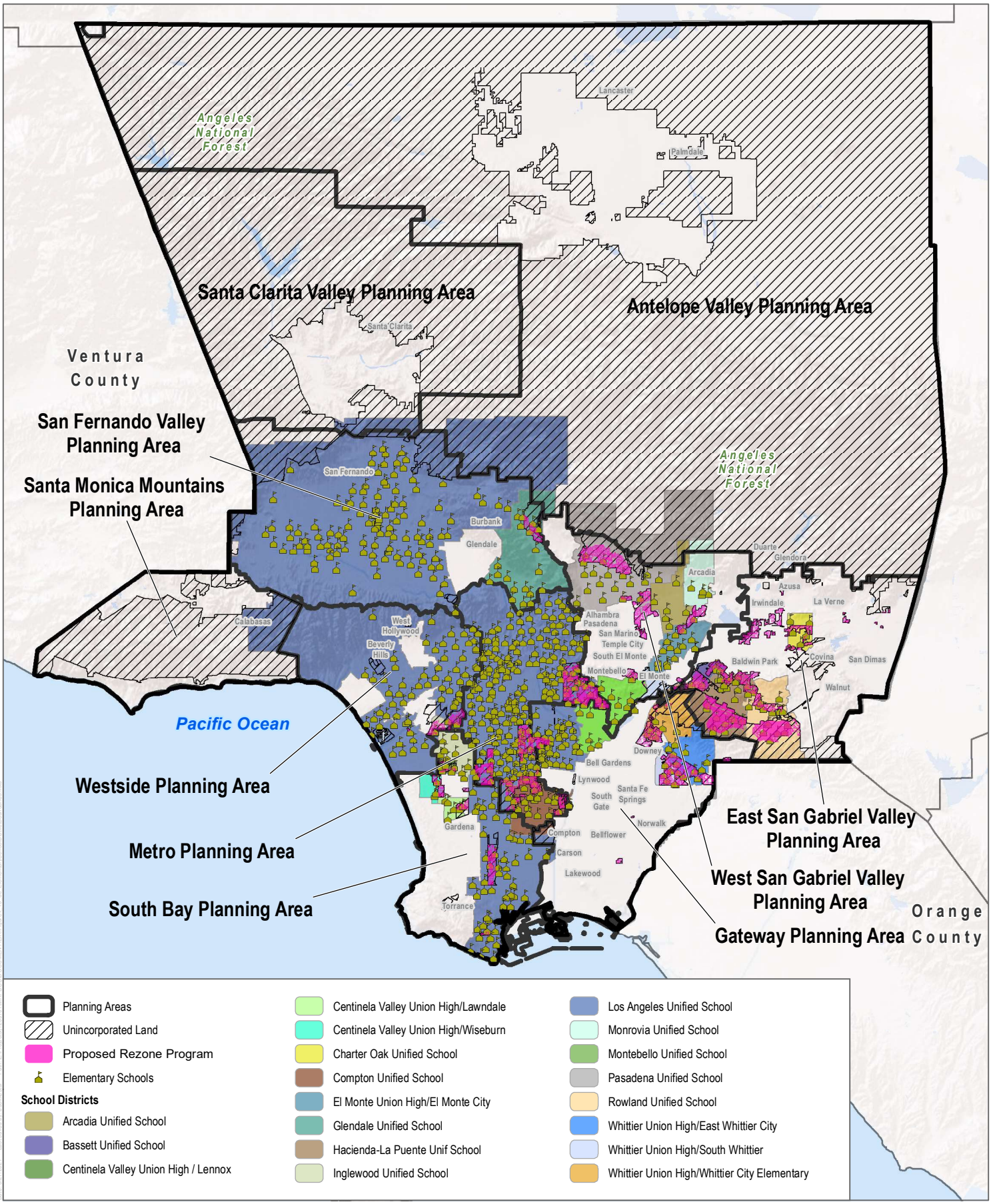

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.15-3C

Elementary School District Boundaries

Los Angeles County Housing Element Update

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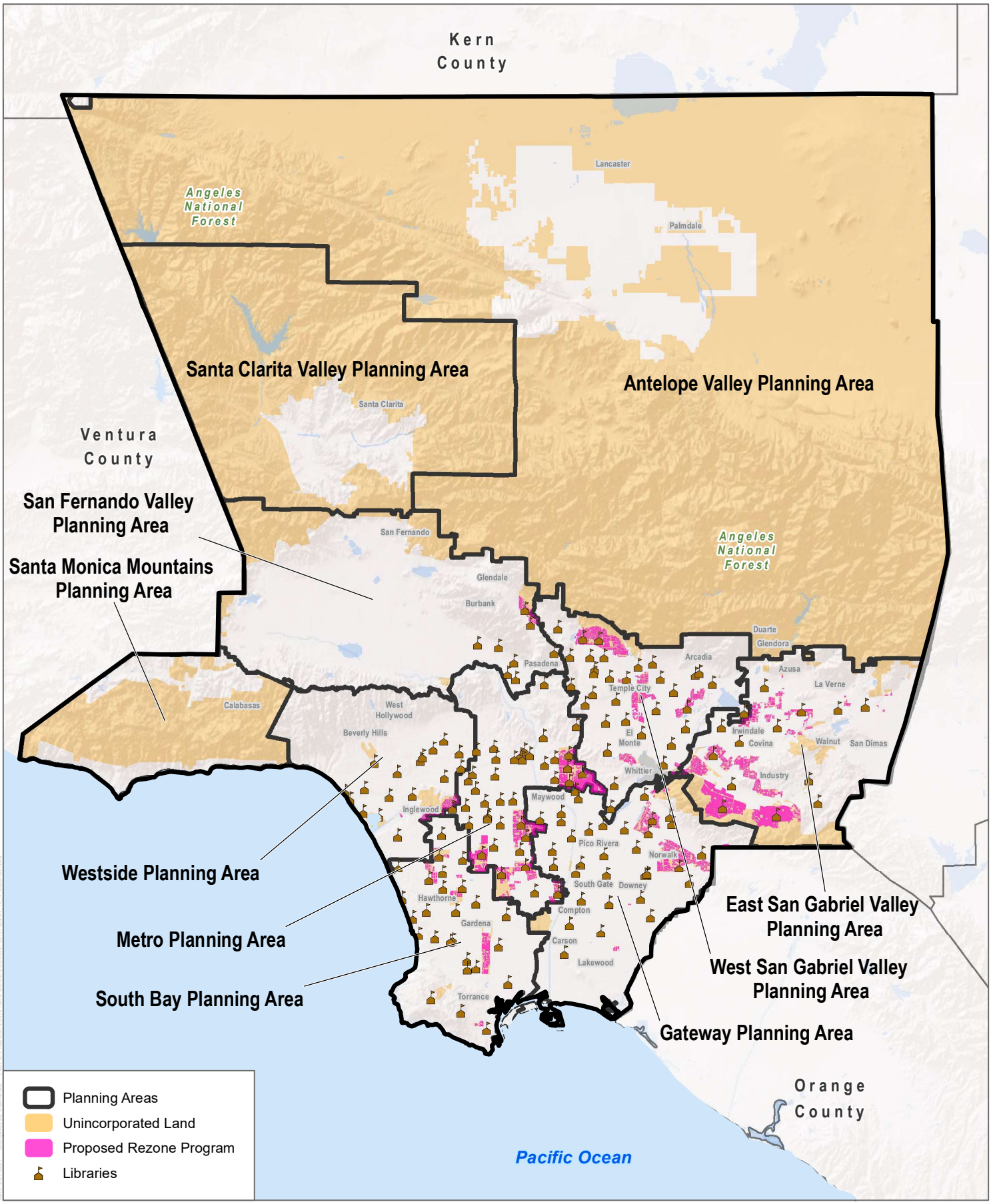

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.15-4

Libraries

Los Angeles County Housing Element Update

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4.16 Recreation

This section describes the regulatory framework, existing conditions, and the potential for environmental impacts related to implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project) on parks and recreation.

4.16.1 Environmental Setting

This section discusses the existing environmental setting relative to recreation. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program as those are the areas that may result in changes to the environment that were not already considered in previous environmental analyses or studies.

According to the Los Angeles Countywide Comprehensive Parks & Recreation Needs Assessment (Parks Needs Assessment) prepared by the Department of Parks and Recreation, there are 3,023 parks with more than 9,470 recreational amenities in the County (County of Los Angeles 2016a). The recreational amenities include amenities such as fitness zones, dog parks, gymnasiums, swimming pools, and more as detailed in the Parks Needs Assessment.

The Parks Needs Assessment categorized parks in Los Angeles County into four categories: local parks, regional recreation parks, regional open space, and natural area (County of Los Angeles 2016a).

Figure 4.16-1, Park and Open Space Locations within a Half Mile of the Proposed Project, shows the different types of parks located near the areas affected by the rezoning program.

Local Parks

Local parks are defined as parks under 100 acres and contain active amenities such as athletic courts and fields, playgrounds, and swimming pools (County of Los Angeles 2016a). There are 1,602 local parks in the County, totaling 15,723 acres.

Regional Recreation Parks

Regional recreation parks are defined as parks over 100 acres and contain active amenities such as athletic courts and fields, playgrounds, and swimming pools (County of Los Angeles 2016a). There are 17 regional recreation parks in Los Angeles County, which total 18,248 acres.

Regional Open Space

Regional open spaces are defined as open spaces that includes facilities that are more than 5 acres and generally contain only passive amenities such as visitor centers, trails, picnic shelters, or restrooms (County of Los Angeles 2016a). There are 329 regional open spaces in the County, totaling 98,977 acres.

Natural Areas

Natural areas are defined as areas generally larger than 100 acres and contain no reported amenities (County of Los Angeles 2016a). There are 1,075 natural areas in the County, totaling 768,699 acres. Natural areas were not included in the Parks Needs Assessment.

For planning purposes, parks are classified based on the size, use, and physical characteristics of the land. In addition, the traditional template of local and regional parks has been expanded to capture diverse opportunities for acquisition and development of parkland. The County's park system, including facilities that are operated and maintained by the Los Angeles County Department of Parks and Recreation, totals approximately 70,000 acres. Table 4.16-1 summarizes the acreage of local and regional parkland by Planning Area.

Table 4.16-1. Existing County Parkland by Planning Area

Planning Area	Local	Regional	Total
	(Acres)		
Antelope Valley	50	3,870	3,920
Coastal Islands	0	41,000	41,000
East San Gabriel Valley	220	3,440	3,660
Gateway	51	816	867
Metro	111	398	509
Santa Clarita Valley	71	14,425	14.497
San Fernando Valley	1	565	566
Santa Monica Mountains	0	0	0
South Bay	26	593	618
West San Gabriel Valley	56	3,465	3,521
Westside	22	414	436
Total	**308**	**68,986**	**69,594**

Source: County of Los Angeles, pers. comm., 2021.

The County offers a wide variety of parks and recreation resources, which generally fall under two systems: local and regional.

Local Park System

The local park system consists of parks of varying sizes that meet local needs and offer opportunities for daily recreation. This system includes community parks, neighborhood parks, pocket parks, and park nodes, which are summarized in Table 4.16-2.

Regional Park System

The regional park system is intended to meet the park and recreation needs of residents and visitors throughout Los Angeles County. This system consists of community regional parks, regional parks, and special use facilities, which are summarized in Table 4.16-2.

Table 4.16-2. Local and Regional Park System Summary

Facility	Typical Park Features and Amenities
Local Park System	
Community Park Acres per Thousand Population: 4/1,000 Suggested Acreage: 10 to 20 acres Service Area: 1 to 2 miles	Passive park amenities including but not limited to: informal open play areas, children's play apparatus, family and group picnic areas with overhead shelters, barbecues. Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts. Additional amenities may include aquatics complex, skate park, arena soccer, roller hockey, community gardens, and dog parks. Park facilities including but not limited to: public restrooms, concession building, community buildings, maintenance building and onsite parking and information kiosks.
Neighborhood Park Acres per Thousand Population: 4/1,000 Suggested Acreage: 3 to 10 acres Service Area: 1/2 mile	Passive park amenities including but not limited to: informal open play areas, children's play apparatus, group picnic areas with overhead shelters, barbecues. Active park amenities including but not limited to: practice sports fields, basketball, tennis, and volleyball courts. Park facilities including but not limited to: public restroom, onsite parking and information kiosks.
Pocket Park Acres per Thousand Population: 4/1,000 Suggested Acreage: less than 3 acres Service Area: 1/4 mile	Passive park amenities including but not limited to: picnic areas and seating areas. Active park amenities including but not limited to: children's play apparatus.
Park Node Acres per Thousand Population: 4/1,000 Suggested Acreage: 1/4 acre or less No service radius area	Varies, can include: plazas, rest areas, playgrounds, landmarks and public art installations
Regional Park System	
Community Regional Park Acres per Thousand Population: 6/1,000 Suggested Acreage: 20 to 100 acres Service Area: up to 20 miles	Passive park amenities including but not limited to: informal open play areas, children's play apparatus, group picnic areas with overhead shelters, barbecues. Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts. Additional amenities may include one or more of the following features: multiple sports facilities, aquatics center, fishing lake, community building and gymnasium, and scenic views and vistas. Park facilities including but not limited to: public restrooms, concession building, community buildings, maintenance building and onsite parking and information kiosks.
Regional Park Acres per Thousand Population: 6/1,000 Suggested Acreage: greater than 100 acres Service Area: 25+ miles	Passive park amenities including but not limited to: group picnic areas with overhead shelters, barbecues. Additional amenities may include one or more of the following features: lakes, wetlands, auditoriums, water bodies for swimming, fishing and boating, and sports fields.

Table 4.16-2. Local and Regional Park System Summary

Facility	Typical Park Features and Amenities
Special Use Facilities Acres per Thousand Population: 6/1,000 No size criteria No assigned service radius area	Generally, single purpose facilities. Can include passive features such as: wilderness parks, nature preserves, botanical gardens and nature centers. Active uses can include: performing arts, water parks, golf driving ranges and golf courses.

Source: County of Los Angeles, pers. comm., 2021.

Park Needs

Countywide, there are 3.3 acres of local and regional parks per 1,000 residents and 86.2 acres of regional open space and natural areas per 1,000 residents (County of Los Angeles 2016c). However, there is still unmet park needs in the County, with 14 unincorporated communities having either Very or High park need (County of Los Angeles 2016a). The park need categories are defined in Table 4.16-3. Areas with a Very High and High park need currently have less than the County-wide average of 3.3 acres of parkland per 1,000 residents, and approximately 52.6% of the County's population live in an area with a Very High or High park need.

Table 4.16-3. Park Needs Categories

Park Needs Category	Average Acres per 1,000 Residents in Each Need Category	Population of County's Total Population in Each Need Category (Percentage)
Very High	0.7	32.2
High	1.6	20.4
Moderate	11.5	26.2
Low	12.5	16.5
Very Low	52.0	4.6

Source: County of Los Angeles 2016a.

According to Figure 4.16-2, Park Needs, there are areas affected by the proposed rezoning program located in areas where the park need is Very High and High. All of the areas affected by the proposed rezoning program in the Metro Planning Area and the areas in the northern portion of the South Bay Planning Area are located in an area where the park need is Very High or High.

Parks Needs Assessment Trails

With several mountain ranges and a variety of environments, Los Angeles County offers a variety of trails and trail types. The County is responsible for providing parks and recreation facilities to meet the diverse needs of residents and visitors of Los Angeles County, and strives to make all trails multiuse and accessible to all non-motorized users, including: pedestrians, equestrians, and mountain bicyclists, where appropriate.

Other Recreational Facilities

In addition to the facilities discussed above, several other categories of recreation facilities exist throughout Los Angeles County, which serve the needs of residents. These facilities include multi-benefit parks, school district facilities, city park facilities, private recreational facilities, and greenways.

Multi-Benefit Parks

Multi-benefit parks and open spaces are created through collaborative efforts among city, county, state, and federal agencies; private organizations; schools; private landowners; and industries. These parks are characterized as having more than one function and contributing to multiple program goals.

School District Facilities

The County works with school districts to organize, promote, and conduct joint recreational and educational programs. These community recreation agreements are a form of joint-use agreement, where either a school or park facility may be put to some recreational use by the other party in exchange for some facility improvement and/or maintenance. A park does not have to be adjacent to a school (i.e., share a common boundary) for an agreement to be viable.

City Parks and Facilities

City parks and facilities that are located close to the borders of the unincorporated areas are enjoyed by city and county residents alike. Similarly, local Los Angeles County parks that are located within or close to the borders of cities provide recreational amenities for both populations. This overlap in local park service radius is an important factor to consider in the placement of new local Los Angeles County parks.

Private Recreational Facilities

Private recreational facilities play an important role in meeting recreational needs. The network of private recreational facilities consists of churches, health and fitness clubs, and other organizations that offer a variety of programs and facilities. The Parks and Recreation Element of the Proposed General Plan Update does not include an inventory of private recreational facilities, and as the County does not control, maintain, or program private recreational facilities, these resources are not credited toward the County's acreage goals for public parks

4.16.2 Relevant Plans, Policies, and Ordinances

Federal

There are no federal policies or regulations applicable to recreation with respect to the Proposed Project.

State

The following state regulations pertaining to recreation would apply to the Proposed Project.

Quimby Act (Government Code Section 66477)

The Quimby Act, enacted in 1975, creates a framework that allows cities and counties to provide parks for growing communities. The Quimby Act authorizes jurisdictions to adopt ordinances that require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions, The Quimby Act also specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

Proposition 40 Park Bond Act

Proposition 40 allows for the maintenance for preservation of parks of the state's growing population by borrowing money through general obligation bonds for the development, restoration, and acquisition of state and local parks, recreation areas and historical resources, and for land, air, and water conservation programs.

Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act provides an alternative method of financing certain public capital facilities and services, especially in developing areas and areas undergoing rehabilitation. This state law empowers local agencies to establish Community Facilities Districts (CFDs) as a means of obtaining community funding.

Landscaping and Lighting Act of 1972, California Streets and Highway Code Section 22500–22509

The California Landscaping and Lighting Act of 1972 authorizes local legislative bodies to establish benefit related assessment districts, or Landscaping and Lighting Districts and to levy assessments for the construction, installation, and maintenance of certain public landscaping and lighting improvements. Landscaping and Lighting Districts may be established to maintain local public parks.

Local

The following local/regional regulations pertaining to recreation would apply to the Proposed Project.

Los Angeles County 2035 General Plan

The Land Use Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project:

Goal LU 5 Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

- **Policy LU 5.7** Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.

The Parks and Recreation Element of the General Plan provides the following goals and policies potentially relevant to the Proposed Project:

Goal P/R 1 Enhanced active and passive park and recreation opportunities for all users.

- **Policy P/R 1.2** Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.
- **Policy P/R 1.4** Promote efficiency by building on existing recreation programs.
- **Policy P/R 1.2** Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences

Goal P/R 3 Acquisition and development of additional parkland.

Policy P/R 3.1 Acquire and develop local and regional parkland to meet the following County goals: 4 acres of local parkland per 1,000 residents in the unincorporated areas and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County.

Policy P/R 3.2 For projects that require zone change approvals, general plan amendments, specific plans, or development agreements, work with developers to provide for local and regional parkland above and beyond their Quimby obligations.

Policy P/R 3.3 Provide additional parks in communities with insufficient local parkland as identified through the gap analysis.

Goal P/R 5 Protection of historical and natural resources on County park properties.

Policy P/R 5.1 Preserve historic resources on County park properties, including buildings, collections, landscapes, bridges, and other physical features.

Policy P/R 5.3 Protect and conserve natural resources on County park properties, including natural areas, sanctuaries, and open space preserves.

Policy P/R 5.5 Preserve and develop facilities that serve as educational resources that improve community understanding of and appreciation for natural areas, including watersheds.

Los Angeles County Code (Quimby Requirements)

In addition to containing regulations on the operation of park facilities, the County Code contains provisions that regulate the provision of parklands for new subdivisions, in accordance with the Quimby Act. County Code Section 21.24.340 (Residential Subdivisions, Local Park Space Obligation, Formula) contains the methodology used to determine the amount of parkland required to be dedicated by the subdivider as a part of the subdivision map approval process. In accordance with Section 21.28.140, the developer may also choose to pay a fee in lieu of the provision of parkland. Additionally, the developer may choose to provide less than the required amount of parkland, but develop it with amenities equal to the value of what the in-lieu fee would be. In order to determine the local park space obligation for a subdivision, a formula is used, which considers the number of dwelling units in the subdivision, the average household size by Park Planning Area (PPA) (which differs for single family, multifamily, and mobile home developments as well as by PPA), and the adopted ratio of 3 acres of parkland per 1,000 residents, per the Quimby Act. However, it should be noted that, as discussed in the existing County General Plan, as a condition of zone change approval, General Plan amendment, specific plan approval, or development agreement, the County may require a subdivider to dedicate land according to the General Plan goal of 4 acres of local parkland per 1,000 residents, and 6 acres of regional parkland per 1,000 residents.

Once the local park space obligation is determined, County Code Section 21.24.350 (Residential Subdivisions, Provision or Local Park Sites) contains regulations pertaining to the siting of park facilities as well as provisions that give the option to subdividers of 50 units or less to choose to provide the obligatory amount of parkland, any excess of which would be credited to the subdivision, or otherwise allow any remaining obligation to be satisfied by the payment of park fees in accordance with the provisions of Section 21.28.140. Additionally, since only the portions of the land dedicated for parkland that are suitable for park use can be counted against the obligation of the subdivider, attributes of the park space including the slope of the site are used to determine the amount of land which can be counted against the subdivider's obligation. For example, for the portions of the site in excess of 20% slope, only 10% of the acreage will be counted against the subdivider's obligation whereas all of the land that is less than 3% slope can be counted toward the obligation.

Section 21.28.140 (Park Fees Required When, Computation and Use) contains provisions regarding the payment of in-lieu fees for any portion of the dedication obligation not satisfied by the subdivider. These fees would be enforced as a condition of approval on the final approval of the subdivision. The in-lieu fee is determined by multiplying the amount of park space not satisfied by the representative land value for the appropriate PPA. This section also makes it the responsibility of the Los Angeles County Department of Parks and Recreation to develop a schedule specifying how, when, and where it will use the land or fees, or both, from each subdivision to develop park or recreational facilities within the applicable PPA.

Los Angeles Countywide Parks and Recreation Needs Assessment

Adopted by the Board of Supervisors on July 5, 2016, the Parks Needs Assessment was a historic and significant undertaking to engage all communities within Los Angeles County in a collaborative process to gather data and input for future decision-making on parks and recreation. The primary goal of the Parks Needs Assessment was to quantify the magnitude of need for parks and recreational facilities and determine the potential costs of meeting that need. This goal has been accomplished, as evidenced by the final report, which uses a transparent, best-practices approach to evaluate park and recreation needs and is the product of an engagement process that involved the public, cities, unincorporated communities, community-based organizations, and other stakeholders. Specifically, the Parks Needs Assessment:

- Uses a set of metrics to measure and document park needs for each study area
- Establishes a framework to determine the overall level of park need for each study area
- Offers a list of priority park projects for each study area
- Details estimated costs for the priority park projects by study area
- Builds a constituency of support and understanding of the park and recreational needs and opportunities
- Informs future decision making regarding planning and funding for parks and recreation

Community Parks and Recreation Plans

DPR completed Community Parks and Recreation Plans (CPRPs) in February 2016 to envision greener futures for the following six unincorporated communities in Los Angeles County: East Los Angeles, East Rancho Dominguez, Lennox, Walnut Park, West Athens–Westmont, and Willowbrook. Each of the six plans identifies and addresses the unique park and recreation needs of the communities. Specifically, each plan first examines existing conditions, including: local demographics; existing parkland and recreational facilities; parkland gaps; recreation programs currently offered; trees and tree canopies in existing parks; transportation, safety and connectivity issues as they relate to parks; and availability of land for recreation purposes. Based upon the review of existing conditions and findings from the public outreach process, the plan provides a detailed assessment and prioritization of the community's park and recreation needs. The plan then presents a green space vision, design concepts for potential new park projects, and strategies to address the identified needs. Finally, the plan identifies possible partnership and funding opportunities, and details next steps to implement the green space vision and strategies. Implementation of the CPRPs is well under way, with a multitude of projects at varying scales and stages of development.

Measure A

Measure A was developed based on the findings of the Parks Needs Assessment and was approved in November 2016 with nearly 75% of voters supporting it. Generating more than $90 million per year for the county's local parks, beaches, and open space areas, Measure A is an annual parcel tax of 1.5 cents per square foot of improved property, and includes both formula-based allocations to Study Areas and competitive grants that are open to public agencies, non-profit organizations, and schools.

County of Los Angeles Trails Manual

The County Trails Manual provides guidance to County departments that interface with trail planning, design, development and maintenance of hiking, equestrian, and mountain biking trails. The Manual provides guidelines for implementation of multi-use trails within the unincorporated communities of Los Angeles County and recognizes the existence of the broader regional trail network in the County of Los Angeles and surrounding counties that provides access to recreational resources operated by federal, state, and local agencies. The Manual sets the guidelines for reviewing plans and specifications for trails that are provided in conjunction with land use planning and the entitlement process for projects proposed for development within the County. Proposed developments are reviewed for consistency with the Trails Manual. The goal of the Trails Manual is to establish well-defined trail types, guidelines, and priorities to facilitate the development of high-quality trails that benefit the public.

4.16.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to recreation if the project:

R-1 Would 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.

R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.16.4 Methodology

The analysis for recreation is based on the existing parkland ratio goals as determined by the County's General Plan or any other relevant recreation policy-based document. The potential impacts of the Proposed Project are then determined based on how the Proposed Project could skew this ratio either positively or negatively. Should the Proposed Project skew the ratio negatively in a way that dips below the existing parkland ratio goals, then impacts would be considered significant and proper mitigation would be required. However, dedication of parkland or payment of applicable fees may potentially mitigate potential recreation impacts that could result from the Proposed Project.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

4.16.5 Environmental Impacts

Threshold R-1 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?

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3 for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

According to Section 4.14, Population and Housing, the Proposed Project includes a rezoning program that would allow for a population increase by approximately 94,500 persons.

The anticipated increase in population in the South Bay Planning Area, Metro Planning Area, and East San Gabriel Valley Planning Area of would result in an increase in demand for recreational facilities in these areas. Additionally, increases in population in areas that currently do not have adequate recreational facilities would have the potential to accelerate deterioration of existing facilities from intensified overuse. As discussed earlier, the areas affected by the rezoning program that are in the previously mentioned three planning areas are located in areas marked as High or Very High park need and also identified as High Priority Areas (see Figure 4.16-2, Park Needs, and Figure 4.16-3, Park Needs – High Priority Areas).

The extent to which the County can implement parks, trails, and other recreational facilities is related to the availability of funding for land acquisition, construction, operations, and maintenance, and programming. However, as discussed in Section 4.16.2, *Relevant Plans, Policies, and Ordinances*, the Quimby Act is a mechanism to secure parkland and/or funding for improving existing and developing new parks. As allowed by the Quimby Act and pursuant to the County Code, new residential subdivisions must dedicate parkland or pay in-lieu fees (or both, in some circumstances) to enable the County to maintain a ratio of 3 acres of local parkland for every 1,000 residents (Section 21.24.340). This provision ensures that when new residential subdivisions are developed, there is an increase in parkland and/or funding for park improvement and/or development proportional to increases in population. Other regulations including the Mello-Roos Community Facilities Act of 1982 and the Landscaping and Lighting Act of 1972 help to ensure funding for the maintenance of existing and new parks. In addition, Measure A and grants from a variety of funding sources serve as sources of funding for the improvement of existing parks and the development of new parks, especially in Very High and High need areas identified through the Countywide Parks Needs Assessment. Additionally, per Policy P/R 3.3, the County strives to provide additional parks in communities with insufficient local parkland. The County may require a subdivider to dedicate land to meet the General Plan goal of 4 acres of local parkland per 1,000 residents in unincorporated areas (County of Los Angeles 2011). Enforcement of the goal of 4 acres of parkland for every 1,000 residents as a condition of approval where an appropriate nexus exist would serve to reduce the potential for deterioration of facilities by allowing for adequate funding.

Adherence to County Code Section 21.24.340 and the County's continued implementation of park improvement and development projects would ensure that the adequate amount of parkland would be available/ Although future funding and/or dedication of parkland may still not achieve the goal of 4 acres of parkland for every 1,000 residents, the availability of parkland per 1,000 residents could be improved. Parks funding through the County Code, Measure A, and grants from a variety of funding sources would help to ensure that new parks are developed and existing parks are improved, which in turn would serve to reduce the potential for deterioration of existing facilities.

Also, implementation of various policies in the General Plan would reduce the significance of this impact, as described in Section 4.16.2, Relevant Plans, Policies, and Ordinances. Additionally, the Proposed Project includes a new program relative to park access for new residential development, to evaluate the feasibility of establishing a new park impact fee for residential projects that are not subject to the County's Quimby parkland requirements in Title 21. Currently, only residential subdivisions are required to comply with the Quimby requirements which are satisfied through the provision of parkland, payment of in-lieu fees, or a combination of the two. It is anticipated that affordable housing projects would be exempt should the County move forward with a new park impact fee for non-subdivision residential projects.

In summary, the increases in parkland development and maintenance proportional to future increases in population would be sufficient to prevent a substantial deterioration of recreation facilities for future projects under this Proposed Project. As discussed above, adherence to the regulatory framework and County Code Section 21.24.340, and the County's continued implementation of park improvement and development projects, especially in Very High and High Need areas, would result in an increase in local parkland where funding or dedication of land would occur within the rezoning program.

The presence of a variety of recreation options beyond local park facilities, a planning framework that would allow for an efficient allocation of funds that would require funding for parks to be proportional to future increases in population, would all serve to reduce the potential for significant deterioration of recreational facilities associated with implementation of the Proposed Project. Additionally, existing regulations and General Plan policies would assure that funding for parkland acquisition would be proportional to increases in population pursuant to the Quimby Act. Furthermore, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would increase the use of existing neighborhood and regional parks. In addition, the Proposed Project includes goals and policies in Section II, Housing Strategy, of the Housing Element Update such as Goal 2 and Policy 2.1, which support housing development for extremely low, very low, lower, and moderate income households and those with special needs near facilities such as parks. Rezoning facilitated by the Proposed Project would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Therefore impacts would be **less than significant**.

Threshold R-2 Would the Project include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As described in Threshold AE-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts; however, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County Development and operation of new recreational facilities may have an adverse physical effect on the environment, including impacts relating to air quality, biological resources, lighting, noise, and traffic. However, goals, policies, and actions in the General Plan,

including the creation of a County Parks and Recreation Master Plan, a trails program, and Parks Sustainability Program would guide the development of future recreational facilities. Moreover, by directing the County to preserve historic and natural resources on County park properties, Policies P/R 5.1 and 5.3 would serve to reduce the potential for new or expanded facilities to result in adverse physical impacts. Finally, existing federal, state, and local regulations, would mitigate potential adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and trails pursuant to implementation of the Proposed Project. Rezoning facilitated by the Proposed Project would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Consequently, the Proposed Project would result in **less-than-significant impacts** relating to new or expanded recreational facilities.

4.16.6 Cumulative Impacts

Implementation of the Proposed Project would increase use of existing local and regional parks, and could result in the accelerated deterioration of recreational facilities. Some cumulative projects, such as implementation of general plans for adjacent jurisdictions, would have the potential to increase the demand for recreational facilities, which could result in deterioration of existing facilities. As discussed in Section 4.14, the County is expected to have a total population of 11,462,600 by 2040. To meet the County's General Plan goal of 4 acres of regional open space and natural areas parkland per 1,000 residents of the total population of Los Angeles County, a total of 68,775 acres of regional open space and natural areas parkland would need to be in place. As discussed in Section 4.16.1, Environmental Setting, there are currently 867,676 acres of regional open space and natural areas. Therefore, cumulative regional open space and natural areas parkland impacts would be **less than significant.**

The deterioration that would occur to local and regional recreation parks from regional population growth may be offset by the acquisition of parkland and collection of in-lieu fees pursuant to the Quimby Act, as well as by the County's continued implementation of park improvement and development projects. As discussed previously, the Quimby Act is a funding mechanism for parkland acquisition for jurisdictions. As allowed by the Quimby Act, most cities in Los Angeles County have park dedication ordinances as part of their municipal codes. The park dedication ordinances require most residential subdivisions to dedicate parkland or pay in-lieu fees (or both, in some circumstances) to enable the jurisdictions to acquire local parkland at ratios between 3 acres and 5 acres per 1,000 residents. In order to accommodate future demand for park and recreational facilities from population growth in the Los Angeles region, additional park and recreational facilities will have to be developed and constructed throughout the region. Other cumulative projects, such as schools or residential projects in adjacent jurisdictions, would increase the need for recreational facilities in the region. Cumulative development would still incrementally increase the need for new or expanded facilities, which may have the potential to result in adverse environmental effects.

Grants through Measure A and other funding sources are available to fund the improvement and development of park and recreational facilities in urban areas and funding for maintenance of those facilities are provided through property assessments and taxes. Other regulations including the Mello-Roos Community Facilities Act of 1982 and the Landscaping and Lighting Act of 1972, would serve as supplemental sources of funding for parks maintenance. Enforcement of existing parkland dedication requirements would serve to reduce the potential for deterioration of existing facilities by allowing for adequate funding for the provision and maintenance of recreational facilities.

Therefore, existing regulations, County General Plan policies, and Implementation Programs assure that the funding for parkland acquisition would be proportional to increases in population and impacts would be **less than significant**.

It is speculative to determine the location of proposed park facilities in Los Angeles County and impacts arising from development of individual park projects. The majority of cumulative projects would be required to demonstrate compliance with CEQA and/or the National Environmental Policy Act prior to project approval; existing federal, state, and local regulations would mitigate potential adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and trails.

Therefore, the Proposed Project would not result in a cumulatively considerable contribution to a significant cumulative impact associated with deterioration of regional parks and construction of recreational facilities.

4.16.7 Mitigation Measures

No mitigation measures are required.

4.16.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts relating to hazards and hazardous materials have been identified.

4.16.9 References

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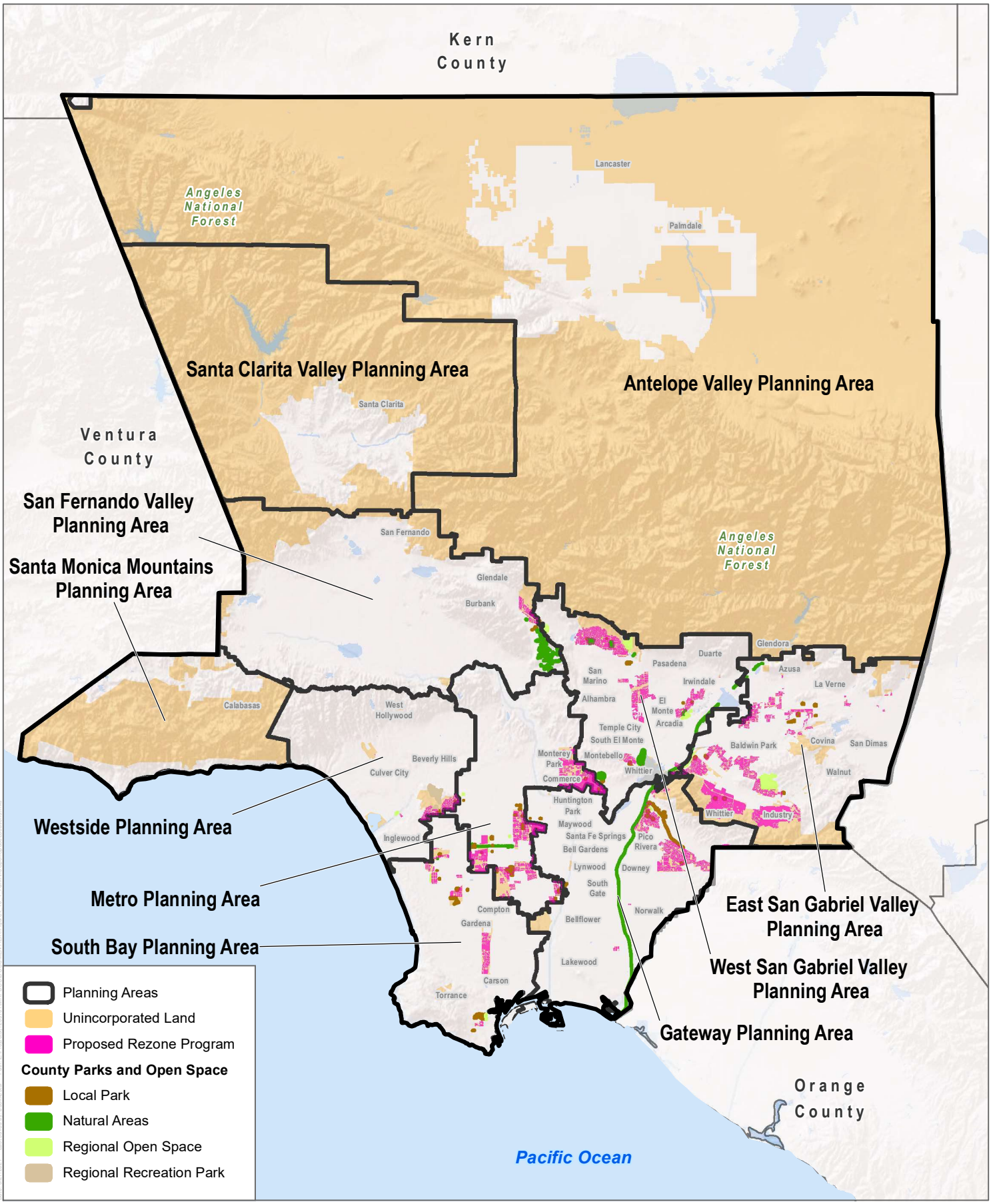

SOURCE: ESRI 2021; LA County 2021, NHD 2021

FIGURE 4.16-1

Park and Open Space Locations within a Half Mile of the Proposed Project

Los Angeles County Housing Element Update

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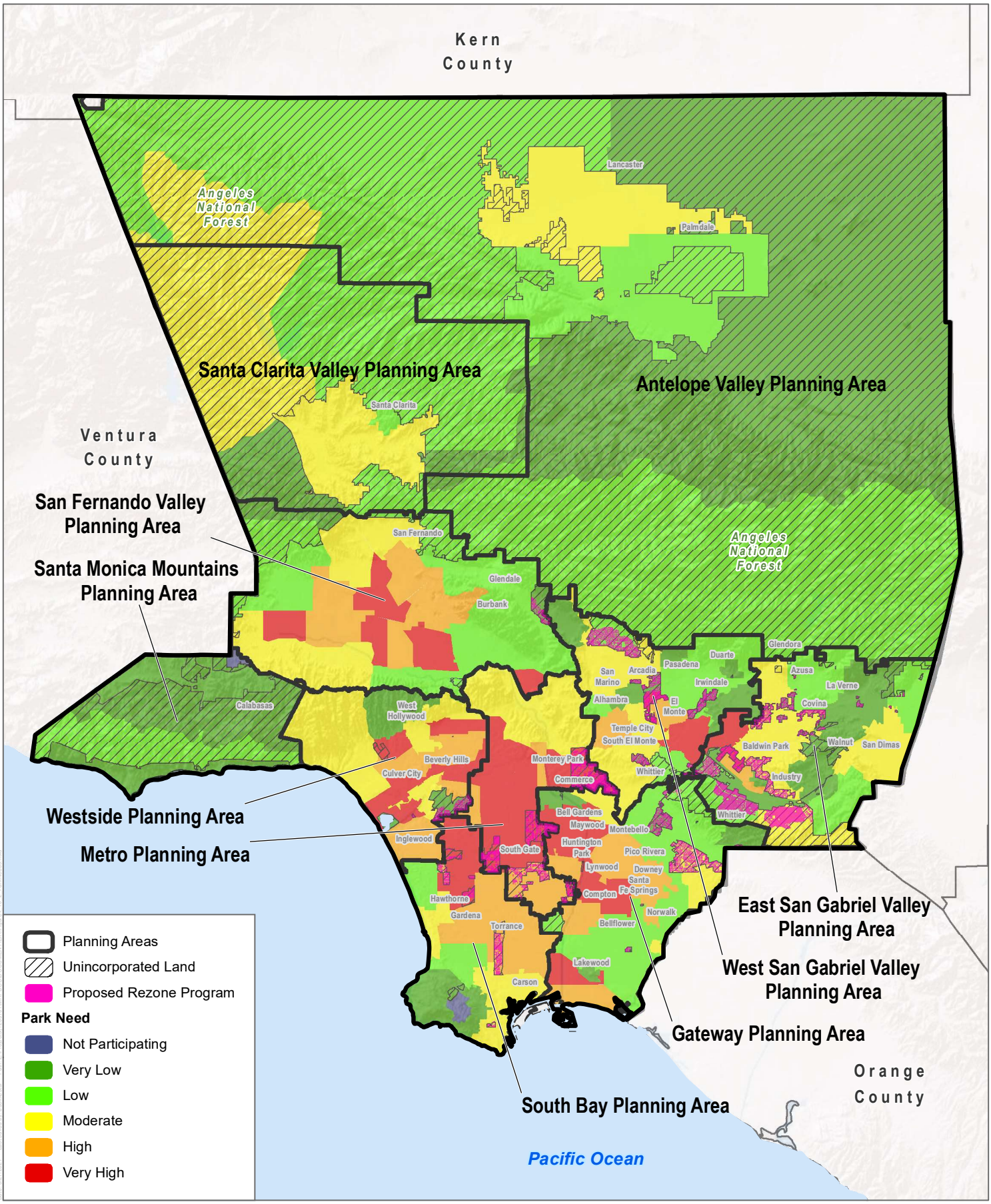

SOURCE: ESRI 2021; LA County 2021

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FIGURE 4.16-2

Park Needs

Los Angeles County Housing Element Update

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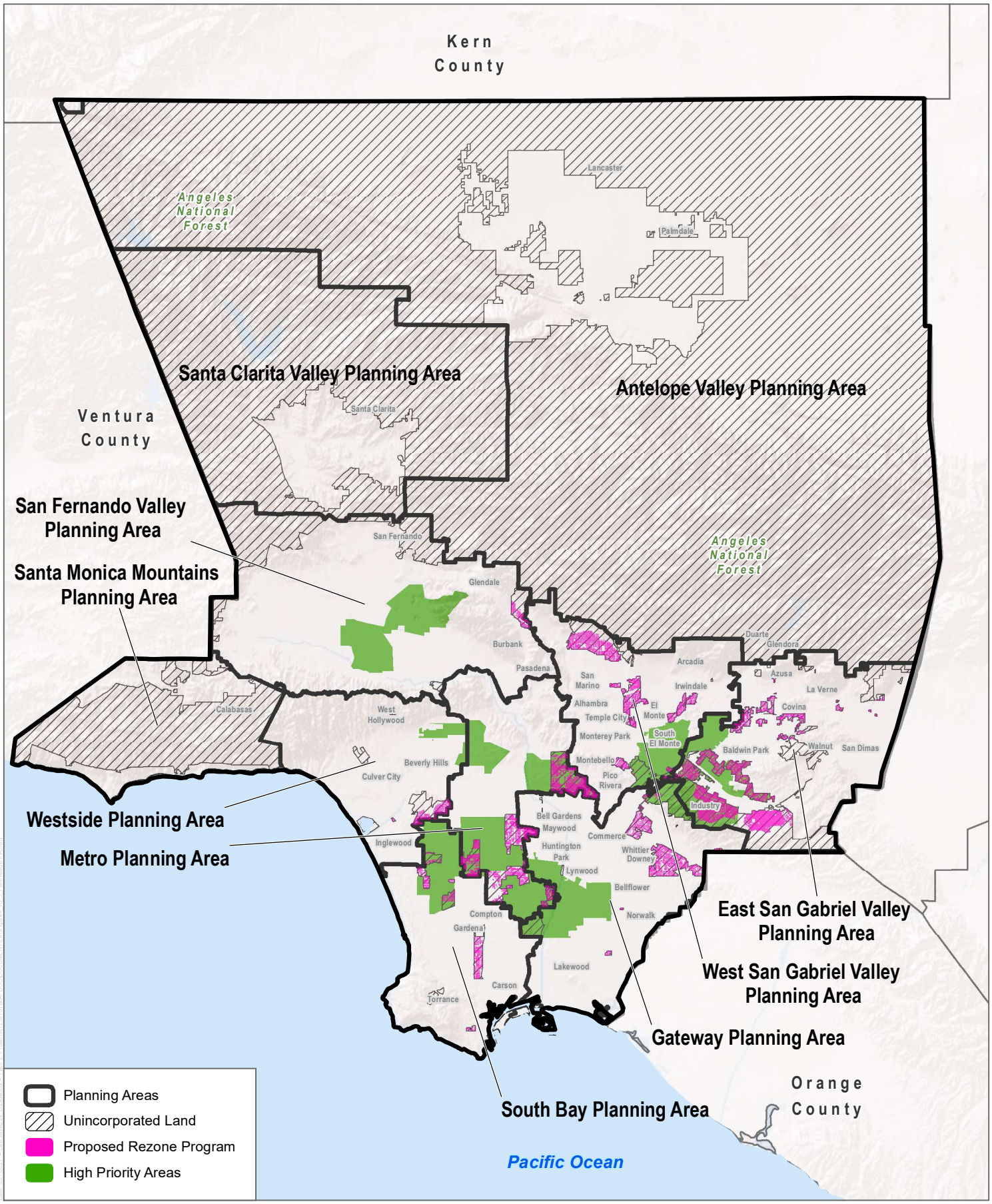

SOURCE: ESRI 2021; LA County 2021

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0 5 10 Miles

FIGURE 4.16-3

Park Needs – High Priority Areas

Los Angeles County Housing Element Update

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4.17 Transportation

This section evaluates the potential for implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project) to result in transportation impacts. This section describes the existing conditions, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures as needed.

Pursuant to Senate Bill (SB) 743, the County adopted Transportation Impact Guidelines (Los Angeles County Public Works 2020) to include vehicle miles traveled (VMT) as the new metric to evaluate the significance of transportation impacts. These guidelines and thresholds apply to land use and transportation projects in the County that are subject to California Environmental Quality Act (CEQA) analysis. Therefore, this section uses VMT as the basis for evaluating transportation impacts of the Proposed Project under CEQA.

4.17.1 Environmental Setting

This section describes the existing transportation setting in the County, including the VMT, roadway, transit, pedestrian, and bicycle systems. As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to Los Angeles County (County) where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analyses or studies.

Vehicle Miles Traveled

CEQA Section 15064.3(a) established VMT as the most appropriate measure of transportation impacts. The subdivision (a) defines VMT as "the amount and distance of automobile travel attributable to a project." The term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks. For land use projects and plans, such as the Proposed Project, based on the predominant use, the following VMT efficiency metrics and method of estimation can be used:

- **Total VMT per Service Population**: The total VMT to and from all zones in the geographic area are divided by the total service population to get the efficiency metric of VMT per service population. The total service population is the sum of the number residents and the number of employees.
- **Residential (Home-based) VMT per capita:** All home-based auto vehicle trips are traced back to the residence of the trip-maker (non-home-based trips are excluded) and then divided by the population within the geographic area to get the efficiency metric of home-based VMT per capita (or per resident).
- **Employment (Home-based work) VMT per employee**: All auto vehicle trips between home and work are counted, and then divided by the number of employees within the geographic area to get the efficiency metric of home-based work VMT per employee.

The County has used the regional Southern California Association of Governments (SCAG) Model[1] to estimate the average VMT for the unincorporated areas and for North and South County baseline VMT as shown in Table 4.17-1. North County contains the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains planning areas in the more rural portion of the County and South County contains the remaining planning areas (i.e., San Fernando, Westside, East San Gabriel Valley, West San Gabriel Valley, Metro, Gateway, and South Bay) in the more urban portion of the County. There are differences in the VMT trends between the northern and southern planning areas, therefore the County developed a North and South Baseline VMT. As shown in Table 4.17-1, the baseline VMT of North County is higher than the baseline VMT of South County. The average baseline VMT for the unincorporated areas is higher than the baseline VMT for the SCAG region.

By establishing a North and South Baseline VMT, the County acknowledged the differences in travel behavior in these areas given the land use context and transportation network to represent a more realistic and reasonable picture of baseline VMT. Per County guidelines, a comparison to North or South County VMT provides an appropriate baseline for a project's VMT analysis.

Table 4.17-1. 2016 Baseline VMT Metrics for Los Angeles County

Region	Total VMT per Service Population	Residential VMT per Capita	Employment VMT per Employee
North County	43.1	22.3	19.0
South County	31.1	12.7	18.4
Unincorporated Los Angeles County Average	35.9	17.0	20.7
SCAG Region	34.2	15.0	19.0

Source: Fehr & Peers 2020.
Note: VMT = vehicle miles traveled; SCAG = Southern California Association of Governments.

Figure 4.17-1 depicts the North and South County planning area boundaries that have been used in establishing the VMT baseline in the County.

Roadway System

The California Department of Transportation (Caltrans) is the state agency responsible for the maintenance of freeways and state highways. Los Angeles County Public Works is responsible for the design, construction, operation, maintenance, and repair of roads in the unincorporated areas of the County and in a number of local jurisdictions that contract with the County for these services (County of Los Angeles 2015).

[1] Los Angeles County Senate Bill (SB) 743 Implementation and CEQA Updates Report, June 2020: The most current version of the SCAG Model has a base year of 2012 and future year of 2040 and was developed for the 2016 SCAG Regional Transportation Plan and Sustainable Communities Strategy, April 2016. The model contains traffic analysis zones that contain socio-economic data reflecting the population, employment, and land use development characteristics throughout the region. The traffic analysis zones are characterized as Tier 1 and Tier 2 zones, and each Tier 1 zone contains multiple Tier 2 zones. The Tier 2 zones represent a smaller geographic area that allows the model to produce more refined trip assignment forecasts. Both Tier 1 and Tier 2 zones are used to calculate VMT. Total VMT is calculated using the Tier 1 zones and VMT by trip purpose (e.g., homebased VMT) is calculated using the Tier 2 zones. The SCAG regional model contains the socioeconomic data and transportation network for the entire SCAG region including the incorporated Cities. The model also contains neighboring, external zones that are used to estimate travel demand that occurs between the SCAG region and adjacent areas, as well as estimate regional travel demand for those traveling through the SCAG region.

The Los Angeles County Highway Plan designates the functional classification system of the County's highway system (County of Los Angeles 2000, 2016). The Highway Plan roadway classifications and descriptions are provided in Table 4.17-2. Figure 4.17-2A and Figure 4.17-2B illustrate the County's Highway Plan for the North and South County areas, respectively. These plans are also available on the County's website at the following links:

- http://dpw.lacounty.gov/ldd/lddservices/streetandbridge/docs/hwy_n.pdf
- http://dpw.lacounty.gov/ldd/lddservices/streetandbridge/docs/hwy_s.pdf

Table 4.17-2. Highway Plan Roadway Classifications

Classification	Description
Major Highway	This classification includes urban highways that are of countywide significance and are, or are projected to be, the most highly traveled routes. These roads generally require four or more lanes of moving traffic, channelized medians and, to the extent possible, access control and limits on intersecting streets. This width may vary to meet extraordinary circumstances. Also classified as major highways are key connectors, non-urban access ways, and recreational roads. The bulk of these routes are not planned for urban type improvement. However, the full major highway right-of-way width of 100 feet or more is generally required to maintain adequate safety and vehicular capacity.
Secondary Highway	Secondary highways include urban routes that serve or are planned to serve an areawide or countywide function, but are less heavily traveled than major highways. In a few cases, routes that carry major highway levels of traffic are classified as secondary highways because it is impractical to widen them to major highway standards. In addition to the countywide function, secondary highways frequently act as oversized collector roads that feed the countywide system. In this capacity, the routes serve to remove heavy traffic from local streets, especially in residential areas. In urban areas, secondary highways normally have 4 moving lanes of traffic on 80 feet of right-of-way. However, configuration and width may vary with traffic demand and conditions on the ground. Access control, especially to residential property and minor streets, is desirable along these roads.
Limited Secondary Highway	Limited secondary highways are located in remote foothill, mountain, and canyon areas. Their primary function is to provide access to low-density settlements, ranches, and recreational areas. The standard improvement for limited secondary highways is two traffic lanes on 64 feet of right-of-way. Typically, such improvements consist of 28–30 feet of pavement with graded shoulders. Left-turn pockets and passing lanes may be provided when required for traffic safety. The right-of-way may be increased to 80 feet for additional improvements where traffic or drainage conditions warrant. A uniform building setback shall be established 40 feet from the centerline of all limited secondary highways in order to preserve proper sight distances and to help maintain a rural appearance adjacent to the roadway. This setback shall be in addition to any yard requirement contained in the Zoning Code.
Parkway	The parkway classification is applied to urban and non-urban routes that having park-like features either within or adjacent to the roadway.
Expressway	The expressway classification is primarily for through-traffic with full or partial control of access. Expressways can accommodate 6 to 10 traffic lanes. The width of right of-way varies as necessary to incorporate these features but shall not be less than 80 feet. Roadway improvements vary depending upon the composition and volume of traffic carried.

Source: Los Angeles County General Plan 2035

There are 11 planning areas in the County. The main freeways and highways in each of the planning areas are listed below:

Antelope Valley Planning Area. This area is served by portions of Interstate (I) 5 and State Route (SR) 14. The main north–south highways include 30th Street, Sierra Highway, 50th Street, 47th Street, 126th Street, 210th Street, 240th Street, Largo Vista Road, San Gabriel Canyon Road (SR-39), Mount Wilson Red Box Road, Angeles Forest Highway, and Upper Big Tujunga Canyon Road. The east–west highways and secondary highways include Avenue B, Avenue C, Lancaster Road (SR-138), Avenue D, Avenue J, Avenue K/Avenue K 8, Avenue O, Avenue P, Palmdale Boulevard, Pearblossom Highway, Antelope Highway (SR-138), Big Pines Highway, and Angeles Crest Highway (SR-2).

Coastal Islands Planning Area: Two of the eight California Channel Islands, Santa Catalina Island and San Clemente Island, make up the Coastal Islands Planning Area. Access to Santa Catalina Island is via ferry service from Long Beach, San Pedro, and Dana Point. Access to San Clemente Island is via charter boats from Long Beach, Newport Beach, and San Diego.

East San Gabriel Valley Planning Area. This area is served by portions of I-10, SR-210, SR-57, SR-60, and SR-71. Main north–south highways and secondary highways include Harbor Boulevard, Azusa Avenue, Hacienda Boulevard, and Irwindale Avenue/Sunset Avenue. East–west highway and secondary highways include Colima Road, Amar Road, Sunset Avenue, 7th Street, Badillo Street, Arrow Highway, Baseline Road, and Temple Avenue.

Gateway Planning Area. This area is served by portions of I-710, I-605, I-405, I-105, I-5, SR-91, SR-103, and SR-22. The main north–south highways and secondary highways include Alameda Street, Santa Fe Avenue, Norwalk Boulevard, Carmenita Road, Painter Avenue, Valley View Avenue, and La Mirada Boulevard. East–west highways and secondary highways include Mulberry Drive, Telegraph Road, and Mills Avenue.

Metro Planning Area. This area is served by portions of I-110, I-105, I-10, I-5, I-710, SR-60, and US-101. The main north–south highways and secondary highways include Alameda Street, Central Avenue, Broadway, Atlantic Avenue, Western Avenue, Central Avenue, Santa Ana Avenue, and Atlantic Boulevard. East–west highways and secondary highways include Florence Street, Firestone Boulevard, Century Boulevard, Santa Ana Boulevard, Imperial Highway and El Segundo Boulevard, Rosecrans Avenue, Compton Boulevard, Redondo Beach Boulevard, Rosecrans Boulevard, Manchester Avenue, Florence Avenue, Olympic Boulevard, Whittier Boulevard, 3rd Street, Cesar E Chavez Avenue, and Beverly Boulevard.

San Fernando Valley Planning Area. This area is served by portions of I-210, I-5, I-405, SR-170, SR-134, SR-118, and SR-2. East–west highways include Lake Manor Drive and Foothill Boulevard.

Santa Clarita Valley Planning Area. This area is served by portions of I-5 and SR-14. North–south highways include Sierra Highway and Plum Canyon Road.

Santa Monica Mountains Planning Area. There are no key arterials that pass through the unincorporated areas in this planning area; however, this area is served by portions of US-101.

South Bay Planning Area. This area is served by portions of I-405, I-110, I-105, SR-91, and SR-47. The main north–south highways include Vermont Avenue, Hawthorne Boulevard (SR-107), and La Cienega Boulevard. East–west highways and secondary highways include Torrance Boulevard, Manhattan Beach Boulevard, and Sepulveda Boulevard.

West San Gabriel Valley Planning Area. This area is served by portions of I-210, I-605, I-710, SR-110, I-10, and SR-60. North–south highways include Rosemead Boulevard (SR-19), San Gabriel Boulevard, Sierra Madre Boulevard, Peck Road, and Myrtle Avenue. East–west highways and secondary highways include Potrero Grande Drive, Live Oak Avenue, New York Drive, Woodbury Road, Mariposa Street and Marengo Street, and Huntington Drive.

Westside Planning Area. This area is served by portions of I-405, I-10, and SR-90. La Brea Avenue is the north–south highway and Slauson Avenue and Stocker Street are east–west highways within the planning area.

Transit

The County is served by a large public transit system that includes rail systems and various bus service options, such as transitways and bus rapid transit systems. The Los Angeles County Metropolitan Transportation Authority (Metro) operates the Metro rail system within the County, which has six lines, including two subway (heavy rail rapid transit) lines (the B and D lines) and four light rail lines (the A, C, L and E lines), and 93 stations. The Metro rail system connects with the Metro Busway bus rapid transit system (the G and J lines) and also with the Metrolink commuter rail system. Figure 4.17-3A illustrates the existing and planned major transit projects in the County included in Metro's Long-Range Transportation Plan for the horizon year 2050.

Metrolink and Amtrak are the two additional rail service operators in the County. The Southern California Regional Rail Authority operates the Metrolink commuter rail system, which has its hub in Downtown Los Angeles at Union Station and extends to Ventura, San Bernardino, Riverside, Orange, and San Diego counties and serves some of the unincorporated areas. Amtrak provides interstate service from points around the country to Union Station, as well as regional service between major cities throughout California. Figure 4.17-3B illustrates the Metrolink commuter rail system.

Metro bus system comprises 140 lines/170 routes serving 16,000 bus stops in the County, per the NextGen Bus Plan (Metro 2020). Figure 4.17-3C illustrates the Metro bus system. The Metro bus system has largely remained unchanged and, given the transforming landscape of transportation and travel demand within the County and addition of Metro rail and the bus rapid transit system, it has been observing a decline in ridership since 2014. Metro approved the NextGen Bus Plan in October 2020 to provide a better bus system for the County.

Los Angeles County Public Works and LAGOBus operate fixed route shuttle services and the Link to provide an affordable and efficient transit service (generally with a frequency of 30–60 minutes) to key destinations for residents in communities in unincorporated areas:

- Topanga Shuttle Service connects Topanga/Woodland Hills and Santa Monica
- Acton/Agua Dulce Shuttle service in Acton and Agua Dulce connects to Santa Clara Transit Station and Newhall Metrolink Station
- Avocado Heights/Bassett/West Valinda Shuttle service in Avocado Heights
- Height Hopper Shuttle connects Hacienda Height and Rowland Heights communities
- East Valinda Shuttle
- Edmund D. Edelman's Children's Court Shuttle service in East Los Angeles
- El Sol Shuttle service in East Los Angeles
- Sunshine Shuttle service in South Whittier
- Wellness Center Shuttle services the Los Angeles County/USC Medical Center

The Link provides services on the following routes and para transit service in unincorporated areas:

- Athens Shuttle service in West Athens-Westmont
- Baldwin Hills Parklands Shuttle service connects La Cienega/Jefferson Boulevard Metro Station to Kenneth Hahn State Recreation Area
- Florence-Firestone/Walnut Park Shuttle service in Florence-Firestone and Walnut Park
- King Medical Center Shuttle service in Willowbrook
- Lennox Shuttle service in Lennox
- Willowbrook Shuttle

These shuttle services connect with transit providers such as Metro, Metrolink, Torrance Transit, Los Angeles Department of Transportation DASH, Gardena Bus Lines, Culver City Bus, Gardena Bus lines, Inglewood I-Line Trolley, Big Blue Bus, Santa Clara Transit, La Puente Link, Foothill Transit, La Puente Link, Alhambra Community Transit, El Sol Shuttle, Monterey Park Spirit, Montebello Transit, and Norwalk Transit.

Active Transportation

The County has a mix of rural, suburban, and urban communities that provide different opportunities for and challenges to active modes of transportation such as walking and biking. The pedestrian network generally includes sidewalks, shared use paths, and trails. To enhance walkability in the communities, a plan for pedestrian facilities has been prepared for unincorporated areas of the County. The Step by Step Los Angeles County plan (County of Los Angeles Department of Public Health 2019) is discussed in detail in Section 4.17.2.

Per the County's 2012 Bicycle Master Plan, bicycle facilities in unincorporated areas of the County are classified as follows (County of Los Angeles 2012):

Class I – Bicycle Path: Bike paths, also called shared-use paths or multi-use paths, are paved rights-of-way for exclusive use by bicyclists, pedestrians, and other non-motorized modes of travel. They are physically separated from vehicular traffic and can be constructed in roadway rights-of-way or exclusive rights-of-way. Most of the County bicycle paths are located along creek and river channels and along the beach.

Class II – Bicycle Lane: Bike lanes are defined by pavement striping and signage used to allocate a portion of a roadway for exclusive bicycle travel. Bike lanes are one-way facilities on either side of a roadway. Bike lanes are located adjacent to a curb where no on-street parking exists. Where on-street parking is present, bike lanes are striped to the left side of the parking lane.

Class III - Bicycle Route: Bike routes provide shared use with motor vehicle traffic within the same travel lane. Designated by signs, bike routes provide continuity to other bike facilities or designate preferred routes through corridors with high demand.

Class IV - Bikeways: A Class IV Bikeway (separated bikeway) is a bikeway for the exclusive use of bicycles and includes a separation required between the separated bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

Figure 4.17-4, Types of Bikeway Facilities, illustrates the bicycle facilities that are existing and proposed in the County. Maps with proposed bikeways from the 2012 Bicycle Master Plan are available on the County's website at the following link: https://dpw.lacounty.gov/pdd/bike/docs/bmp/LA%20County%20Bicycle%20Master%20Plan%20 %20Atlas%20of%20Proposed%20Bikeways.pdf.

4.17.2 Relevant Plans, Policies, and Ordinances

Federal

There are no federal regulations pertaining to transportation that would apply to the Proposed Project.

State

Senate Bill 743

On September 27, 2013, Governor Brown signed SB 743, which became effective on January 1, 2014. The purpose of SB 743 is to streamline review under the CEQA process for several categories of development projects, including the development of infill projects in transit priority areas, and to balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions. SB 743 adds Chapter 2.7, Modernization of Transportation Analysis for Transit Oriented Infill Projects, to the CEQA Statute (California Public Resources Code, Section 21099). Section 21099(d)(1) provides that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment. In addition, SB 743 mandates that alternative metric(s) for determining impacts relative to transportation shall be developed to replace the use of level of service (LOS) in CEQA documents.

In the past, environmental review of transportation impacts focused on the delay that vehicles experience at intersections and on roadway segments, which is often measured using LOS. Mitigation for impacts on vehicular delay often involves increasing capacity such as widening a roadway or the size of an intersection, which in turn induces more vehicular travel and greater pollutant emissions. Additionally, improvements to increase vehicular capacity can often discourage alternative modes of transportation such as biking, walking, and transit. SB 743 directed the Governor's Office of Planning and Research (OPR) to develop an alternative metric(s) for analyzing transportation impacts in CEQA documents. The alternative shall promote the state's goals of reducing GHG emissions and traffic-related air pollution by promoting the development of a multimodal transportation system and providing clean, efficient access to destinations. Under SB 743, it was anticipated that the focus of transportation analysis would shift from vehicle delay (and LOS) to VMT within transit-priority areas (i.e., areas well served by transit).

Pursuant to SB 743, OPR released the draft revised CEQA Guidelines in November 2017, recommending the use of VMT for analyzing transportation impacts. Additionally, OPR released updates to the Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR 2018) to provide guidance on VMT analysis. In this Technical Advisory, OPR provides its recommendations to assist lead agencies in screening out projects from VMT analysis and selecting a significance threshold that may be appropriate for their particular jurisdictions. While OPR's Technical Advisory is not binding on public agencies, CEQA allows lead agencies to "consider thresholds of significance . . . recommended by other public agencies, provided the decision to adopt those thresholds is supported by substantial evidence" (CEQA Guidelines Section 15064.7[c]).

In December 2018, the CEQA Guidelines were updated to add Section 15064.3, Determining the Significance of Transportation Impacts, which describes specific considerations for evaluating a project's transportation impacts using VMT methodology. This new methodology was required to be used for projects starting on July 1, 2020.

CEQA Guidelines Section 15064.3(b) is divided into four subdivisions as follows:

(1) **Land Use Projects.** Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop[2] or a stop along an existing high-quality transit corridor[3] should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) **Transportation Projects.** Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) **Qualitative Analysis.** If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) **Methodology.** A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project.

Since the Proposed Project is a land use development, CEQA Guidelines Section 15064.3(b)(1) applies to the Proposed Project.

Senate Bill 375

The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act; SB 375) supports the state's climate action goals to reduce GHG emissions through coordinated transportation and land use planning with the goal of more sustainable communities. Under the Sustainable Communities Act, the California Air Resources Board sets regional targets for GHG emissions reductions from passenger vehicle use. In 2010, the California Air Resources Board established targets for 2020 and 2035 for each region covered by one of the state's

[2] OPR's Technical Advisory 2018: Pub. Resources Code, § 21064.3 ("'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.")

[3] OPR's Technical Advisory 2018: Pub. Resources Code, § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.")

Metropolitan Planning Organizations (MPOs). The California Air Resources Board will periodically review and update the targets, as needed.

Each of California's MPOs must prepare a Sustainable Communities Strategy (SCS) as an integral part of its Regional Transportation Plan (RTP). The SCS contains land use, housing, and transportation strategies that, if implemented, would allow the region to meet its GHG emission reduction targets. Once adopted by the MPO, the RTP/SCS guides the transportation policies and investments for the region. California Air Resources Board must review the adopted SCS to confirm and accept the MPO's determination that the SCS, if implemented, would meet the regional GHG targets. If the combination of measures in the SCS would not meet the regional targets, the MPO must prepare a separate alternative planning strategy to meet the targets. The alternative planning strategy is not a part of the RTP.

The Sustainable Communities Act also establishes incentives to encourage local governments and developers to implement the SCS or the alternative planning strategy. Developers can get relief from certain CEQA requirements if their new residential and mixed-use projects are consistent with a region's SCS (or alternative planning strategy) that meets the targets (see California Public Resources Code, Sections 21155, 21155.1, 21155.2, 21159.28.).

Statewide Transportation Improvement Program

The California 2010 Statewide Transportation Improvement Program, approved by the U.S. Department of Transportation in October 2009, is a multi-year, statewide, intermodal program of transportation projects that is consistent with the statewide transportation plan and planning processes, metropolitan plans, and Title 23 of the Code of Federal Regulations. The Statewide Transportation Improvement Program is prepared by Caltrans in cooperation with the MPOs and the regional transportation planning agencies. The Statewide Transportation Improvement Program contains all capital and noncapital transportation projects or identified phases of transportation projects for funding under the Federal Transit Act and Title 23 of the Code of Federal Regulations, including federally funded projects.

The California Department of Transportation

As the owner and operator of the state highway system, Caltrans implements established state planning priorities in all functional plans, programs, and activities. Caltrans coordinates and consults with local jurisdictions when proposed local land use planning and development may impact state highway facilities. Pursuant to Section 21092.4 of the California Public Resources Code, for projects of statewide, regional, or area-wide significance, the lead agency shall consult with transportation planning agencies and public agencies that have transportation facilities that could be affected by the project.

Caltrans Draft Transportation Impact Study Guide and Safety Review (Caltrans 2020) replaced the Guide for the Preparation of Traffic Impact Studies (Caltrans 2002). Per the 2020 Transportation Impact Study Guide, Caltrans' primary review focus is VMT, replacing LOS as the metric used in CEQA transportation analyses (Caltrans 2020). Caltrans recommends use of OPR's recommended thresholds and guidance on methods of VMT assessment found in OPR's Technical Advisory (OPR 2018) for land use projects. In addition to VMT, the 2020 Transportation Impact Study Guide states that it may request a targeted operational and safety analysis to address a specific geometric or operational issue related to the state highway system and connections with the state highway system.

Regional

Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy

SCAG develops the RTP, which presents the transportation vision for Los Angeles, Orange, San Bernardino, Imperial, Riverside, and Ventura counties. SB 375 was enacted to reduce GHG emissions from automobiles and light trucks through integrated transportation, land use, housing and environmental planning. Under the law, SCAG is tasked with developing an SCS, an element of the RTP that provides a plan for meeting emissions reduction targets set forth by the California Air Resources Board. The SCS outlines the plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. This overall land use development pattern supports and complements the proposed transportation network that emphasizes system preservation, active transportation, and transportation demand management measures.

The 2016 RTP/SCS identifies priorities for transportation planning within the Southern California region, sets goals and policies, and identifies performance measures for transportation improvements to ensure that future projects are consistent with other planning goals for the area (SCAG 2016). The Regional Transportation Improvement Programs, also prepared by SCAG based on the RTP, lists all of the regional funded/programmed improvements within the next 5 to 7 years. To qualify for CEQA streamlining benefits under SB 375, a project must be consistent with the RTP/SCS.

The 2020–2045 RTP/SCS, also known as Connect SoCal, is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. It charts a path toward a more mobile, sustainable, and prosperous region by making connections between transportation networks, between planning strategies, and between the people whose collaboration can improve the quality of life for Southern Californians (SCAG 2020). The SCAG Regional Council adopted Connect SoCal on September 3, 2020.

For SCAG member jurisdictions, the 6th cycle Housing Element planning period extends from 2021 to 2029. As part of Connect SoCal, SCAG assigns a number of housing units that the County is required to plan for in the 8-year Housing Element cycle. That number of units is called the Regional Housing Needs Assessment (RHNA), and it is broken down by income category, ensuring that all economic groups are accommodated. If a jurisdiction cannot show that there are enough sites to address the housing need, the jurisdiction is required to develop a rezoning program. The rezoning ensures that there are enough sites with sufficient densities to address the housing need identified through the RHNA.

Los Angeles County Metropolitan Transportation Authority

Metro is the county-level transportation planning and public transportation operating agency that was created by the State of California to set policy, coordinate, plan, fund, build, and operate transit services and transportation programs throughout Los Angeles County. Metro supports the transportation improvement programs of the 88 cities and 16 municipal transit operators within the County, as well as Los Angeles's paratransit provider, Access Services, and its regional commuter rail service provider, Metrolink. Metro is also responsible for the preparation of the Long-Range Transportation Plan and the Short-Range Transportation Plan (SRTP). The current Long- and Short-Range Transportation Plans are the 2020 Long-Range Transportation Plan and the 2014 Short-Range Transportation Plan.

The transportation plans include all major transit and highway projects (partially or fully funded), existing programs and policies, and new policies and initiatives required to achieve Metro's regional goals.

Local

Los Angeles County Public Works

The County's Public Works Department adopted their Transportation Impact Guidelines on July 23, 2020. As mentioned above, a project's effect on automobile delay is no longer a consideration when identifying a significant impact under CEQA; therefore, the operational analysis parts of the Transportation Impact Guidelines that do not directly apply to CEQA are not addressed in this section. The Draft Program Environmental Impact Report (PEIR) addresses the VMT-based CEQA analysis criteria detailed in the Transportation Impact Guidelines. The Transportation Impact Guidelines include guidance and requirements for VMT analysis of development projects, including project screening, analysis methodology, significance criteria, impact assessment, and mitigation strategies (Los Angeles County Public Works 2020).

Los Angeles County General Plan Mobility Element

The Mobility Element of the Los Angeles County General Plan (General Plan) contains goals designed to further the County's mobility strategy pursuant to the California Complete Streets Act of 2007. The Mobility Element addresses this requirement with policies and programs that consider all modes of travel, with the goal of making streets safer, accessible, and more convenient to walk, ride a bicycle, or take transit (County of Los Angeles 2015). As mentioned previously, a project's effect on automobile delay or LOS is no longer a consideration when identifying a significant impact under CEQA; therefore, the County's General Plan policies related to performance of roadway system are not included in this section. The relevant goals and policies within the Mobility Element are presented below (County of Los Angeles 2015):

Goal M 1 Street designs that incorporate the needs of all users. (Complete Streets)

- **Policy M 1.1** Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, roads and streets.
- **Policy M 1.2** Ensure that streets are safe for sensitive users, such as seniors and children.
- **Policy M 1.3** Utilize industry standard rating systems, such as the Institute for Sustainable Infrastructure (ISI) Rating System, to assess sustainability and effectiveness of street systems for all users.

Goal M 2 Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use. (Active Transportation Design)

- **Policy M 2.1** Design streets that accommodate pedestrians and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities.

Policy M 2.2 Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following street designs, whenever appropriate and feasible:

- Lane width reductions to 10 or 11 feet in low speed environments with a low volume of heavy vehicles.
- Wider lanes may still be required for lanes adjacent to the curb, and where buses and trucks are expected.
- Low-speed designs.
- Access management practices developed through a community-driven process.
- Back in angle parking at locations that have available roadway width and bike lanes, where appropriate.

Policy M 2.3 Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following intersection designs, whenever appropriate and feasible:

- Right angle intersections that reduce intersection skew.
- Smaller corner radii to reduce crossing distances and slow turning vehicles.
- Traffic calming measures, such as bulb-outs, sharrows, medians, roundabouts, and narrowing or reducing the number of lanes (road diets) on streets.
- Crossings at all legs of an intersection.
- Shorter crossing distances for pedestrians.
- Right-turn channelization islands. Sharper angles of slip lanes may also be utilized.
- Signal progression at speeds that support the target speed of the corridor.
- Pedestrian push buttons when pedestrian signals are not automatically recalled.
- Walk interval on recall for short crossings.
- Left-turn phasing.
- Prohibit right turn on red.
- Signs to remind drivers to yield to pedestrians.

Policy M 2.4 Ensure a comfortable walking environment for pedestrians by implementing the following, whenever appropriate and feasible:

- Designs that limit dead-end streets and dead-end sidewalks.
- Adequate lighting on pedestrian paths, particularly around building entrances and exits, and transit stops.
- Designs for curb ramps, which are pedestrian friendly and compliant with the American Disability Act (ADA).
- Perpendicular curb ramps at locations where it is feasible.
- Pedestrian walking speed based on the latest standard for signal timing. Slower speeds should be used when appropriate (i.e., near senior housing, rehabilitation centers, etc.)
- Approved devices to extend the pedestrian clearance times at signalized intersections.
- Accessible Pedestrian Signals (APS) at signalized intersections.

- Pedestrian crossings at signalized intersections without double or triple left or right turn lanes.
- Pedestrian signal heads, countdown pedestrian heads, pedestrian phasing and leading pedestrian intervals at signalized intersections.
- Exclusive pedestrian phases (pedestrian scrambles) where turning volume conflicts with very high pedestrian volumes.
- Advance stop lines at signalized intersections.
- Medians or crossing islands to divide long crossings.
- High visibility crosswalks.
- Pedestrian signage.
- Advanced yield lines for uncontrolled crosswalks.
- Rectangular Rapid Flashing Beacon or other similar approved technology at locations of high pedestrian traffic.
- Safe and convenient crossing locations at transit stations and transit stops located at safe intersections.

Policy M 2.5 Ensure a comfortable bicycling environment by implementing the following, whenever appropriate and feasible:

- Bicycle signal heads at intersections.
- Bicycle signal detection at all signalized intersections.
- Wayfinding signage.
- Road diet techniques, such as lane narrowing, lane removal, and parking removal/restriction.
- Appropriate lighting on all bikeways, including those in rural areas.
- Designs, or other similar features, such as: shoulder bikeways, cycle tracks, contra flow bike lanes, shared use paths, buffered bike lanes, raised bike lanes, and bicycle boulevards.

Policy M 2.6 Encourage the implementation of future designs concepts that promote active transportation, whenever available and feasible.

Policy M 2.7 Require sidewalks and bikeways to accommodate the existing and projected volume of pedestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.

Policy M 2.8 Connect pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.

Policy M 2.9 Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.

Policy M 2.10 Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.

Policy M 2.11 Promote the continuity of streets and sidewalks through design features, such as limiting mid-block curb cuts, encouraging access through side streets or alleys, and promoting shorter block lengths

Goal M-3 Streets that incorporate innovative designs. (Innovative Street Design)

Policy M 3.1 Facilitate safe roadway designs that protect users, preserve state and federal funding, and provide reasonable protection from liability.

Policy M 3.2 Consider innovative designs when part of an accepted standard, or when properly vetted through an appropriate engineering/design review, in compliance with all state and federal laws.

Policy M 3.3 Complete the following studies prior to the implementation of innovative design concepts:

- An analysis of the current and future context of the community and neighborhood in which they are proposed;
- A balanced assessment of the needs of all users and travel modes (i.e., pedestrian, bicycle, transit, vehicular, and equestrian, where appropriate);
- A technical assessment of the operational and safety characteristics for each mode; and
- A consistency check with transportation network plans, including the Highway Plan, Bicycle Master Plan, and Community Pedestrian Plans.

Goal M 4 An efficient multimodal transportation system that serves the needs of all residents

Policy M 4.1 Expand transportation options that reduce automobile dependence.

Policy M 4.2 Expand shuttle services to connect major transit centers to community points of interest.

Policy M 4.3 Maintain transit services within the unincorporated areas that are affordable, timely, cost-effective, and responsive to growth patterns and community input.

Policy M 4.4 Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.

Policy M 4.5 Encourage continuous, direct routes through a connected system of streets, with small blocks and minimal dead ends (cul-de-sacs).

Policy M 4.8 Provide and maintain appropriate signage for streets, roads and transit.

Policy M 4.9 Ensure the participation of all potentially affected communities in the transportation planning and decision-making process.

Policy M 4.10 Support the linkage of regional and community-level transportation systems, including multimodal networks.

Policy M 4.11 Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.

Policy M 4.12 Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.

Policy M 4.13 Coordinate with adjacent jurisdictions in the review of land development projects near jurisdictional borders to ensure appropriate roadway transitions and multimodal connectivity.

Policy M 4.14 Coordinate with Caltrans on mobility and land use decisions that may affect state transportation facilities.

Policy M 4.15 Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution-based transit passes, regional carpooling programs, and telecommuting.

Policy M 4.16 Promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs

Goal M 5 Land use planning and transportation management that facilitates the use of transit.

Policy M 5.1 Facilitate transit-oriented land uses and pedestrian-oriented design to encourage transit ridership.

Policy M 5.2 Implement parking strategies that facilitate transit use and reduce automobile dependence.

Policy M 5.3 Maintain transportation right-of-way corridors for future transportation uses, including bikeways, or new passenger rail or bus services.

Goal M 7 Transportation networks that minimizes negative impacts to the environment and communities.

Policy M 7.5 In rural areas, require rural highway and street standards that minimize the width of paving and the placement of curbs, gutters, sidewalks, street lighting, and traffic signals, except where necessary for public safety.

Los Angeles County Bicycle Master Plan 2012 and Bicycle Master Plan Update

The Los Angeles County Board of Supervisors adopted the current Bicycle Master Plan in March 2012. The plan estimates that within the Metro/Downtown Los Angeles area by the year 2030, the total number of daily bicycle commuters could increase from the current estimate of 2,612 to 12,021 (County of Los Angeles 2012). The bike-to-work mode share is estimated by the plan to increase from the current 0.30% to 1.0% for that subarea. Metro publishes the LA Metro Bike Map, a regional map that includes existing bicycle facilities within all jurisdictions of the County. The Bike Map identifies Class II Bike Lanes, Class III Bike Routes, and Bicycle Boulevards throughout County. On October 15, 2019, the Board of Supervisors directed Los Angeles County Public Works to initiate an update to the 2012 Bicycle Master Plan in partnership with Regional Planning, Beaches and Harbors, Parks and Recreation, the Sheriff's Department, and Highway Patrol. Los Angeles County Public Works would also revise the plan's PEIR to analyze transportation impacts using VMT rather than LOS. As of this writing, no updates to the Bicycle Master Plan have been completed.

Along with the proposed bikeways, the current Bicycle Master Plan recommends various bicycle-friendly policies and programs to promote bicycle ridership among users of all ages and skill sets within the County. The relevant goals and polices are presented below (County of Los Angeles 2012):

Goal 1 **Bikeway System.** Expanded, improved, and interconnected system of county bikeways and bikeway support facilities to provide a viable transportation alternative for all levels of bicycling abilities.

Policy 1.1 Construct bikeways proposed in 2012 County of Los Angeles Bicycle Master Plan over the next 20 years.

Policy 1.3 Coordinate with developers to provide bicycle facilities that encourage biking and link to key destinations.

Policy 1.4 Support the development of bicycle facilities that encourage new riders.

Policy 1.6 Develop a bicycle parking policy.

Goal 2 Increased safety of roadway for all users.

Policy 2.1 Implement projects that improve the safety of bicyclists at key locations.

Policy 2.2 Encourage alternative street standards that improve safety such as lane reconfigurations and traffic calming.

Policy 2.4 Evaluate impacts on bicyclists when designing new or reconfiguring streets.

Policy 2.6 Support development of a Healthy Design Ordinance.

Policy 2.7 Support the use of the Model Design Manual for Living Streets and Design as a reference for LACPW.

Step by Step Los Angeles County

In 2019, the Los Angeles County Board of Supervisors adopted Step by Step Los Angeles County: Pedestrian Plan for Unincorporated Communities, a policy framework for how the County proposes to get more people walking, make walking safer, and support healthy active lifestyles. It also includes Community Pedestrian Plans for the communities of Lake Los Angeles, Walnut Park, Westmont/West Athens, and Whitter-Los Nietos. The Step by Step pedestrian plan communities were selected based on key criteria that identified communities in unincorporated Los Angeles County with high rates of pedestrian collisions that resulted in death or injury (County of Los Angeles Department of Public Health 2019). Additionally, one goal of the inaugural pedestrian plans that were approved in 2019 was to pilot pedestrian planning and design in a mix of rural (Lake Los Angeles), urban (Westmost-West Athens and Walnut Park), and suburban (West Whittier-Los Nietos) communities.

Step by Step outlines actions, policies, procedures, and programs that the County will consider to enhance walkability across unincorporated communities. The pedestrian plans also provide guidance in developing a network of sidewalks, off-street paths, trails, and facilities (such as lighting, crosswalks, and benches) that allow people to walk safely and comfortably to key destinations. It includes policies that address safety, traffic, education, and programs to promote a safe, walkable community. The relevant goals and polices of Step by Step Los Angeles County are presented below (County of Los Angeles Department of Public Health 2019):

Goal 1 **Safe Streets** Eliminate all fatalities and severe injuries involving people walking.

Policy SS-1 Coordinate across County departments, and with the California Highway Patrol, community members, and organizations to implement Vision Zero Los Angeles County to eliminate traffic-related pedestrian fatalities and severe injuries.

Policy SS-2 Elevate the pedestrian walking experience by enhancing pedestrian crossings and implementing traffic calming measures where feasible and appropriate.

Goal 2 **Make Walking the Easy and Healthy Choice** Communities, streets, and sidewalks are designed to promote walking and healthy living.

- **Policy EH-1** Make transportation, land use, and building design or site planning decisions that make walking a logical first choice transportation option for residents and visitors.
- **Policy EH-2** Design pedestrian-friendly streets to make walking a convenient first choice for daily activities.
- **Policy EH-3** Provide opportunities for community participation in creating safe and inviting pedestrian environments.

Goal 3 **Connectivity** Develop and maintain a complete pedestrian network that links transit, schools, parks, and other key destinations in the community.

- **Policy C-1** Support projects that increase pedestrian connectivity, reduce walking distances, and enhance safety.
- **Policy C-2** Create a barrier-free pedestrian network. Maintain pedestrian facilities to ensure they are free of hazards and obstructions

Goal 4 **Equity** Make unincorporated Los Angeles County more walkable for all through equity in public engagement, service delivery, accessibility, planning, and capital investments.

- **Policy EQ-1** Prioritize the needs of low-income communities of color and the most vulnerable users.
- **Policy EQ-2** Create a pedestrian network

Goal 5 **Safe Communities** Address real and perceived personal safety concerns to encourage walking.

- **Policy SC-1** Implement community environmental design and community programs that enhance public safety that supports people of all abilities – especially youth, seniors, and those with disabilities. This includes, but is not limited to, wide sidewalks, curb ramps, accessible pedestrian signals to aid the visually impaired, and adequate pedestrian crossing times.

Goal 6: **Sustainability and Preservation** Pedestrian projects and programs enhance the natural environment including clean air and water.

- **Policy SP-1** Improve air quality and reduce greenhouse gas emissions through reduced car dependency.
- **Policy SP-2** Enhance the natural environment through the greening of pedestrian space by planting trees and vegetation, and the use of efficient materials and processes in sidewalk and street enhancement projects.

4.17.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would have a significant effect on the environment with respect to transportation and traffic if the project would:

T-1: Conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

T-2: Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

T-3: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

T-4: Result in inadequate emergency access.

The thresholds are analyzed in this section. In addition, this section includes a program-level analysis of the potential VMT impacts due to the Proposed Project. A screening-based approach for measuring VMT impacts was found appropriate for this program-level impact analysis. This is because it is only possible to make generalized estimates of dwelling units and non-residential square footage that could be developed by rezoning areas based on maximum allowable density and floor area ratio (FAR) at this time. The specific location or intensity of development throughout the County would need to be evaluated as, and when, individual projects are proposed. The Proposed Project includes a rezoning program, specifying limited areas in the Project Area where the maximum allowable density will be increasing, but actual development will likely depend on the proposals that come forth from various applicants. In addition, the specific timing and other details such as affordable housing units, mix and intensity of land uses, and driveway locations would determine the potential for significant transportation impacts. Therefore, individual development projects would also be required to be reviewed in accordance with the County's Transportation Impact Analysis Guidelines (Los Angeles County Public Works 2020).

The County of Los Angeles Vehicle Miles Traveled Impact Threshold

Per the County's Transportation Impact Analysis Guidelines (Los Angeles County Public Works 2020), a project has a potentially significant VMT impact if it meets one or more of the criteria listed below when comparing to the baseline VMT for the North and South County areas. Refer to Figure 4.17-1 and Table 4.17.1 for the geographic boundaries for the North and South County baseline areas and VMT baseline values, respectively.

- **Residential Projects:** The project's residential VMT (i.e., the VMT generated by home-based work and other trips) per capita would not be 16.8% below the existing residential VMT per capita for the Baseline Area (i.e., within North or South County) in which the project is located.
- **Office Projects:** The project's employment VMT (i.e., the VMT generated by home-based work trips) per employee would not be 16.8% below the existing employment VMT per employee for the Baseline Area (i.e., within North or South County) in which the project is located.
- **Regional Serving Retail Projects**: The project would result in a net increase in existing total VMT.
- **Land Use Plans:** The plan total VMT per service population (i.e., sum of residents and employees) would not be 16.8% below the existing VMT per service population for the Baseline Area in which the plan is located (see Table 4.17-1).
- **Other Land use Type:** Public Works to determine which of the above is an appropriate threshold of significance to be used.

Consistent with the OPR guidelines and CEQA Guidelines Section 15064.3(b), the following specific VMT metrics were recommended by the County for the Proposed Project's VMT impact assessment:

- **Residential Use:** VMT per resident for all home-based trips.
- **Mixed-Use:** Total VMT per service population.

4.17.4 Methodology

As described in Chapter 3.0, Project Description, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted because the County had no further information and would be too speculative to base an analysis of potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Conflict with Plans, Policies, and Programs

The applicable programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities were analyzed for their applicability to the Proposed Project under Threshold T-1.

Vehicle Miles Traveled

Based on the general areas that are included in the Proposed Project's rezoning program, a VMT screening based analysis for development projects based on the criteria in the County's Transportation Impact Guidelines (Los Angeles County Public Works 2020) was conducted. The following criteria have been evaluated for the Proposed Project:

- **Non-Retail Project Trip Generation Screening.** If a development project generates a net increase of 110 or more daily vehicle trips,[4] then further VMT analysis is required. Therefore, residential areas with less than 110 daily net trip generation would screen out of conducted further VMT analysis and a less-than-significant determination can be made.
- **Retail Project Trip Generation Screening.** If a development project contains retail uses that exceed 50,000 square feet of gross floor area, then further VMT analysis is required. However, if the retail project is part of a mixed-use project, then the remaining portion of the project may be subject to further analysis in accordance with other screening criteria. Therefore, sites with 50,000 square feet of gross floor area or less would screen out of conducted further VMT analysis and a less-than-significant determination can be made.

[4] OPR's Technical Advisory, 2018: CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area (14 CCR 15301[e][2]). Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

- **Proximity to Transit Based Screening.** If a development project is located within a 0.5-mile radius of a major transit stop[5] or an existing stop along a high-quality transit corridor[6] then the following subsequent questions should be considered:
  - Does the project have a FAR less than 0.75?
  - Does the project provide more parking than required by the County Code?
  - Is the project inconsistent with the SCAG RTP/SCS?
  - Does the project replace residential units set aside for lower income households with a smaller number of market-rate residential units?

  If the answer to all four questions is no, further analysis is not required, and a less-than-significant determination can be made. To determine the proposed change in residential units, the total number of lower income housing units that exist on the project parcel should be counted and compared to the total number of lower income and market-rate residential units proposed by the project. If there is a net decrease in residential units, then Proximity to Transit Based Screening criteria cannot be utilized.

- **Residential Land Use Based Screening (Affordable Housing Screening).** Independent of the screening criteria for non-retail and retail projects, certain projects that further the state's affordable housing goals are presumed to have less-than-significant impact on VMT. If the project requires a discretionary action and 100% of the units, excluding manager's units, are set aside for lower income households, then further analysis is not required, and a less-than-significant determination can be made.
- **Map-based Screening.** The Project proposes residential uses and mixed-use (residential and local serving commercial uses). Therefore, VMT per capita and VMT per service population metrics were chosen for the project's VMT analysis. To provide a baseline VMT and to determine which areas are below the County's threshold (i.e., 16.8% below the existing residential VMT per capita or total VMT per service population for the Baseline Area), all theareas within the Proposed Project's rezoning program were overlayed on the County's VMT baseline maps for the North County and South County areas. This analysis is provided to show the areas of the rezoning program that may not have an impact; however, a project-level analyses will be required for individual projects that do not meet any of the above-mentioned County screening criteria to determine whether a significant impact occurs or not.

Hazards due to Geometric Design Features or Incompatible Uses

An impact on transportation hazards related to a geometric design feature would be significant if implementation of the Proposed Project would result in designs for on-site circulation and access driveways that fail to meet County's design guidelines.

Inadequate Emergency Access

An impact on emergency access would be significant if implementation of the Proposed Project would result in inadequate emergency access.

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5 OPR's Technical Advisory 2018: California Public Resources Code, Section 21064.3 ("'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.")

6 OPR's Technical Advisory 2018: California Public Resources Code, Section 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.")

Program-Level Trip Generation Estimate

While trip generation is not used for the purpose of determining impacts based on traffic delay or congestion, it is estimated at a program-level and for potential future sites to determine whether the increase in residential density and the change in non-residential use (based on comparison with the proposed General Plan) would lead to an increase or decrease in overall daily and peak hour trips. Trip generation also plays an important role in evaluating mobile emissions and noise impacts.

Dwelling Units and Commercial/Retail Square Footage

Based on comparison of existing target units and proposed target units from the General Plan EIR, the number of additional residential dwelling units (proposed under the rezoning program) was calculated within the general rezoning program area. Additionally, a comparison of commercial use sites that may be rezoned to mixed-use to allow for additional units was conducted to estimate the additional residential units and commercial/retail use on those sites. This was calculated from difference between the existing developable square footage (estimated using existing Target FAR from the General Plan and its corresponding square footage) and proposed developable square footage (estimated by converting increased FAR for mixed-use sites into equivalent number of dwelling units and square footage for commercial/retail use).[7] . Overall, the program would result in the addition of 63,443 dwelling units and reduction of 16.0 million square feet of commercial uses within the areas included in the rezoning program.

Trip Rates and Trip Generation

Trip generation for the areas included in the Proposed Project's was based on daily and AM and PM peak hour trip generation rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (ITE 2017), for Multifamily (Mid-Rise) uses (ITE Code 221) and Shopping Center (for commercial) uses (ITE Code 820). Trip generation rates and the resulting trip generation estimates for the Project are summarized in Table 4.17-3.

Based on the density and number of proposed dwelling units, it is anticipated that the development would be multifamily, which includes apartments, townhouses, and condos. The County's transportation guidelines recommend using the most recent edition of the ITE Trip Generation Manual (i.e., the 10th Edition). Therefore, the use of ITE's Multifamily (Mid-Rise) trip rate, which covers at least three dwelling units in the same building of between 3 and 10 stories, was used for areas in the rezoning program within the unincorporated County. The ITE trip rate for multifamily units proposed in both general urban/sub-urban and dense multi-use urban areas were used since some of the sites would be developed with a higher density with higher accessibility to transit and/or proximity to employment centers. As shown in Table 4.17-3, the total residential trip generation is estimated to be 288,301 daily trips, 22,839 AM peak hour trips, and 27,915 PM peak hour trips.

The trip generation for commercial use was estimated using the ITE trip rates for a Shopping Center use. Some of the trips generated by commercial/retail uses are pass-by trips, or trips whose primary destination are not those uses. These would include trips such as a work-to-home trip that stops at a business (retail, restaurant, services such as gas station, etc.) on the way home from work. These trips would not be new trips; rather, they are trips that are already on the roadway network that would make a stop and therefore can be reduced from the primary trip generation of the commercial/retail use. Therefore, trip reductions for pass-by trips based on the Los Angeles Department of Transportation's Transportation Assessment Guidelines (LADOT 2020) were applied to commercial

[7] Per direction from County staff, a 66.66%-33.33% split was assumed for sites between residential-commercial uses that may be rezoned to mixed-use. For equivalent dwelling unit calculation from FAR, a 1,000 square foot per dwelling unit conversion was assumed using Appendix D, Table 2.1 of CalEEMod 2017 *User's Guide Version 2016.3.2* (CAPCOA 2017).

square footage. When accounting for shopping center pass-by trip reductions, 50% of the trips generated by commercial uses would be subtracted from the primary trip generation of commercial uses. The reduction in trip generation due to reduction of commercial square footage is therefore estimated to be half of the primary trip generation (i.e., −302,554 daily trips, −7,534 AM peak hour trips, and −30,536 PM peak hour trips).

As shown in Table 4.17-3 and described above, with the addition of approximately 63,443 dwelling units and reduction of 16.0 million square feet of commercial uses, the Proposed Project would result in a net reduction of −14,253 daily trips, a net increase of 15,306 AM peak hour trips, and a net reduction of −2,621 PM peak hour trips. The increase in AM peak hour trips is attributed to a higher percentage of AM peak hour trips generated from residential uses compared to relatively low AM peak hours trips generated by commercial uses.

However, in this PEIR, only the Project's daily trip generation has been used for VMT screening and evaluating mobile emissions and noise impacts. The peak hour trips estimate has been provided for informational purposes only.

Table 4.17-3. Trip Generation

Trip Rates[1]										
Land Use	*ITE Code*	*Units*		*Daily*	*AM Peak Hour*			*PM Peak Hour*		
					% In	*% Out*	*Total*	*% In*	*% Out*	*Total*
Multifamily Housing (Mid-Rise)[2]	221	DU		5.44	0.09	0.27	0.36	0.27	0.17	0.44
Multifamily Housing (Mid-Rise)[3]	221	DU		2.59	0.09	0.27	0.36	0.27	0.17	0.44
Shopping Center[4]	820	TSF		37.75	0.58	0.36	0.94	1.83	1.98	3.81
Trip Generation										
Land Use	*ITE Code*	*Size*	*Units*	*Daily*	*AM Peak Hour*			*PM Peak Hour*		
					In	*Out*	*Total*	*In*	*Out*	*Total*
Residential(General Urban/Sub urban)	221	43,503	DU	236,656	4,072	11,589	15,661	11,676	7,465	19,141
Residential (Dense Multi use Urban)	221	19,940	DU	51,645	1,866	5,312	7,178	5,352	3,422	8,774
Unincorporated County/ (Commercial)[5]	820	−16,029	TSF	−605,108	−9,342	−5,726	−15,068	−29,314	−31,757	−61,072
Pass-by Trip Reduction[2]				*302,554*	*4,671*	*2,863*	*7,534*	*14,657*	*15,879*	*30,536*
Commercial/Retail (Primary - Pass-by Trips) Net Trips				*−302,554*	*−4,671*	*−2,863*	*−7,534*	*−14,657*	*−15,879*	*−30,536*
Residential Trip Generation	221	63,443	DU	288,301	5,938	16,901	22,839	17,028	10,887	27,915
Commercial Trip Generation	820	−16,029	TSF	−302,554	−4,671	−2,863	−7,534	−14,657	−15,879	−30,536
Total Net New Trip Generation				**−14,253**	**1,267**	**14,038**	**15,306**	**2,371**	**−4,992**	**−2,621**

Notes: DU = Dwelling Unit; TSF = Thousand Square Feet

1 Trip rates based on fitted-curve equations or average rates from ITE 2017.

2 Trip rates for Multifamily housing units (Three- 10 levels within the same building with at least 3 other DUs) within General Urban/Sub-Urban Areas

3 Trip rates for Multifamily housing units (Three- 10 levels within the same building with at least 3 other DUs) within Dense Multi-Use Urban Areas

4 Shopping Center trip rates are based on ITE average trip rate.

5 Pass-by Trip Rates (50% discount rate for Shopping Center less than 50,000 sf, Fast Food Restaurant, Gasoline/Service Station, Convenience Market, Flower/Bakery/Yogurt Shop, Dry Cleaner, Liquor Store) from LADOT 2020.

4.17.5 Environmental Impacts

Threshold T-1 Would the Project conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Local Plans

The General Plan, including the Mobility Element, the Bicycle Master Plan, and Step by Step Los Angeles County, include plans, programs, and policies that address the circulation system in the County. As shown below, the Proposed Project does not have the potential to conflict with the plans, programs, ordinances, and policies described in Section 4.17.2.

- **Los Angeles County General Plan Mobility Element:** The General Plan Mobility Element includes goals, policies, and programs aimed at providing a multimodal transportation system that promotes walkability and connectivity throughout the unincorporated areas of the County, including interconnected and safe bicycle and pedestrian-friendly facilities that promote active transportation and transit use. The General Plan also contains elements that support alternative transportation programs, such as increasing ridership on public transit and developing public transit as an alternative to automobile travel. Implementation of the Proposed Project would be subject to and implement General Plan policies applicable to the circulation system (County of Los Angeles 2015).
- **Bicycle Master Plan:** The Bicycle Master Plan also contains elements that support alternative transportation programs, including increasing ridership on public transit, developing mass transit as an alternative to automobile travel, developing rail transit or exclusive bus lanes in high demand corridors, and researching and developing new transportation technologies (County of Los Angeles 2012). The Proposed Project would support alternative modes of transportation, including walking and bicycling, to reduce total VMT. The County will provide safe and convenient access to safe transit, bikeways, and walkways; consider the safety and convenience of pedestrians and cyclists in the design and development of transportation systems; provide safe pedestrian connections across barriers, such as major traffic corridors, drainage and flood control facilities, and grade separations; adopt consistent standards for implementation of Americans with Disabilities Act requirements; and, in the development review process, prioritize direct pedestrian access between building entrances, sidewalks, and transit stops. The Bicycle Master Plan also contains many programs and policies that would mitigate potential hazards or barriers for bicyclists (County of Los Angeles 2012).
- **Step by Step Los Angeles County: Pedestrian Plan for Unincorporated Communities:** Step by Step Los Angeles County provides a policy framework for how the County proposes to get more people walking, make walking safer, and support healthy active lifestyles (County of Los Angeles Department of Public Health 2019). Implementation of the Proposed Project would be subject to and consistent with goals regarding safe streets, making walking easy and healthy, improving connectivity, equity, safe communities, sustainability, and preservation.
- Future housing development sites under the PEIR would be subject to discretionary permits and would be required to comply with all applicable County policies and requirements. This includes policies to improve public access, mobility, and safety for all road users, including pedestrians and bicyclists. Any impacts identified for an individual project would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any identified impacts.

Regional Plans

Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy

The strategies intended to be supportive of implementing the 2020–2045 RTP/SCS and reducing GHGs include: focus growth near destinations and mobility options, promote diverse housing choices, leverage technology innovations, support implementation of sustainability policies, and promote a green region. The Proposed Project's compliance with the two applicable strategies is presented below.

Focus Growth Near Destinations and Mobility Options. The Proposed Project's compliance with this strategy of the 2020–2045 RTP/SCS is demonstrated via the Proposed Project's land use characteristics and features that would reduce vehicular trips. Regarding VMT reduction characteristics, if the individual project is a mixed-use development located within a transit priority area[8] and adjacent to transit stops, it would not generate as many vehicular trips and VMT as an urban or suburban location that is not served by transit. As such, the Proposed Project would provide residential and mixed-use opportunities within proximity to transit services. The County's guidance further supports that projects located within 0.5 miles of major transit stops or within high-quality-transit areas (HQTAs) can be screened out of detailed analysis as they can be presumed to not have a significant VMT impact. See also the VMT impact analysis included in Section 4.17.5.

Promote Diverse Housing Choices. The Proposed Project would comply with this strategy of the 2020–2045 RTP/SCS since it would result in the development of new market-rate and affordable residential units.

Los Angeles County Metropolitan Transportation Authority

The Proposed Project would not preclude Metro from implementing any major transit, active transportation, operations, capital improvement and highway projects, nor conflict with existing programs and policies or new policies and initiative required to achieve its regional goals.

Summary of Analysis for Threshold T-1

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 RHNA allocation. Under the RHNA allocation, the unincorporated County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3, Project Description, for further details.

While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. However, the Proposed Project would not have the potential to conflict with local and

[8] Per California Public Resources Code, Section 21099(a)(7) a "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations. For purposes of SB 743, a transit priority area also includes major transit stops that are scheduled to be completed within the planning horizon of the SCAG RTP/SCS.

regional plans, programs, ordinances, and policies. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these local and regional plans, programs, ordinances, and policies and would not provide any goals, policies, or programs that would significantly impact transportation within the County. Furthermore, the Proposed Project includes goals and policies to enhance use of transit, such as Goal 2, Policy 2.2, which focuses on encouraging multifamily residential uses along major commercial and transportation corridors, and Goal 11, Policy 11.3, which encourages policies and programs that incentivize housing near transit. Additionally, future housing development pursuant to the Proposed Project's rezoning program would be subject to discretionary permits and would be required to comply with all applicable County policies and requirements. This includes policies to improve public access, mobility, and safety for all road users, including pedestrians and bicyclists. Any impacts identified for an individual project facilitated by the Proposed Project's rezoning program would be addressed through the project approval process, including design review, environmental review, and mitigation measures specific to any identified impacts.

As a result, the Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be **less than significant.**

Threshold T-2 Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

The following discusses the results of the VMT screening analysis and impacts of the areas generally included in the rezoning program and consistency with CEQA Guidelines Section 15064.3(b).

Per the County's guidelines, if a project meets any one of the following criteria it would not require a detailed VMT analysis:

- Trip Generation Screening: Generate or attract fewer than 110 daily vehicle trips
- Retail Project Screening: A project that contains a local serving retail use that does not exceed 50,000 square feet of gross floor area
- Proximity to Transit Screening: Is located within a transit priority area or HQTA
- Land Use Screening (Affordable Housing Screening): Based on discussion with County staff it was determined that the number of units that can be set aside for lower income households would be based on development proposals that could be likely for potential future sites. Therefore, the screening criteria for this type of land use cannot be used at this time. However, per County's guidelines, only projects with 100% affordable or lower income household units, excluding manager's units, would be screened out using this criterion.

Map Based Screening: It should be noted that the County has not included a map-based screening criteria; however, based on discussion with County staff, areas (within the rezoning program) that overlap with baseline VMT maps for North and South County areas may be used to determine which portions of the rezoning program are located in a low VMT-generating area. This can be used as a tool to predict potential eligibility for a less-than-significant VMT impact.

Therefore, trip generation, proximity to transit analysis, and map-based screening was conducted for all areas included in the rezoning program to determine how many areas would generally meet each or at least one of the screening criteria identified.

Project Trip Generation Screening

The number of potential new dwelling units and net new commercial use that would potentially result from the Proposed Project's rezoning program was estimated based on the residential density and FAR calculations. During the discretionary review, the net new trip generation for areas in the rezoning program can be estimated using the trip generation rates for multifamily units and commercial use described previously or using applicable trip rate for existing uses on each parcel. Residential site that would generate less than 110 daily net trips would screen out of conducting further VMT analysis and would receive a less-than-significant determination.

It should be noted that the program-level trip generation estimate provided in Table 4.17-3 is based on a comparison of the County's General Plan target densities for the year 2035 and the changes proposed by the rezoning program. However, the net new trip generation of potential future residential sites (based on the size of existing and proposed future residential development) would be verified as future rezoning occurs as part of the Proposed Project's rezoning program.

Proximity to Transit Based Screening

Based on the criteria of being within a 0.5-mile radius of a major transit stop or along a high-quality transit corridor, each individual parcel was subject to transit priority area screening using ArcMap 10.8.1 software.[9] Figures 4.17-5 illustrates areas within a 0.5-mile radius of major transit stops and Figure 4.17-6 illustrates areas within HQTA for unincorporated County. Per County's guidelines, these areas would potentially be screened out from further VMT analysis.[10]

The transit priority area screening was conducted using ArcGIS software, data provided by the County for major transit stops for Metro, and HQTA data available from SCAG. There are additional transit service providers in the County; however, a cursory review of transit service providers indicated that Metro is the primary provider of high frequency service in the County and has the most coverage. The NextGen Bus Plan[11] by Metro would be implementing a new plan that is reflective of local and regional travel needs and would improve the service frequencies. Metro has started making service changes for various lines in terms of new routes, added trips, and replaced and discontinued services since December 2020. Other transit service providers such as LAGOBus provide transit services within unincorporated County lands. Due to effect of COVID-19, many of the transit services have been impacted. It is likely that additional areas within the unincorporated County lands may screen out using the transit priority area screening once transit services are resumed in the future. Therefore, transit proximity screening may need to be validated using the most current transit services available in the vicinity of individual projects.

Although the County requires that HQTA screening should be applied to projects along an existing transit stop, the data from SCAG is only available for the year 2045, which includes both existing and planned transit stops. Therefore, based on the location of the proposed development, the HQTA screening for transit proximity may need to be verified at the time individual projects are proposed. As noted, previously future housing development facilitated by the Proposed Project's rezoning program will be subject to discretionary permits and future environmental review.

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9 ArcMap is a geographic information system (GIS) application for working with maps, and is used primarily to view, edit, create, and analyze geospatial data.

10 The sites may also require fulfilling the additional criteria of not:
- Having a Floor Area Ratio less than 0.75;
- Providing more parking than required by the County Code;
- Inconsistent with the SCAG RTP/SCS;
- Replacing residential units set aside for lower income households with a smaller number of market-rate residential units.

11 NextGen Bus Plan can be accessed at https://la metro.maps.arcgis.com/apps/MapJournal/index.html?appid= 73d3d0bb07e04ca686328883b3d971ab#

Map-Based Screening

The County recently prepared baseline VMT per capita and VMT per service population maps for its SB 743 Implementation Update (Fehr & Peers 2020).

The rezoning program areas within the unincorporated County lands were overlayed with the three categories of baseline VMT average for North and South County.

i. Less than 16.8% below North or South County Average
ii. 0 to16.8% below North or South County Average
iii. Higher than North or South County Average

Figures 4.17-7 and 4.17-8 illustrate VMT per capita and VMT per service population, respectively, for areas within the unincorporated County lands.

Although a map-based screening is not included in the County's transportation guidelines, based on discussion with the County staff, it was determined that the baseline VMT maps for the North and South County would be an appropriate method to obtain baseline VMT and to show areas that are below the 16.8% threshold to indicate the areas of the rezoning program that may not have an impact. Project-level analyses would be required for individual projects facilitated by the Proposed Project's rezoning program to determine if a significant impact VMT would occur.

Summary of Analysis for Threshold T-2

The Proposed Project would facilitate development of housing units to meet the County's RHNA for the current planning period (year 2021-2029). Unless screened out using any of the above-mentioned criteria, each future development project would undergo transportation analysis that evaluates VMT under the updated criteria as part of the project-specific environmental analysis required for future rezoning facilitated by the Proposed Project.

As described in Threshold T-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Of the areas generally in the rezoning program, a large number within the unincorporated County lands would potentially meet at least one of the screening criteria described above. Based on the analysis provided above, it can be inferred that some of the future residential sites would screen out and be presumed to have a less-than-significant impact. However, there would be projects that may not meet the screening criteria once specific details regarding trip generation, availability of transit service, and/or efficiency metrics are identified at the time individual project is proposed. Those projects could result in significant VMT impacts. Additionally, even though overall program-level trip generation is negative due to reduction in commercial use, the VMT generated by proposed residential and mixed-use projects would be **potentially significant**. This is because local serving commercial uses tend to have lower VMT (which is screened out per SB 743) compared to VMT generated by residential and mixed uses.

Threshold T-3 Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

As described in Threshold T-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than are currently allowed within the County. Implementation of the Proposed Project would be subject to, and constructed in accordance with, applicable roadway design standards and General Plan

policies. The Proposed Project would be subject to, and designed in accordance with, County standards and specifications that address potential design hazards including sight distance, driveway placement and access, and signage and striping. Additionally, any new transportation facilities or improvements to such facilities associated with the Proposed Project would be constructed based on design standards consistent with Los Angeles County Municipal Code Chapter 21.24, Design Standards, and best practices consistent with General Plan Mobility Element Goals M-1 and M-2.

Based on criteria included in the County's Transportation Impact Analysis Guidelines, individual projects may be required to prepare Site Access Studies and/or Site Access Analyses to address the needs of vehicles, bicycles, and pedestrians (LADOT 2020). Operational analysis maybe necessary for some individual projects to evaluate primary site access points, unsignalized intersections integral to the project's access, and signalized intersections in the vicinity of the individual project. Potential corrective actions for project access and circulation constraints can include, but are not limited to, the following:

- Installation of a traffic signal or stop signs or electronic warning devices at site access points
- Redesign and/or relocation of project access points
- Redesign of the internal access and circulation system
- Installation of stop-signs and pavement markings internal to the site
- Restriction or prohibition of turns at site access points
- Installation of new traffic signal, left-turn signal phasing, or other vehicle flow enhancements at nearby intersections
- Reconfiguration of intersections that reduces gridlock and unsafe conflict points

Therefore, a site access analysis of individual projects within the program would ensure appropriate improvement measures are identified to reduce hazards due to geometric design features. Therefore, with the implementation of County's Transportation Impact Analysis Guidelines, the Proposed Project would not increase hazards because of a roadway design feature or incompatible uses. Additionally, approval of the Proposed Project itself, as a policy document update, would not provide any goals, policies, or programs that substantially increase hazards in the area. Therefore, impacts would be **less than significant**.

Threshold T-4 Would the Project result in inadequate emergency access?

As described in Threshold T-1, while the Proposed Project consists of a policy document update that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The County and responsible emergency service agencies including the Los Angeles County Fire Department have emergency access and design standards that are based on the size and intensity of development. The Proposed Project would be designed to meet all applicable emergency access and design standards and adequate emergency access would be provided. Compliance with these provisions would be ensured through the review process by the County and emergency service agencies.

As mentioned in the General Plan Update EIR, the County will require capacity enhancement of the roadway system when necessary, to ensure that the future dedication and acquisitions of roadways are based on projected demand and implement the construction of paved crossover points through medians for emergency vehicles. The County will maintain a current evacuation plan; ensure that new and infill development is provided with adequate

emergency and/or secondary access, including two points of ingress and egress for most subdivisions; require visible street name signage; and provide directional signage to freeways at key intersections to assist in emergency evacuation operations. Additionally, approval of the Proposed Project itself, as a policy document update, would not change these regulations and would not provide any goals, policies, or programs that would adversely affect emergency access within the area. Therefore, the Proposed Project would have a **less-than-significant impact** associated with inadequate emergency access.

4.17.6 Cumulative Impacts

Per County transportation guidelines, long-term or cumulative effects are determined through consistency with the SCAG RTP/SCS (SCAG 2020). Therefore, the geographic scope for transportation impacts would include cumulative growth projections for unincorporated Los Angeles County and 88 other jurisdictions that are reflected in the SCAG RTP/SCS. The RTP/SCS demonstrates compliance with air quality conformity requirements and GHG reduction targets. Projects that are consistent with the RTP in terms of development location, density, and intensity are consistent with air pollution and GHG goals and would have a less-than-significant cumulative impact. However, SCAG recognizes that a jurisdiction may need to update their housing elements as part of General Plans and amend zoning and land use designations to accommodate state-mandated RHNA. General Plan and zoning changes may need to accommodate more housing units than reflected in Connect SoCal's household and population growth projections for individual or combined SCAG traffic analysis zones within the jurisdictions (Exceedances). Per Resolution No. 20-624-1 of SCAG, adopting the 2020-2045 RTP/SCS PEIR Addendum and Approving SOCAL in its entirety, SCAG agrees that such exceedances may not be used to impede a local jurisdiction's compliance with sixth cycle RHNA requirements, to assess impacts of a plan or project under CEQA, or affect eligibility for state funding.

Therefore, based on the size and intensity of the Proposed Project and other cumulative projects that would be proposed within the County, it can be concluded that cumulative effects would have the potential to be **significant and unavoidable**. However, as the Los Angeles Countywide Sustainability Plan 2019 encourages increased multimodal travel, the policies and programs provided therein would continue to work toward decreasing VMT (County of Los Angeles 2019). By proactively engaging with new transportation options and expanding transit through partnerships with Metro and Metrolink and other transit services, the County can increase the likelihood that people choose alternatives to private vehicles, and thereby reduce overall VMT.

4.17.7 Mitigation Measures

Based on the criteria used to establish the general rezoning program areas, many of the areas can be screened out of further VMT analysis and presumed to have a less-than-significant impact. However, there would be some areas that may not meet the screening criteria once specific details regarding trip generation, availability of transit service, and/or efficiency metrics are identified at the time the individual project is proposed. Those future projects could result in significant VMT impacts. The VMT impacts of individual projects proposed within the rezoning program may be mitigated to a less than significant. The following section provides a summary of measures that can implemented to reduce a project's VMT impact.

Reducing the number of single-occupant vehicles generated at individual future sites, and thus minimizing VMT impacts, can be accomplished by modifying the project design, or by implementing transportation demand management strategies. Transportation demand management strategies have been determined to be among the most effective VMT mitigators, and are made through site modifications, programming, and operational changes; however, not all are applicable to residential projects. Specific mitigation strategies may need to be tailored to the

project characteristics and their effectiveness needs to be analyzed and documented as part of the environmental review process to determine if impacts could be mitigated or if they would remain significant and unavoidable. Given that research on the effectiveness of transportation demand management strategies is continuing to evolve, feasible mitigation measures should be considered based on the best data available at the time a project is being considered by the County. The effectiveness of the following mitigation measures would be dependent in large part on future project design features and occupancies, which are unknown at this time. California Air Pollution Control Officers Association report Quantifying Greenhouse Gas Mitigation Measures (CAPCOA 2010) has identified actions and changes to project features that reduce VMT.

The County's Transportation Analysis Guidelines (LADOT 2020) and Senate Bill 743 Implementation and CEQA Updates Report (Fehr & Peers 2020) include potential VMT reduction strategies. The measures from these sources were compiled in Table 4.17-4. Additionally, Table 4.17-4 shows the range of potential VMT reduction for each category.

It should be noted that SCAG is currently developing a Regional VMT Impact Mitigation Fee Program that would provide an option to mitigate significant VMT impacts. At time of this writing, details about the program are unavailable. However, per County's direction, the fee program has been noted as a potential mitigation measure.

Additionally, the Metro's Transit Supportive Planning Toolkit details specific policies and programs that can be used to promote transit-oriented developments. However, since the Specific Plan areas (within unincorporated County) would screen out based on transit proximity screening, specific mitigation measures for transit district parcels have not been identified in this PEIR.

Table 4.17-4. Potential VMT Reduction Measures for Individual Projects

Strategy	Description of Potential VMT Reduction Measure	Potential VMT Reduction Range[1]	Updated Expected VMT Reduction[2]
Residential Use			
MM TRA 1: Neighborhood Design/Site Enhancement	• Provide pedestrian network improvements (CAPCOA SDT-1) *Providing a pedestrian access network to link areas of a Project encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The provision of sidewalks on site that connect to off-site pedestrian walkways linking to other complementary land uses is estimated to result in a VMT reduction*	• 0%–2%	• 0.5%–5.7%
	• Provide Traffic Calming Measures (CAPCOA SDT-2) *Features such as marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, etc. encourage people to walk or bike.*	• 0.25%–1.0%	• 0%–1.7%
	• Incorporate Bike-Lane Street Design On-site (CAPCOA SDT-5) *Incorporate bicycle lanes, routes, and shared-use paths into street systems and large developments. This is a grouped strategy so quantification is not provided.*	• Grouped	• NA
	• Provide bike-parking with Multi-Unit Residential Projects (CAPCOA SDT-7) *Long-term bicycle parking provided at apartment complexes or condominiums without garages to promote bike use. This is a grouped strategy so quantification is not provided.*	• Grouped	• NA
	• Provide Electric Vehicle Parking (CAPCOA SDT-8) *The provision of electric vehicle parking is grouped with use of electric vehicle and provision of neighborhood electric vehicle network, therefore, quantification is not provided.*	• Grouped	• NA
MM TRA-2: Land use/Location	• Increase Density (CAPCOA LUT-1) *Designing projects with increased dwelling units per unit area where allowed by the General Plan and/or Zoning Ordinance reduces GHG emissions associated with traffic in several ways*	• 0.8%–30%	• NA
	• Increase transit accessibility (CAPCOA LUT-5) *Enhancing and expanding non-motorized access to transit will encourage a shift toward taking transit, instead of driving. This may include adding sidewalks, walkways that connect to/from dead end streets, and walkways in*	• 0.5%–24.6%	I. 0.0%–5.8% II. 0.0%–7.3%

Table 4.17-4. Potential VMT Reduction Measures for Individual Projects

Strategy	Description of Potential VMT Reduction Measure	Potential VMT Reduction Range[1]	Updated Expected VMT Reduction[2]
	easements to enhance connectivity in neighborhoods, bike lanes, and lighting and other amenities in the site design and site frontage improvements. • Integrate Affordable and Below Market Rate Housing (CAPCOA LUT-6) *Affordable housing provides greater opportunity for lower income families to live closer to jobs centers and achieve jobs/housing match near transit. It also addresses to some degree the risk that new transit-oriented development would displace lower income families.*	• 0.04%–1.20%	• NA
MM TRA-3: Parking Policy/Parking	• Unbundle Parking Costs from Property Cost (CAPCOA PDT-2) *Unbundling separates parking from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost from the property cost. This removes the burden from those who do not wish to utilize a parking space.* • Encourage to not overpark projects to maintain the ability for projects to screen out in areas. Parking requirements can be updated in County's code.	• 2.6%–13.0%	• 2.0%–12.0%
MM TRA-4: Commute Trip Reduction	• Provide Ridesharing Programs (CAPCOA TRT-3) *Increasing the vehicle occupancy by ride sharing will result in fewer cars driving the same trip, and thus a decrease in VMT. Funding maybe provided by Community Facilities, District, County Service Area.* • Subsidized or Discounted Transit Programs (CAPCOA TRT-4) *A project can provide subsidized/discounted daily or monthly public transit passes. It could provide free transfers between all shuttles and transit to participants. These passes can be partially or wholly subsidized by the employer, school, or development.*	• 1%–15% • 0.3%–20%	• 2.5%–8.3% Three possible range: I. 0.3%–14% II. 0%–16.0% III. 0.1%–6.9%
Mixed Use (in addition to measures that apply to single use residential, following measures could apply to Mixed-Use sites)			
MM TRA-5: Land use/Location	• Increase diversity of Urban and Suburban Developments (Mixed-Use) (CAPCOA LUT-3) *Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport.*	• 9.0%–30%	• NA

Table 4.17-4. Potential VMT Reduction Measures for Individual Projects

Strategy	Description of Potential VMT Reduction Measure	Potential VMT Reduction Range[1]	Updated Expected VMT Reduction[2]
MM TRA-6: Commute Trip Reduction	• Implement Commute Trip Reduction Marketing (CAPCOA TRT-7) *For larger multi-family and mixed-use sites, a project can implement marketing strategies to reduce commute trips by establishing a kiosk in common amenity area where information regarding transportation options and commute trip reduction can be provided to residents.*	• 0.8%–4.0%	• NA
MM TRA-7: Regional VMT Reduction/Mitigation Fee			
Impact Fee	• An impact fee maybe leveed on projects that have significant VMT impact as determined by the SCAG regional VMT reduction/mitigation program.		

Notes: VMT; vehicle miles traveled; NA = Not Available.
1 CAPCOA 2010.
2 Fehr & Peers 2020.

4.17.8 Level of Significance After Mitigation

Since the Proposed Project would be replacing commercial uses with residential or mixed-use development, it would have a potential to increase overall VMT per capita or service population. Most of the areas in the rezoning program can be screened out of further VMT analysis and presumed to have a less-than-significant impact. However, there may be future projects that may not meet the screening criteria once specific details regarding trip generation, availability of transit service, and/or efficiency metrics are identified at the time individual project is proposed. Those projects could result in significant VMT impacts. As discussed in Section 4.17.7, Mitigation Measures, the Proposed Project's overall VMT impacts (Threshold T-2) would remain **significant and unavoidable**. It is not possible to guarantee at this time that VMT impacts can be reduced to a less-than-significant level; however, with the implementation of measures available for reducing VMT (**Mitigation Measure [MM] TRA-1** through **MM TRA-6**) and/or complying with **MM TRA-7,** Regional VMT Reduction Program (when the program is set-up and available), the VMT impacts of most individual projects within the program can likely be mitigated to less-than-significant levels.

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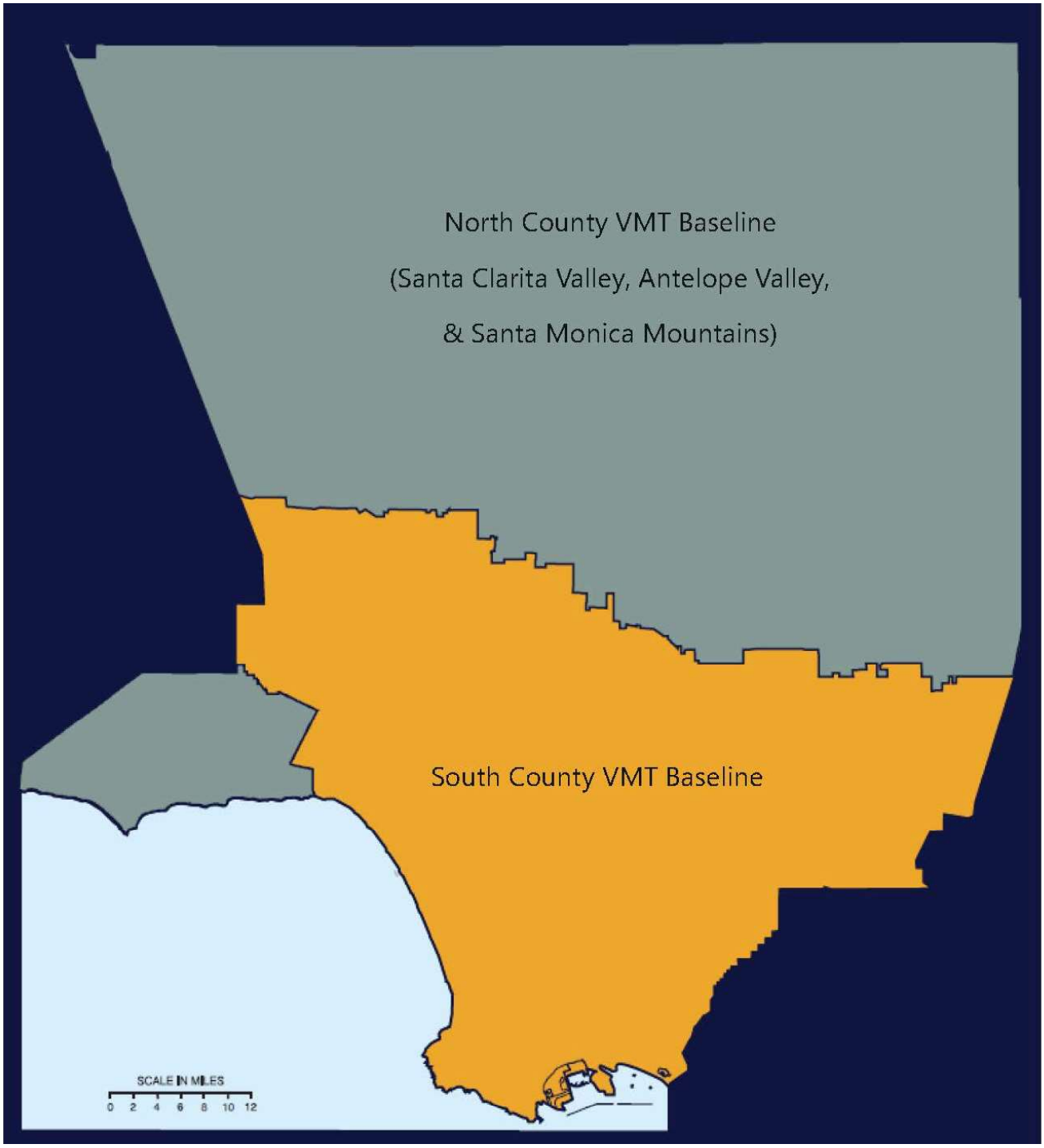

Region	*Total VMT per Service Population*	*Residential VMT per Capita*	*Employment VMT per Employee*
North County	43.1	22.3	19.0
South County	31.1	12.7	18.4

SOURCE: Feer & Peers 2020

FIGURE 4.17-1

North and South Couinty Baseline VMT Boundaries and Metric

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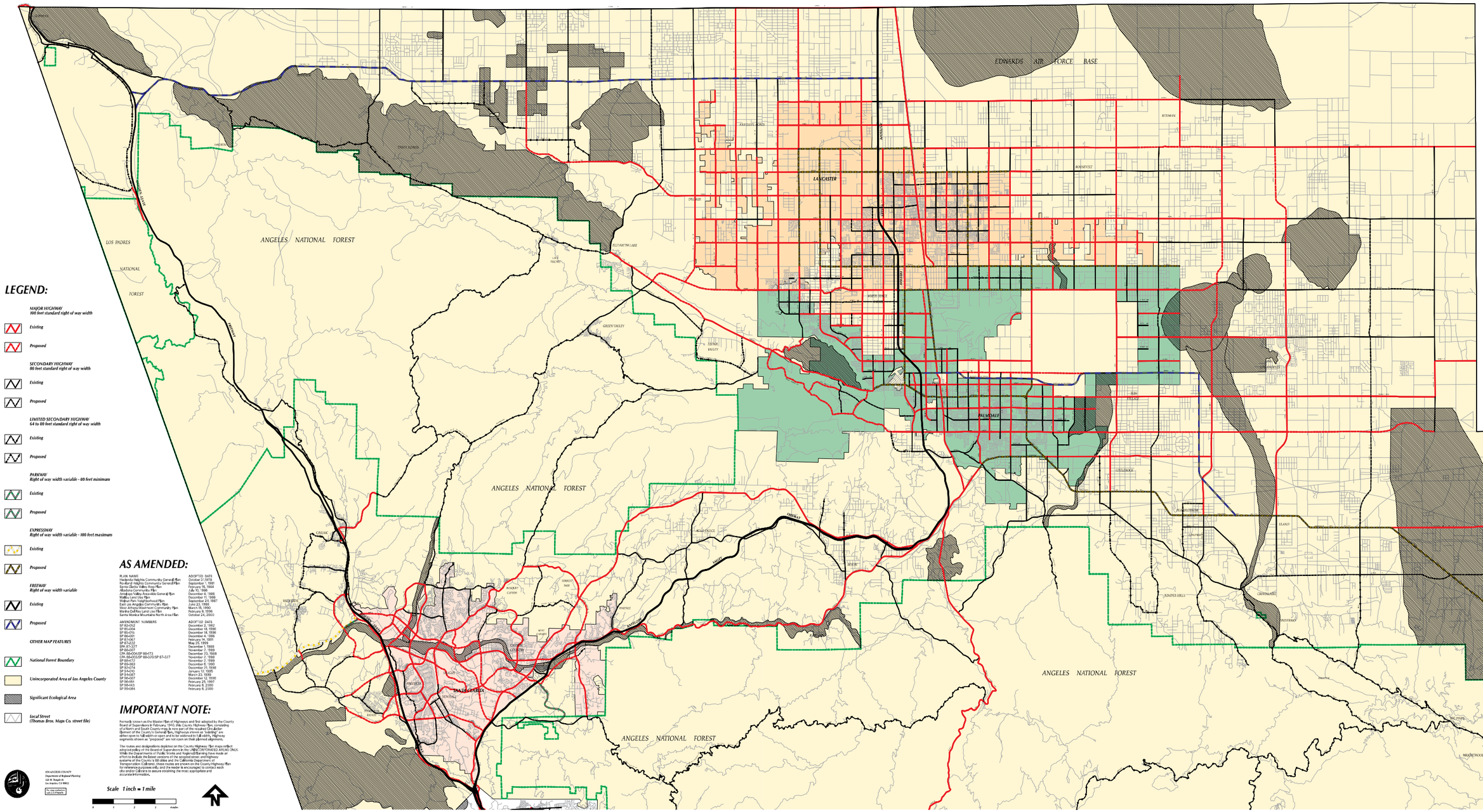
LOS ANGELES COUNTY HIGHWAY PLAN



SOURCE: Los Angeles County 2016

FIGURE 4.17-2A

Los Angeles County Highway Plan - North

Los Angeles County Housing Element Update

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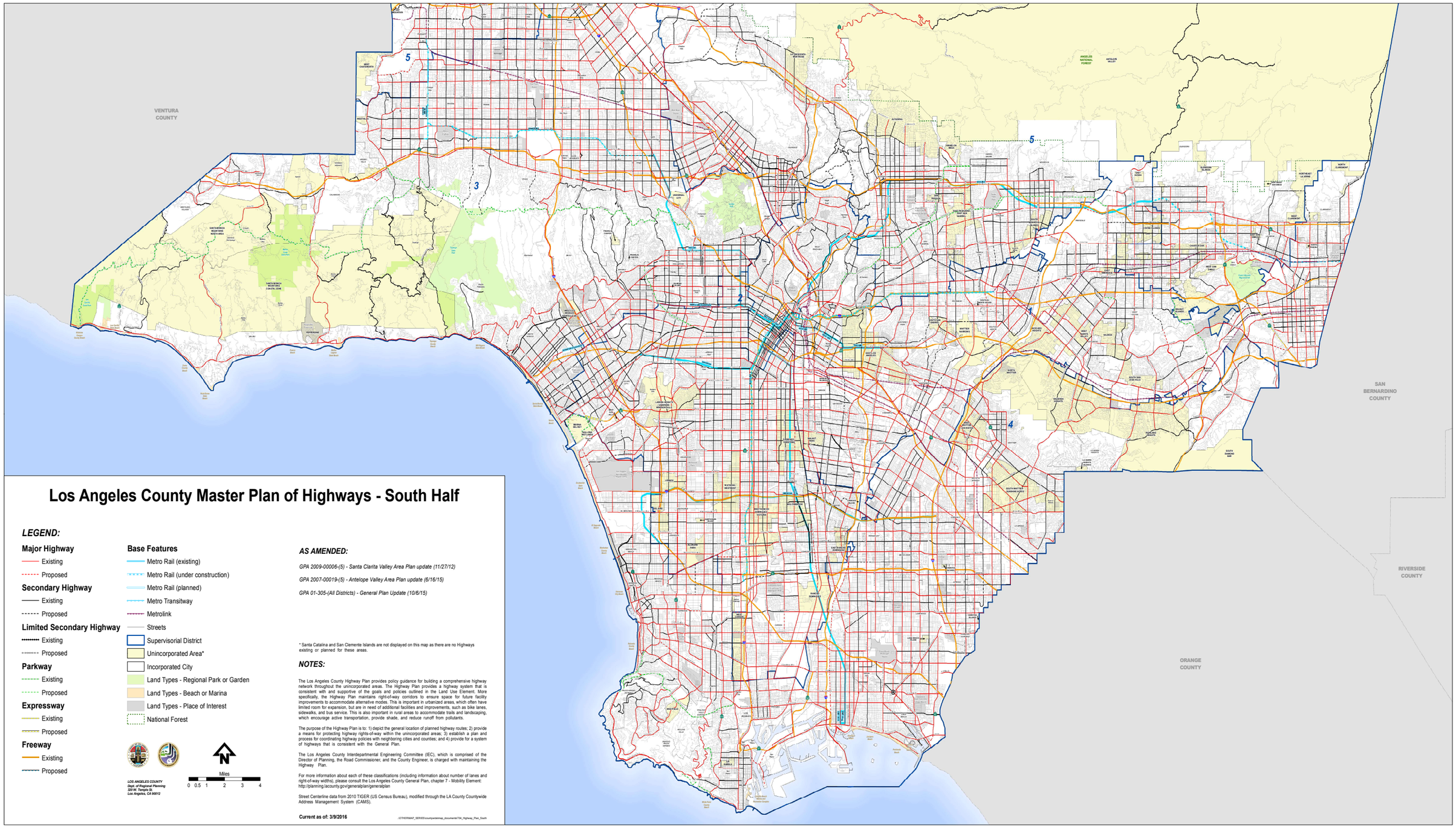

SOURCE: Los Angeles County 2016

FIGURE 4.17-2B

Los Angeles County Highway Plan - South

Los Angeles County Housing Element Update

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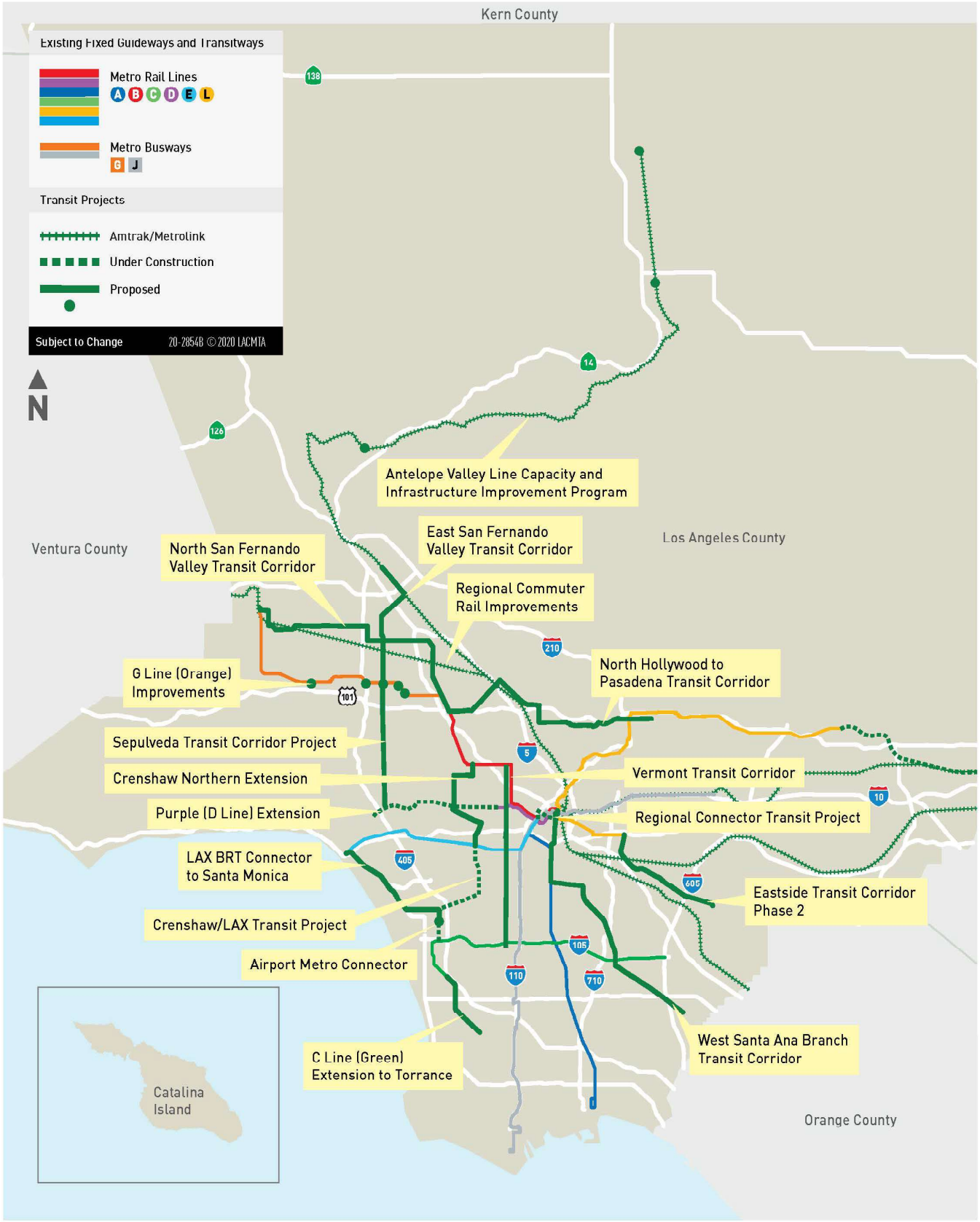

SOURCE: Los Angeles County 2020

FIGURE 4.17-3A

Existing and Planned Major Transit Projects

Los Angeles County Housing Element Update

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SOURCE: Los Angeles County 2019

FIGURE 4.17-3B

Metrolink Commuter Rail System

Los Angeles County Housing Element Update

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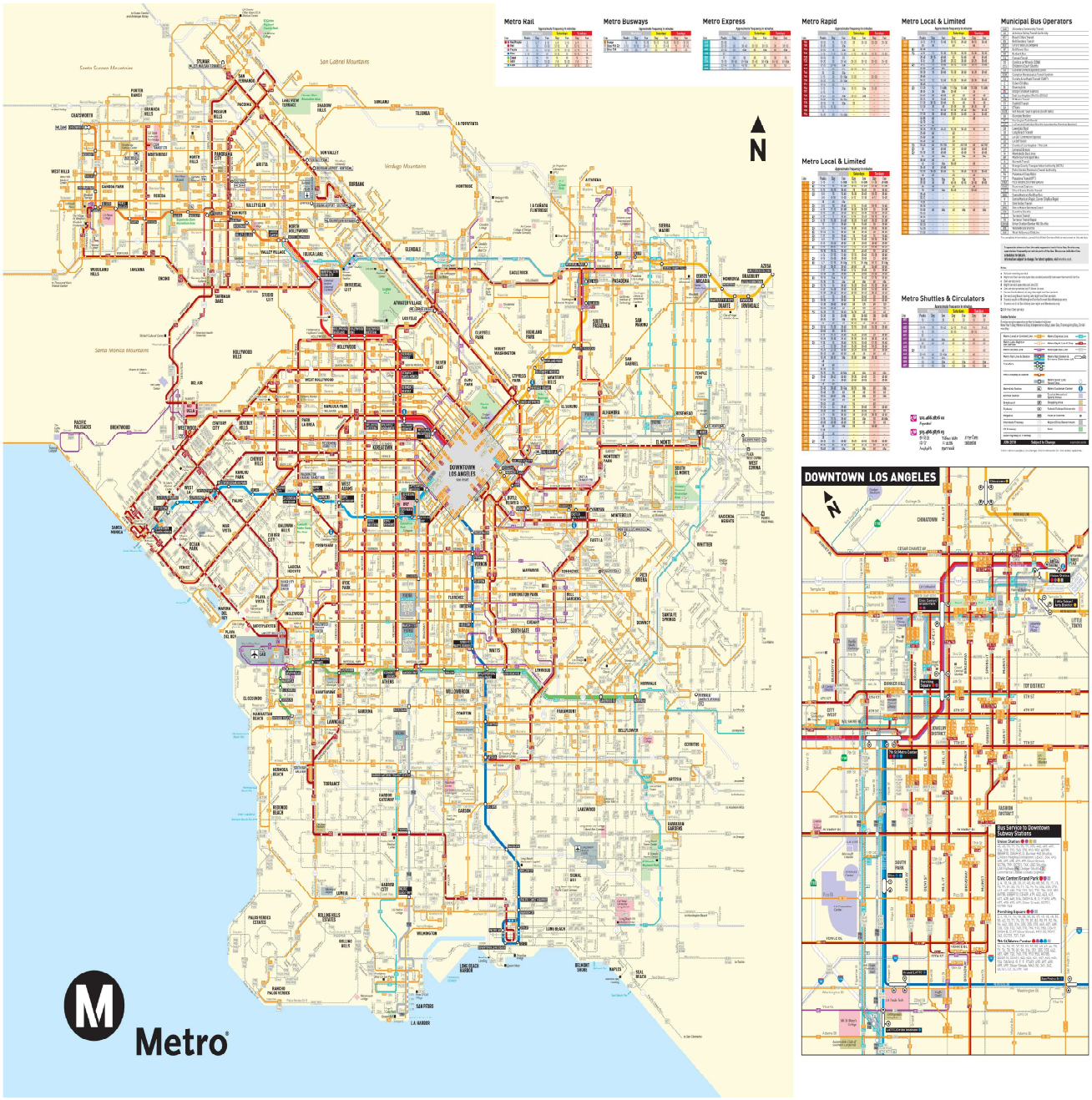

SOURCE: Los Angeles County 2018

FIGURE 4.17-3C

Metro Bus and Rail System

Los Angeles County Housing Element Update

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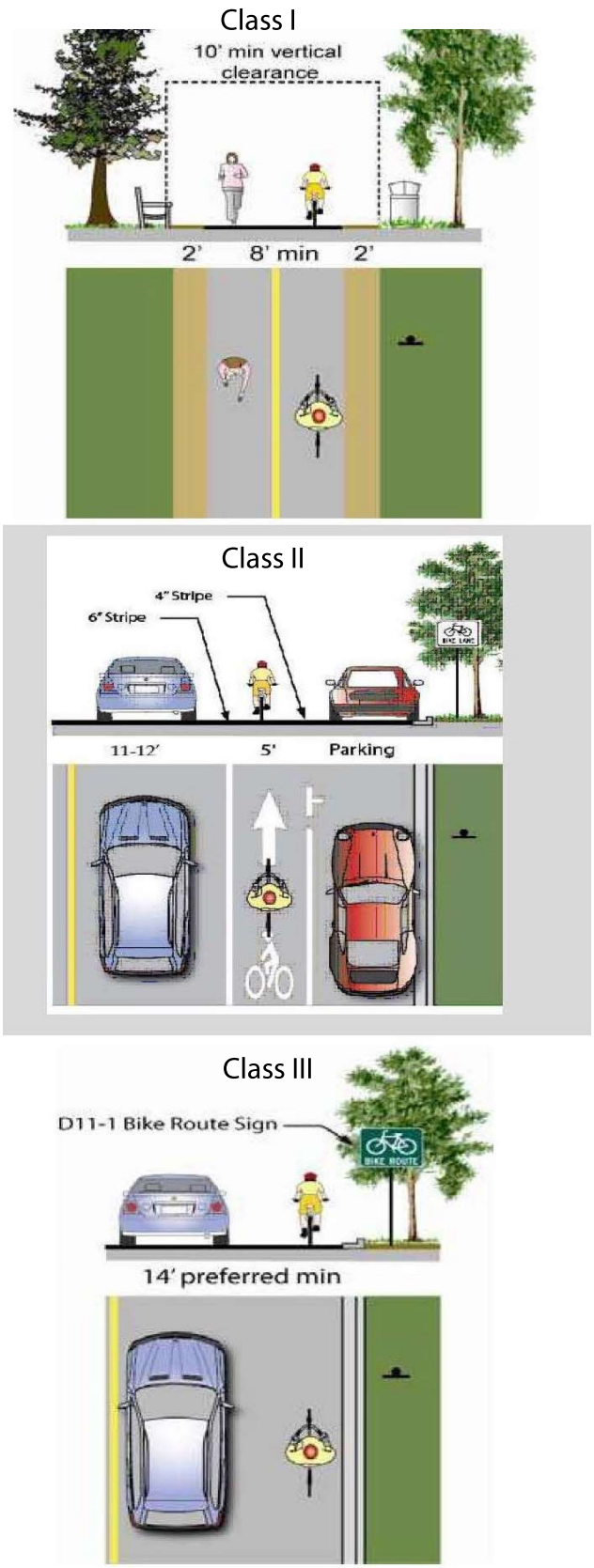

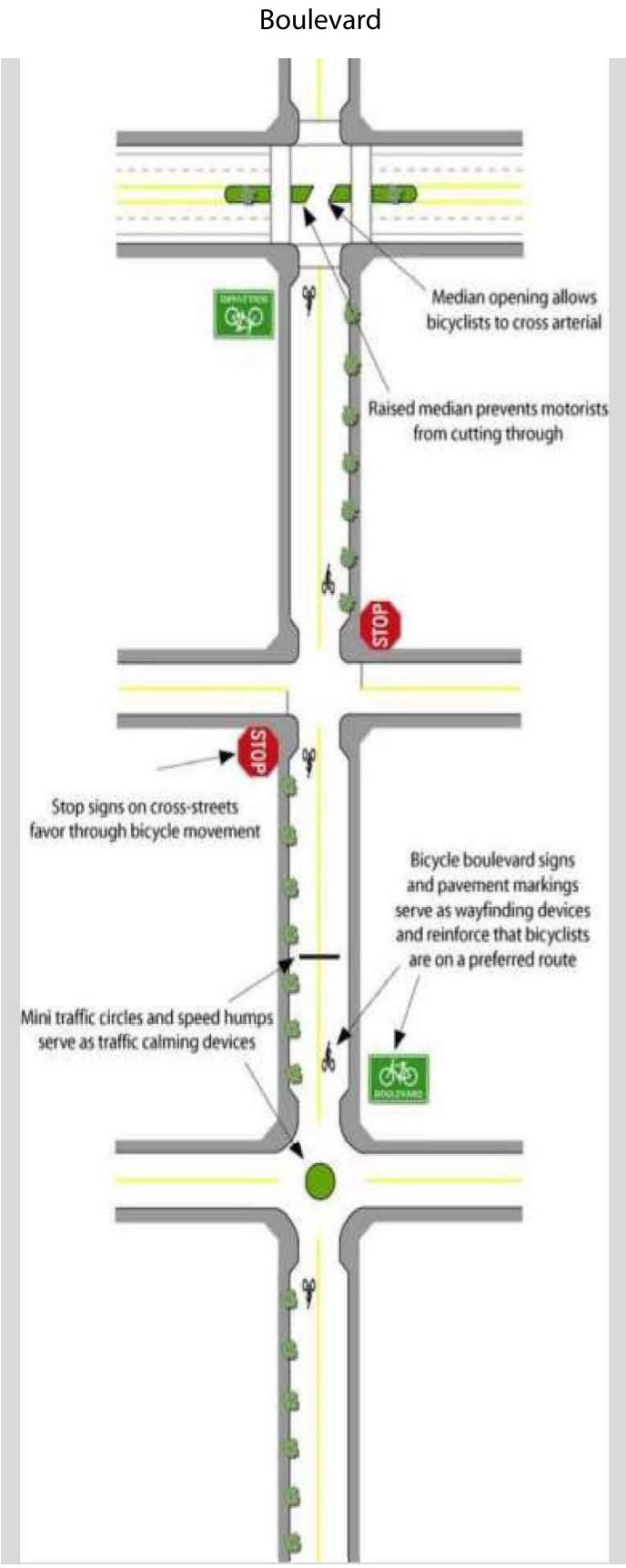

SOURCE: Los Angeles County 2020

FIGURE 4.17-4

Types of Bikeway Facilities

Los Angeles County Housing Element Update

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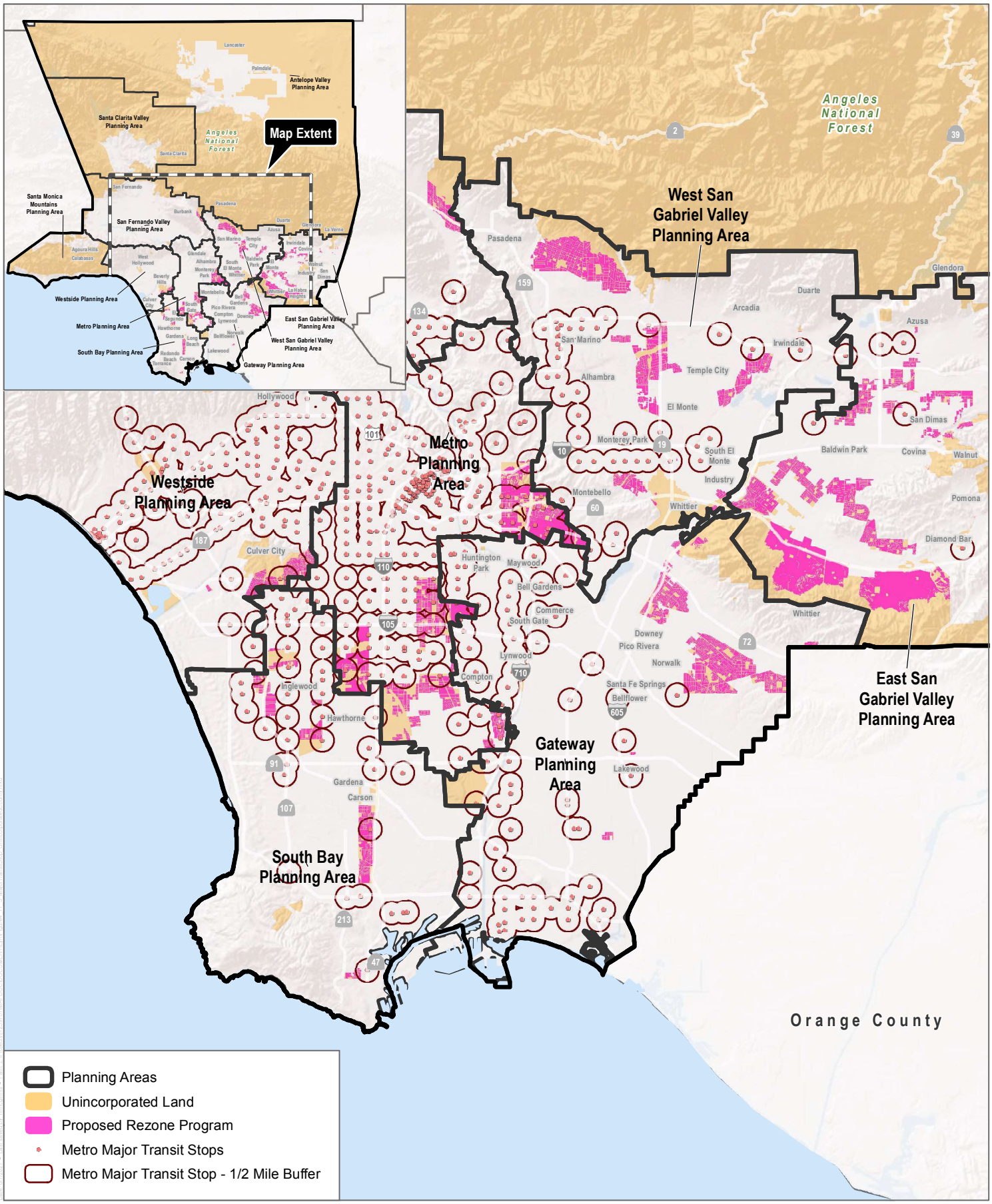

SOURCE: ESRI 2021; LA County 2021

FIGURE 4.17-5

Transit Proximity Screening Map for Unincorporated County - Major Transit Stop

Los Angeles County Housing Element Update

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0 3.25 6.5 Miles

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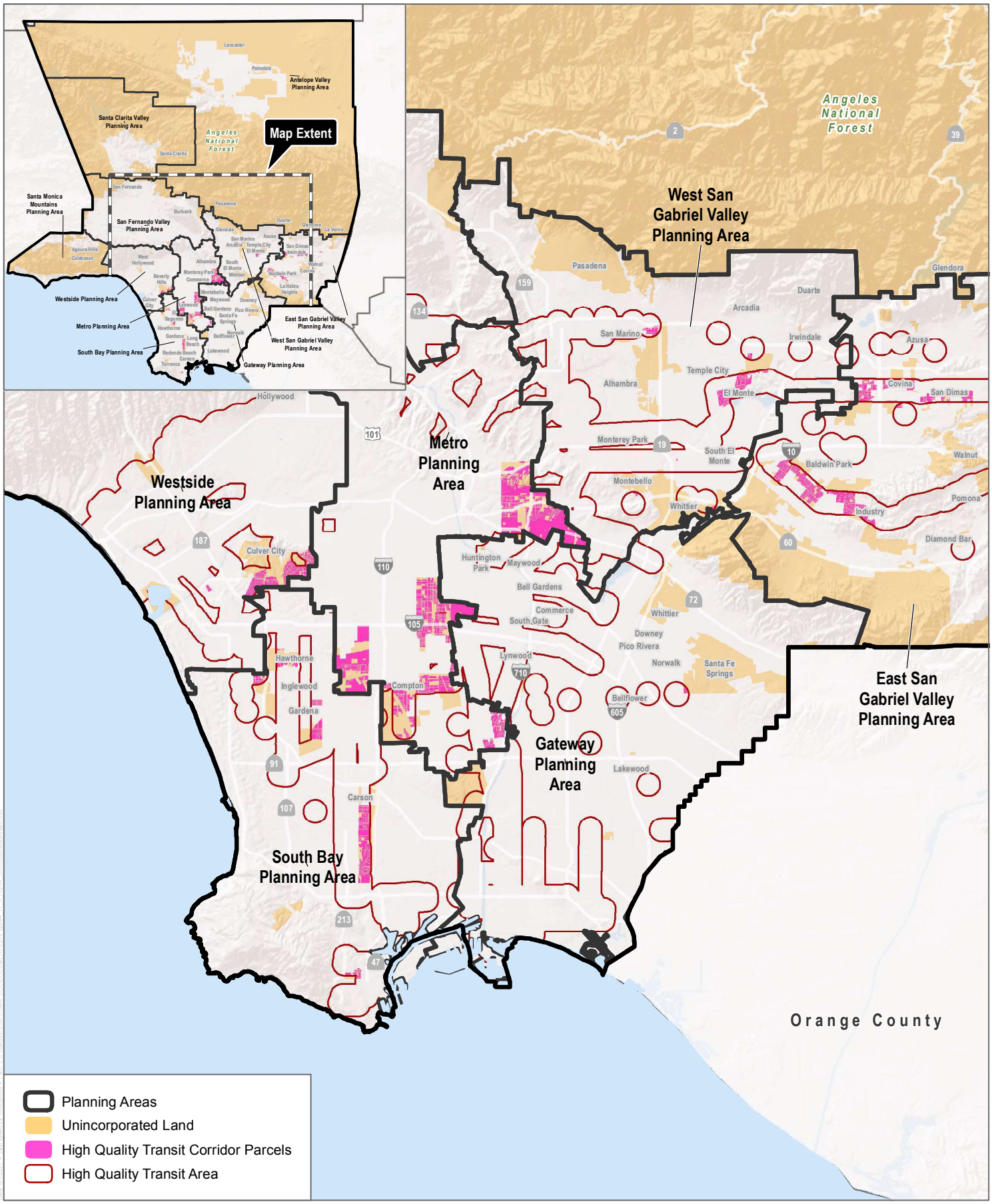

SOURCE: ESRI 2021; LA County 2021

FIGURE 4.17-6

Transit Proximity Screening Map for Unincorporated County - High Quality Transit Corridor

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0 3.5 7 Miles

Los Angeles County Housing Element Update

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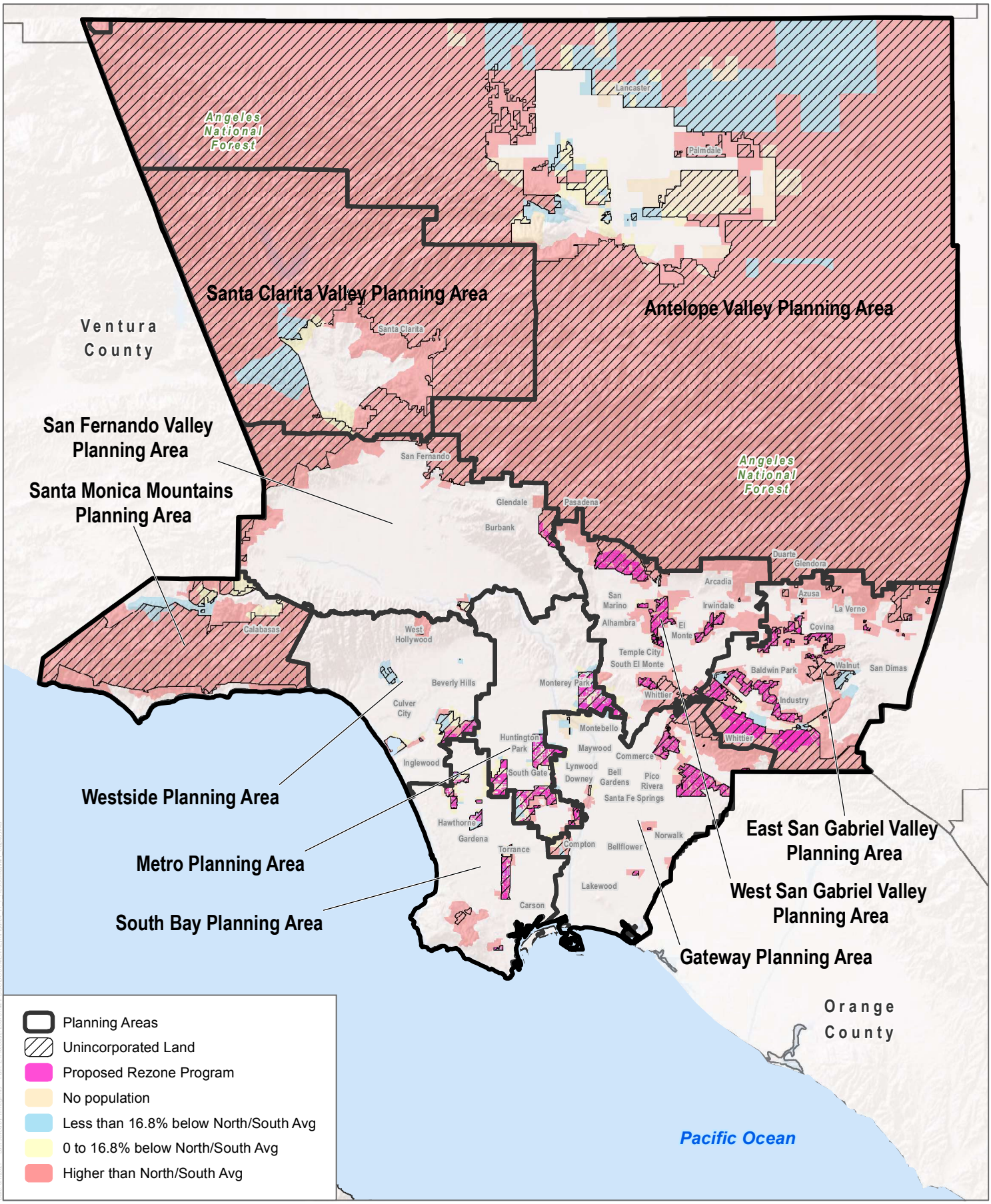

SOURCE: ESRI 2021; LA County 2021

DUDEK

0 5 10 Miles

FIGURE 4.17-7

Screening Maps for Residential VMT Per Capita

Los Angeles County Housing Element Update

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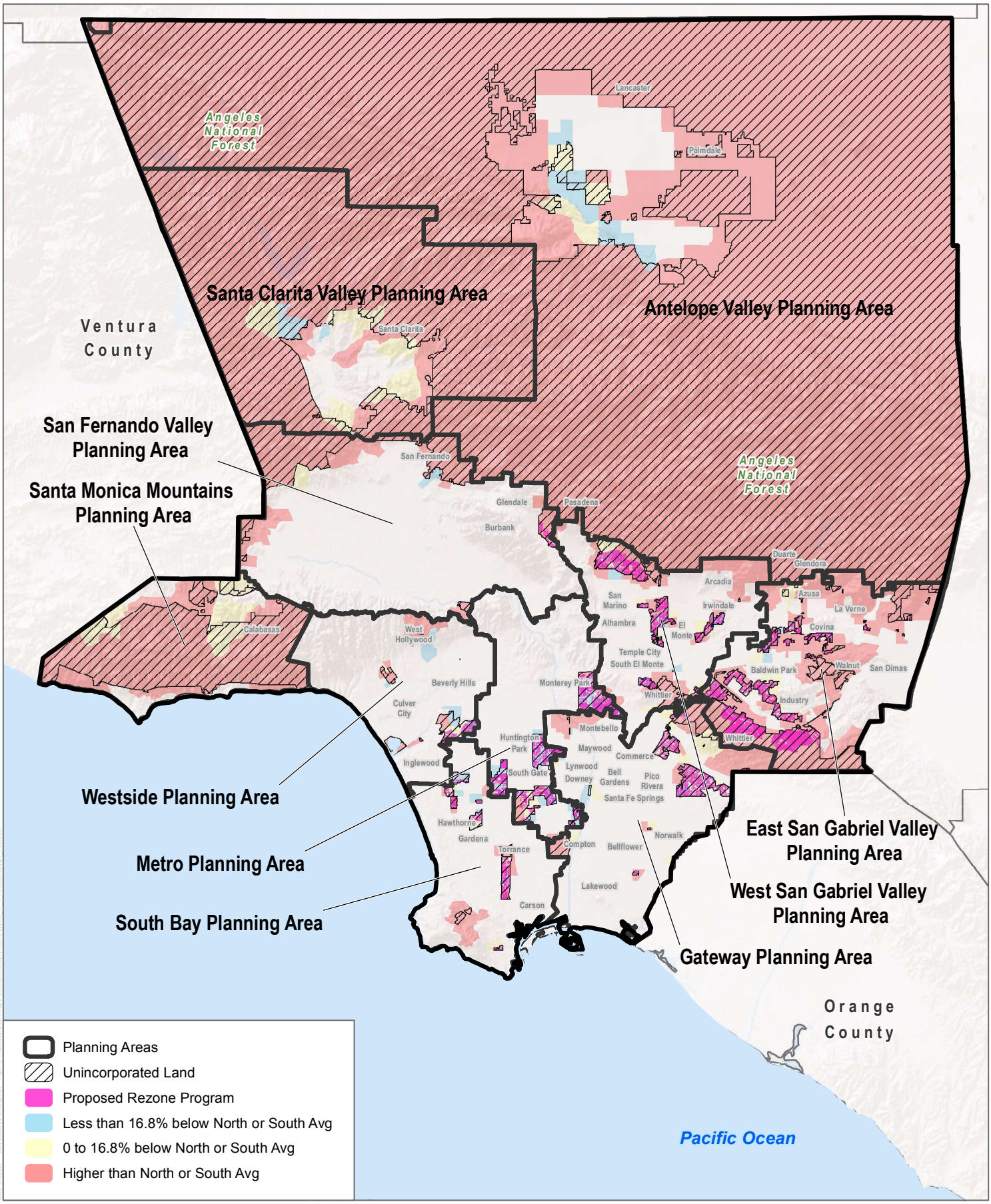

SOURCE: ESRI 2021; LA County 2021

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0 5 10 Miles

FIGURE 4.17-8

Screening Maps for Residential VMT Per Service Population

Los Angeles County Housing Element Update

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4.18 Tribal Cultural Resources

This section describes the existing tribal cultural resources of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures that could result from implementation of the Proposed Los Angeles County Housing Element Update (Proposed Project).

4.18.1 Environmental Setting

This section discusses the existing environmental setting relative to tribal cultural resources. As described in Chapter 3.0, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section describes generally the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program as those are the areas that may result in changes to the environment that weren't already considered in previous environmental analyses or studies.

Cultural Setting

Prehistoric Setting

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (before 7500 BP)[1], Archaic (10,000–1500 BP), Late Prehistoric (1500 BP–AD 1769), and Ethnohistoric (post-AD 1769).

Ethnographic Setting

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Geiger and Meighan 1976; Harrington 1935; Sparkman 1908; Laylander 2000; Boscana 1846).The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as "salvage ethnography," was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber

[1] "BP" indicates calibrated, calendar years before present (specifically, prior to AD 1950). Ages presented herein have been calibrated from the original age estimates wherever possible; ranges of general phenomena (e.g. cultural periods are approximate).

applied his "memory culture" approach (Lightfoot 2005) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California. This is a particularly important consideration for studies focused on tribal cultural resources (TCRs), where concepts of "cultural resource" and the importance of traditional cultural places are intended to be interpreted based on the values expressed by present-day Native American representatives and may vary from archaeological values (Giacinto 2012).

Gabrielino / Tongva

The archaeological record indicates that the majority of the area of this Proposed Project and vicinity was occupied by the Gabrielino. Surrounding cultural groups included the Chumash and Tataviam to the north and west, the Serrano and Cahuilla to the north and east, and the Juaneño and Luiseño to the south and east.

The name "Gabrielino" (also spelled "Gabrieliño" and "Gabrieleño") denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrielino area proper as well as other social groups (Kroeber 1925; Bean and Smith 1978). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, in some cases, been lost. Many modern Gabrielino identify themselves as the Tongva (King 1994), within which there are a number of regional bands. Though the names "Tongva" or "Gabrielino" are the most common names used by modern Native American groups, and are recognized by the Native American Heritage Commission (NAHC), there are groups within the region that self-identify differently, such as the Gabrielino Band of Mission Indians - Kizh Nation. In order to be inclusive of the majority of tribal entities within the region, the name "Tongva" or "Gabrielino" are used within this report.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000, but recent ethnohistoric work suggests a number approaching 10,000 (O'Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games were created adjacent to Tongva villages (McCawley 1996). Archaeological sites composed of villages with various sized structures have been identified.

The largest, and best documented, ethnographic Tongva village in the vicinity was that of *Yanga* (also known as *Yaangna*, *Janga*, and *Yabit*), which was in the vicinity of the Downtown Los Angeles (McCawley 1996; NEA and King 2004). This village was reportedly first encountered by the Portola expedition in 1769. In 1771, Mission San Gabriel was established. Yanga provided a large number of the recruitments to this mission; however, following the founding of the Pueblo of Los Angeles in 1781, opportunities for local paid work became increasingly common, which had

the result of reducing the number of Native American neophytes from the immediately surrounding area (NEA and King 2004). Mission records indicate that 179 Gabrielino inhabitants of Yanga were recruited to San Gabriel Mission (NEA and King 2004; King 2000). Based on this information, Yanga may have been the most populated village in the Western Gabrielino territory. Second in size, and less thoroughly documented, the village of Cahuenga was located slightly closer, just north of the Cahuenga Pass.

Father Juan Crespí passed through the area near Yanga on August 2-3, 1769. The pertinent sections from his translated diary are provided here:

> Sage for refreshment is very plentiful at all three rivers and very good here at the Porciúncula [the Los Angeles River]. At once on our reaching here, eight heathens came over from a good sized village encamped at this pleasing spot among some trees. They came bringing two or three large bowls or baskets half-full of very good sage with other sorts of grass seeds that they consume; all brought their bows and arrows but with the strings removed from the bows. In his hands the chief bore strings of shell beads of the sort that they use, and on reaching the camp they threw the handfuls of these beads at each of us. Some of the heathens came up smoking on pipes made of baked clay, and they blew three mouthfuls of smoke into the air toward each one of us. The Captain and myself gave them tobacco, and he gave them our own kind of beads, and accepted the sage from them and gave us a share of it for refreshment; and very delicious sage it is for that purpose.
>
> We set out at a half past six in the morning from this pleasing, lush river and valley of Our Lady of Angeles of La Porciúncula. We crossed the river here where it is carrying a good deal of water almost at ground level, and on crossing it, came into a great vineyard of grapevines and countless rose bushes having a great many open blossoms, all of it very dark friable soil. Keeping upon a westerly course over very grass-grown, entirely level soils with grand grasses, on going about half a league we came upon the village belonging to this place, where they came out to meet and see us, and men, women, and children in good numbers, on approaching they commenced howling at us though they had been wolves, just as before back at the spot called San Francisco Solano. We greeted them and they wished to give us seeds. As we had nothing at hand to carry them in, we refused (Brown 2001: 339-343).

The Portola party passed westward through the La Brea Tar Pits area (CA-LAN-159) the following day. This was a known area of Native American use for hunting and the gathering of tar and other area-specific resources. A pertinent excerpt from Father Juan Crespí's August 3, 1769 diary entry is provided here:

> The Captain told me that when they scouted here, in a ravine about half a league to the westward they came upon about forty springs of pitch, or tar, boiling in great surges up out of the ground, and saw very large swamps of this tar, enough to have caulked many ships. (Brown 2001: 341)

Upon leaving the La Brea Tar Pits, the Portola expedition continued westward, camping on August 4, 1769 near what is now the route Interstate 405 before heading northward into the mountains. Details of the day's travels are provided below:

> At a quarter past six in the morning we set out from this copious spring at the San Esteban Sycamores .... We pursued our way northwestward and on going about a quarter-league [0.85 mile], we came into a little flat hollow between small knolls, and then onward across level tablelands of dark friable soil....we turned west-northwestward and on going two hours, all over level soil, came

> to the watering place: two springs rising at the foot of a high tableland, their origin being higher up on the large plain here….At this spot we came upon a village at the aforesaid tableland and as soon as we arrived and set up camp, six very friendly, compliant tractable heathens came over, who had their little houses roofed with grass, the first we have been seeing of this sort. They brought four or six bowls of the usual seeds and good sage which they presented to our Captain. On me they bestowed a good-sized string of the sort of beads they all have, made of white seashells and red ones, though not very bright-colored, that look to be coral. (Brown 2001: 345-349)

The name of this village referenced to be near the August 4, 1769 Portola camp is unknown, and would have been located approximately 3 miles from the named village near Santa Monica (*Kuruvunga*) and 5 miles from *Sa'anga* near the mouth of Ballona Creek. Sa'anga, likely within a mile of the Proposed Project's rezoning program areas, has also been commonly referred to as *Guaspet* or *Guashna*, (NEA and King 2004), *Saan* (Kroeber 1925), or *Saa'anga* or *Waachnga* (McCawley 1996). Ethnohistoric research completed by John Johnson (1988) pertaining to the inhabitants of San Clemente Island and Santa Catalina Island has indicated that there were many marriage ties between these islands and this village in the vicinity of the Ballona wetlands. Mission records indicate that a total of 95 neophytes came from this village; 87 of these individuals at Mission San Gabriel and the remaining eight at Mission San Fernando (NEA and King 2004). These records further suggest that marriage was common with the surrounding outside villages, but perhaps most often occurring with members of the large village of Yanga.

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like that of most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Period). Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978: 546; Kroeber 1925; McCawley 1996).

A wide variety of tools and implements were used by the Tongva to gather and collect food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used oceangoing plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996).

Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and also taught the people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups even as Christian missions were being built and may represent a mixture of native and Christian belief and practices (McCawley 1996).

Deceased Tongva were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast and cremation predominating on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996). Cremation ashes have been found in archaeological contexts buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966), as well as scattered among broken ground stone implements (Cleland, York, and Willey 2007). Archaeological data such as these correspond with ethnographic descriptions of an elaborate mourning ceremony that included a wide variety of offerings, including seeds, stone grinding tools, otter skins, baskets, wood tools, shell beads, bone and shell ornaments, and projectile points and knives. Offerings varied with the gender and status of the deceased (Johnston 1962; McCawley 1996). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996).

Tataviam

Portions of the Proposed Project area fall within the ethnographic boundary of the Tataviam (King and Blackburn 1978; Johnson and Earle 1990; Kroeber 1925). Tataviam territories included the upper reaches of the Santa Clara River drainage east of Piru Creek, but also encompassed the Sawmill Mountains to the north and the southwestern portion of the Antelope Valley (King and Blackburn 1978). Tataviam territory is bound by various branches of Chumash to the north and west (including the Ventureño to the west, and Castac and Emigdiano to the northwest), Kitanemuk to the northeast, Serrano to the east, and Gabrielino to the south (King and Blackburn 1978).

Ethnographic data (i.e., data acquired by means of observation and/or direct communication) on the Tataviam and their traditional lifeways are limited. Most of what is known today about the Tataviam comes in the form of ethnohistory (i.e., historical accounts developed through examination of historical records and oral histories) as presented by anthropologists Alfred L. Kroeber (1925, 1915) and John P. Harrington (1935). Their accounts are based largely on interviews conducted in the early 1900s with a Native American consultant named Juan José Fustero, a man who spoke Kitanemuk and claimed that his grandparents were born near the town of Newhall and spoke a language that is no longer extant (Bright 1975). Most of the subsequent works published on the Tatatviam (King and Blackburn 1978; Bright 1975; Hudson 1982), including discussions of their cultural and geographic affiliations, were based on the Kroeber and Harrington interviews with Fustero and several other Kitanemuk consultants. Other studies have analyzed Spanish mission baptismal, marriage, and burial registers in an attempt to better understand the distribution of historic village settlements and kinship ties between settlements (NEA and King 2004; Johnson 1978, 1997).

Early ethnologies referred to the Tataviam as Ataplili'ish (Kroeber 1915), but Kroeber found this name to be too general since it had already been used to describe other indigenous groups (namely the Gabrielino). Kroeber (1925) changed the term to Alliklik which was noted to be a Ventureño Chumash name for the group (although it is believed to be a derogatory term for the sound of the language) but offered almost no information concerning their traditional lifeways. One account of the Tataviam, provides a narrative that they held the river up from a point between Sespe and Piru, most of Piru Creek, Castaic Creek, and probably Pastoria Creek across the mountains in the San Joaquin Valley drainage and adjacent to the Yokuts (Kroeber 1925: 613-614).

The Tataviam language is grouped in the Takic branch of the Uto-Aztecan language family along with neighboring languages and dialects such as Kitanemuk, Serrano (including Vanyume), Tongva, and the Cupan group of Luiseño, Juaneño (Ajachemem), Cahuilla, and Cupeño (Golla 2011; Sutton 1980). William Bright has suggested that Tataviam was actually a separate language with Takic affinities, or perhaps a "remnant, influenced by Takic, of a language family otherwise unknown in southern California" (Bright 1975: 230). However, the current and most widely accepted view is that Tataviam is in fact a Takic language (King and Blackburn 1978; Johnson and Earle 1990; Golla 2011; Sutton et al. 2007).

King and Blackburn (1978: 536) noted several Tataviam settlements based on information provided by Harrington and other sources, including mission registers. Among these is the putative village of *tsawayung* (also referred to as *Chaguayabit*, *Chaguayanga*, *takuyama'm*), which some believe was located near Castaic Junction at the site of Rancho San Francisco. However, there is little consensus as to its exact location. Harrington's own notes reflect this uncertainty: "Jose Juan Olivas thinks it is over by San Francisquito [Rancho San Francisco] but does not know and never did know just where" (NEA and King 2004: 119). Based on diary entries from the Portolá Expedition (Perkins 1957), some have hypothesized that Estancia San Francisco de Xavier (often incorrectly referred to as an asistencia) was placed at the location of the village of *tsawayang*, but this is based on descriptive diary entries and has never been confirmed by archaeological or other historic evidence. In fact, no physical evidence of the village has ever been found. Other Tataviam villages mapped outside of the Project area include *tikatsing* located on upper Castaic Creek, and *pi'ing* located where Castaic Creek meets Elizabeth Lake Canyon. The village of *Tochonaga*, was recorded on an 1843 land grant map. This site appears to be located to the southeast of Newhall, but it's precise location has also never been confirmed: "Tochononga was located in the mountains northwest of San Fernando…over by Los Alamos somewhere here in the Tejon Ranch" (NEA and King 2004: 117). Other villages and seasonal camp sites identified by Harrington include *akure'eng*, which was located at the original Newhall town site; *apatsitsing*, located on upper Castaic Creek; and *naqava'atang*, located east of Townsend Peak. Piru Creek also contained several village and rancheria sites, located on the northern edge of Tataviam territory (Johnson and Earle 1990).

Pedro Fage's account of the 1769 Portola expedition indicates that the first Chumash settlement encountered upon leaving Tataviam territory was located west of the mouth of Piru Creek. The village of *kamulus* (Camulos), located east of Piru Canyon, bears a Chumash name (Johnson and Earle 1990), leading to speculation that this village consisted of a mixed Chumash-Tataviam population. There has been much discussion regarding Chumash ties to areas generally accepted as Tataviam territory (Beeler and Klar 1977).

More recent studies have examined additional Tataviam investigations conducted by Harrington with neighboring groups (Johnson and Earle 1990). These studies support the original Kroeber and Harrington findings that the Tataviam were a distinct group:

> The correspondence between (1) ancestral villages traced using genealogical evidence and (2) independently elicited information regarding Tataviam territoriality builds confidence in the reliability of the ethnographic record compiled by Kroeber and Harrington. The distinctiveness of the Tataviam as an ethnic entity, separate from the Kitanemuk and Fernandeño, is supported by our research (Johnson and Earle 1990: 209).

In 1996, as the result of a Caltrans District 7 highway widening project for SR-126, archaeologists discovered and excavated 45 burials from CA-LAN-2233, a prehistoric village site dating from approximately 2000 to 1640 years before present (BP) and located within Tataviam territory. Examination of mitochondrial DNA (mtDNA) from five burials at CA-LAN-2233 found that these individuals were genetically linked to modern Uto-Aztecan speaking groups, such as the Tataviam (Miller, Lopez, and Walker 2003).

4.18.2 Relevant Plans, Policies, and Ordinances

Federal

No federal regulations are known pertain to this Proposed Project.

State

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Senate Bill 18

The Local and Tribal Intergovernmental Consultation process, commonly known as Senate Bill (SB) 18 was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC Section 5097.9 and 5097.995, which defines cultural places as:

- Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9).
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC Section 5097.993).

SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code Section 65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. Once local

governments have sent notification, tribes are responsible for requesting consultation. Pursuant to Government Code Section 65352.3(a)(2), each tribe has 90 days from the date on which they receive notification to respond and request consultation.

In addition to the requirements stipulated previously, SB 18 amended Government Code Section 65560 to "allow the protection of cultural places in open space element of the general plan" and amended Civil Code Section 815.3 to add "California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places."

California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact NAHC within 24 hours (Section 7050.5(c)). NAHC will notify the "most likely descendant." With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

4.18.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment with respect to tribal cultural resources if the project would:

TC-1 Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

4.18.4 Methodology

As described in Chapter 3.0, Project Description, the general areas included as part of the Proposed Project's rezoning program were evaluated in this PEIR at a programmatic level based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be

considered. Further analysis was not conducted because the County had no further information and would be too speculative to base an analysis of potential impacts resulting from future housing development per the Proposed Project. As such, potential changes beyond that are considered speculative or unlikely to occur and therefore, not reasonably foreseeable.

Additionally, while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district (TOD) specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.

Records Search Results

On April 5, 2021, staff at the South Central Coast Information Center (SCCIC), located on the campus of California State University, Fullerton, provided the results of a California Historical Resources Information System (CHRIS) records search for a sample study area within the proposed rezoning program. Due to COVID-19, the SCCIC notified researchers that they are only providing data for Los Angeles County that have already been digitized. As such, though a complete record search was conducted, not all available PDF reports known to CHRIS were provided in the records search. The CHRIS record search results provided by the SCCIC included their digitized collections of mapped prehistoric and historic archaeological resources and historic built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Dudek reviewed the SCCIC records to determine whether the implementation of the Proposed Housing Element Update would have the potential to impact known cultural resources.

As a result of the CHRIS records search, twelve (12) cultural resources have been previously identified, which includes eleven (11) historic built environment resources and one historic road. Forty-eight (48) previously conducted studies have been undertaken, between 1977 and 2014. None of the previously conducted cultural resource studies identified prehistoric cultural resources in the sample study area generally located within the proposed rezoning program.

Native American Consultation

NAHC Sacred Lands File Search

A search of the NAHC's SLF, to determine the presence of any Native American cultural resources within the proposed rezone areas, was requested on March 16, 2021, was completed on March 29, 2021 (Andrew Green, Cultural Resources Analyst) with positive results. The SLF record is maintained at a public land survey system (PLSS) Section level, which indicates a recorded sacred site could be anywhere within one square mile area of a proposed rezone areas and as such, the NAHC did not specify whether Native American resources were located within the proposed rezone areas. The NAHC suggested contacting fifteen (15) Native American individuals and/entities who would potentially have specific knowledge of the cultural resources identified within the proposed rezone areas. No additional tribal outreach was conducted by Dudek; however, in compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, the County contacted all NAHC-listed traditionally geographically affiliated tribal representatives that have requested project notification via email and certified mail. Documents related to the NAHC SLF search are included in Appendix C-1.

Assembly Bill 52 Consultation

The Proposed Project is subject to compliance with AB 52 (PRC 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives (that have requested notification) who are traditionally or culturally affiliated with the geographic area of the Proposed Project. Five NAHC-listed California Native American Tribal representatives that have requested project notification pursuant to AB 52 were sent letters via email and certified mail by the County on January 19, 2021. The Tribes that requested notification pursuant to AB 52 include San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians-Kizh Nation, San Manuel Band of Mission Indians, Tejon Indian Tribe, and Fernandeño Tataviam Band of Mission Indians. The letters contained a project description, outline of AB 52 timing, an invitation to consult, a map of unincorporated Los Angeles County, and contact information for the appropriate lead agency representative. AB 52 allows tribes 30 days after receiving notification to request consultation. If a response is not received within the allotted 30 days, it is assumed that consultation is declined.

Senate Bill 18 Consultation

The Proposed Project is subject to compliance with SB 18 (Government Code Section 65352.3), which requires local governments to invite California Native American Tribal representatives to participate in consultation about proposed General Plan and Specific Plan adoptions or amendments. The Housing Element Update is an amendment to the General Plan and as such, initiated SB 18 consultation. The NAHC identified 10 Native American individuals/entities who would potentially have specific knowledge of the cultural resources identified within the proposed rezone areas, five of whom were also notified pursuant to AB 52. All SB 18 California Native American Tribal representatives, who have requested notification, were sent notification letters via email on February 10, 2021, and via certified mail on February 11 and 18, 2021. On March 1, 2021, the County sent email reminders to the Santa Rosa Band of Cahuilla Indians and Gabrieleno/Tongva San Gabriel Band of Mission Indians, since the U.S. Postal Service indicated the letter had not been picked up. Pursuant to Government Code Section 65352.3(a)(2), each tribe has 90 days from the date on which they receive notification to respond and request consultation.

To date, five responses have been received as a result of the County's AB 52 and SB 18 consultation notification. An account of all communication thus far can be found in Table 4.18-1. Documents related to AB 52 and SB 18 consultation are on file with the County.

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
Gabrieleno/Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chief	AB 52: January 19, 2021, Letter sent via email and certified mail to Chief Anthony Morales SB 18: February 10, 2021 – invitation to consult sent via email. February 11, 2021 –	AB 52: No Response received to date. As no response was received, consultation was concluded. SB 18: No Response received to date. As no response was received, consultation was concluded.	N/A

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
	invitation to consult sent via certified mail. March 1, 2021 –The Los Angeles County Department of Regional Planning followed up with Chief Morales as the postal office showed that the notification letter was not picked up. April 14, 2021 – The Los Angeles County Department of Regional Planning followed up again with a phone call.		
Gabrieleno Band of Mission Indians - Kizh Nation (Kizh Nation); Andrew Salas, Chairman	AB 52: January 19, 2021, Letter sent via email and certified mailing to Chairman Andrew Salas SB 18: February 10, 2021, invitation to consult sent via email. February 11, 2021 – invitation to consult sent via certified mail.	AB 52: February 19, 2021 – Chairman Salas from the Kizh Nation requested consulting party status. Ms. Ayala Scott from Los Angeles County Department of Regional Planning responded to schedule a consultation date. March 1, 2021 – Ms. Scott called and emailed to schedule consultation with the Kizh Nation and was informed that Chairman Salas was on leave. Ms. Scott emailed the Kizh Nation to suggest April 9, 2021 for a consultation meeting. March 16, 2021- the Kizh Nation confirmed that no further consultation is required. SB 18: February 12, 2021 – a Tribal representative from the Kizh Nation asked if there would	AB 52: Not requested SB 18: Not requested.

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
		be any ground disturbance for the Proposed Project. February 12, 2021 – the Los Angeles County Department of Regional Planning responded via email and informed the Kizh Nation that the Proposed Project does not approve specific housing developments and explained the rezoning priority areas and that subsequent projects would need to obtain permits and conduct environmental review if they are subject to CEQA. February 15, 2021 – The Kizh Nation responded via email stating that if there will not be any type of ground disturbance, then no consultation would be needed and requested to be notified if ground disturbing activities are anticipated. February 16, 2021 –The Los Angeles County Department of Regional Planning responded stating that the HEU does not include ground disturbance and that the Kizh Nation would be notified of future ground disturbance when entitlements are applied for if those projects are subject to CEQA and requested confirmation of whether the Kizh Nation wanted to consult. March 11, 2021 – The Kizh Nation responded via email stating that given that there is no ground disturbance, no consultation is required and requested to be notified in the future if ground disturbance is anticipated.	

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
		March 16, 2021 – The Los Angeles County Department of Regional Planning reached out to the Kizh Nation via email to confirm that no further consultation is required under either AB 52 or SB 18. March 17, 2021 – The Kizh Nation responded via email that since no ground disturbance will take place for the Proposed Project, there is no further need for consultation.	
Chumash Council of Bakersfield; Julio Quair, Chairperson	SB 18: February 10, 2021 – invitation to consult sent via email. The notification sent via email was not successfully submitted and likely due to the fact that the email address provided by the NAHC is inactive. February 11, 2021 – The Los Angeles County Department of Regional Planning sent notification and invitation to consult via certified mail.	SB 18: No Response received to date. As no response was received, consultation was concluded.	N/A
Fernandeño Tataviam Band of Mission Indians (FTBMI); Jairo Avila, Tribal Historic and Cultural Preservation Officer	AB 52: January 19, 2021, Letter emailed and sent via certified mail to Mr. Jairo Avila SB 18: February 10, 2021 – invitation to consult sent via email February 11, 2021 – invitation to consult sent via certified mail	AB 52: January 26, 2021 – email from FTBMI Tribal Historic and Cultural Preservation Officer, Jairo Avila requesting formal consultation. February 4, 2021 – Ayala Scott from the Los Angeles County Department of Regional Planning left a voicemail message for Mr. Avila and followed-up via email on February 5, 2021 to further explain the Proposed Project.	AB 52: February 25, 2021 – consultation between the County and the FTBMI is conducted. March 15, 2021 – The County emailed the FTBMI a link to the County's interactive "story map," which provides information about the Proposed Project utilizing a

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
		February 6, 2021 – Mr. Avila called Ms. Scott and followed up via email to state that the FTBMI would like to see the EIR. Ms. Scott informed Mr. Avila that the EIR would be provided when available. February 19, 2021 – Mr. Avila requests consulting party status. A consultation is scheduled between the County and the FTBMI for February 25, 2021. SB 18: February 19, 2021 – Mr. Avila requests consultation and to review the EIR. February 19, 2021 – Ms. Scott from the Los Angeles County Department of Regional Planning responded via email to schedule the consultation meeting for February 25, 2021.	combination of text and images, to Mr. Avila. No additional record of consultation has been provided to date. SB 18: February 25, 2021 – consultation between the County and the FTBMI is conducted March 15, 2021 – the County provides Mr. Avila from the FTBMI a link to the interactive story map on the County's website, as described above. No additional record of consultation has been provided to date.
Quechan Tribe of the Fort Yuma Reservation; Jill McCormick, Historic Preservation Officer	SB 18: February 10, 2021 – invitation to consult sent via email February 11, 2021 – invitation to consult sent via certified mail	SB 18: February 12, 2021 - Representative from the Quechan Tribe responded via email stating that they had no comment for the Proposed Project. The Los Angeles County Department of Regional Planning responded via email to acknowledge receipt of the message.	SB 18: Not requested.
Rincon Band of Luiseno Indians; Deneen Pelton, Administrative Assistant II for Cheryl Madrigal, Tribal Historic Preservation Officer	SB 18: February 10, 2021 – invitation to consult sent via email February 11, 2021 – invitation to consult sent via certified mail	SB 18: February 19, 2021 - Representative from the Rincon Band of Luiseno Indians, Deneen Pelton, responded via email stating that the Proposed Project is outside of their area of interest and recommended that the Los Angeles County Department of Regional Planning contact a Tribe that is closer to the Proposed Project.	SB 18: Not requested.

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
San Manuel Band of Mission Indians (SMBMI); Lee Clauss	AB 52: January 19, 2021, Letter sent via email and certified mail to Lee Clauss. SB 18: February 10, 2021 – invitation to consult sent via email February 11, 2021 – invitation to consult sent via certified mail	AB 52: January 26, 2021 – email from SMBMI Cultural Resource Analyst Ryan Nordness requesting the cultural report, geotechnical report (if required for the Proposed Project) and project plans showing the depth of proposed disturbance so that the SMBMI can determine whether they will proceed with requesting formal consultation. No formal request for consultation has been provided. February 3, 2021 – phone call between SMBMI Cultural Resource Analyst Ryan Nordness and Ms. Ayala Scott from Los Angeles County Department of Regional Planning; the SMBMI requested the draft EIR when it is available. February 19, 2021 – Ms. Ayala responded to the Mr. Nordess to schedule a date for consultation. SB 18: February 19, 2021 - Ryan Nordness from San Manuel responded via email requesting zoning maps. February 22, 2021 - Ms. Ayala Scott from Los Angeles County Department of Regional Planning responded via email to schedule a time in early March 2021 to look at rezoning story map. Consultation scheduled for March 16, 2021. March 16, 2021 – Ms. Ayala Scott from Los Angeles County Department of Regional Planning followed-	AB 52 and SB 18: March 16, 2021 – a consultation call between the County and tribal representatives from the SMBMI was conducted. March 19, 2021 - As a result of the consultation call, the SMBMI determined that the Proposed Project is outside of ancestral Serrano territory and therefore, the SMBMI requested conclusion of consultation via email.

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
		up with Ryan Nordess via email to confirm the consultation date of March 16, 2021. Mr. Nordess responded that same day via email confirming. Ms. Ayala responded via email and provided a link to the maps of the proposed zoning areas in preparation for the consultation call.	
Santa Rosa Band of Cahuilla Indians; Lovina Redner	SB 18: February 10, 2021 – invitation to consult sent via email February 11, 2021 – invitation to consult sent via certified mail. March 1, 2021 –The Los Angeles County Department of Regional Planning followed up with Ms. Redner as the postal office showed that the notification letter was not picked up.	SB 18: No Response received to date. As no response was received, consultation was concluded.	N/A
Santa Ynez Chumash Indians; Kenneth Kahn, Chairperson	SB 18: February 10, 2021 – invitation to consult sent via email February 11, 2021 – invitation to consult sent via certified mail.	SB 18: March 22, 2021 – Representative from the Santa Ynez Chumash Tribe, Kelsie Merrick, responded via email stating that no consultation for the Proposed Project is requested.	SB 18: Not requested.
Tejon Indian Tribe; Mr. Octavio Escobedo, Tribal Chair	AB 52: January 19, 2021, Letter sent via email and certified mail to Tribal Chair Octavio Escobedo Los Angeles County Department of Regional Planning received a return of the mailed	AB 52: March 3, 2021 – Ms. Ayala Scott from Los Angeles County Department of Regional Planning left a message with the receptionist for Tribal Chair Escobedo, inviting the Tribe to consult under AB 52. The receptionist confirmed receipt of the mailed letter.	N/A

Table 4.18-1. Assembly Bill 52 and SB 18 Native American Tribal Consultation Results

Native American Tribal Representatives	Method and Date of Notification	Response to County Notification Letters	Consultation Date and Results
	notification letter as the address provided by the NAHC for Tribal Chair Escobedo was not current. February 25, 2021 – the notification letter was re-mailed to Tribal Chair Escobedo via certified mail. March 3, 2021 – the letter was delivered. SB 18: February 10, 2021 – invitation to consult sent via email to Colin Rambo, B.A., Cultural Resource Management Technician, Curator of Archaeology, Tejon Indian Tribe; The notification sent via email was not successfully submitted and likely due to the fact that the email address provided by the NAHC is inactive. February 11, 2021 - The Los Angeles County Department of Regional Planning also sent notification via certified mail.	April 14, 2021 – The Los Angeles County Department of Regional Planning followed up again with a phone call. No additional record has been provided to date. As no response was received, consultation was concluded. SB 18: As no response was received, consultation was concluded.	

4.18.5 Environmental Impacts

Threshold TC-1 **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

The Proposed Project consists of a policy document update, and adoption of Proposed Project alone would not produce environmental impacts. The Proposed Project consists of updating the General Plan Housing Element, and no actual development is proposed as part of the update. Implementation of the programs contained in the updated document would accommodate development required to meet the County's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation. Under the RHNA allocation, unincorporated Los Angeles County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It has been determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its RHNA gap; refer to Chapter 3, Project Description, for further details. While the Proposed Project consists of a policy document update, which is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The rezoning program aims to focus growth and density increase in the unincorporated areas with access to services and infrastructure and outside of the County's environmentally sensitive and hazardous areas. While the proposed Project Area is County-wide, the areas affected by the rezoning program are limited to the following seven (7) Planning Areas: East San Gabriel Valley Planning Area, Gateway Planning Area, Metro Planning Area, San Fernando Valley Planning Area, South Bay Planning Area, West San Gabriel Valley Planning Area, and Westside Planning Area.

As previously discussed within this section chapter, a CHRIS records search was conducted for sample study area within the proposed rezoning program. No previously recorded prehistoric resources or TCRs listed in the CRHR or a local register were identified. While the SLF results were positive for the Proposed Project, the SLF maintained by the NAHC represent a curation of "ancient places of special religious or social significance to Native Americans and known ancient graves and cemeteries of Native Americans on private and public lands in California" (nahc.gov 2021) provided by Tribal entities and Native American representatives. For various reasons, Tribal entities and Native American representatives do no not always report sacred lands or TCRs to the NAHC; as such, the NAHC's SLF is not necessarily a comprehensive list of known TCRs and searches of the SLF must be considered in concert with other research and not used as a sole source of information regarding the presence of TCRs. Additionally, results of the SLF provided relate to the general regional area within and surrounding the proposed Planning Areas and don't necessarily equate to the existence of resources within the specific area occupied by the Proposed Project. Further, no specific TCRs have been identified by California Native American tribes as part of the County's AB 52 and SB 18 notification and consultation process. Therefore, the Proposed Project is not expected to adversely affect TCRs that are listed or eligible for listing in the state or local register. Additionally, future housing development facilitated by the Proposed Project, including development as part of the rezoning program, will be subject to

discretionary permits and compliance with all federal, State and local requirements for protecting tribal cultural resources. Impacts are considered **less than significant.**

Threshold TC-2 **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

A sample study within the rezoning program was evaluated and there were no resources that have been determined by the lead agency to be significant pursuant to the criteria set forth in PRC Section 5024.1. Further, no specific TCRs were identified within the generally proposed rezoning program areas by California Native American tribes, or by the County as part of the AB 52 and SB 18 notification and consultation process. As no information regarding TCRs has been received by the County, the County has determined that no TCRs are present within areas expected to accommodate future housing facilitated by the Proposed Project. Additionally, future housing development facilitated by the Proposed Project, including development as part of the rezoning program, will be subject to discretionary permits and compliance with all federal, State and local requirements for protecting tribal cultural resources. Impacts are considered **less than significant.**

4.18.6 Cumulative Impacts

The cumulative impacts analysis of TCRs considers whether impacts of the Proposed Project together with related projects identified within the vicinity of the proposed rezoning program areas, when taken as a whole, substantially diminish the number of TCRs within the same or similar context. As addressed above, the Proposed Project would have a less-than-significant impact on TCRs. There are no known TCRs within the areas generally proposed as part of the rezoning program, and the areas are not part of an existing or known grouping of TCRs that would add to any potential cumulative impact that might be caused by other projects. It is anticipated that unidentified or unknown TCRs that are potentially affected by related projects would be subject to the same requirements of CEQA as the Proposed Project and any impacts would comply with applicable regulatory requirements. Therefore, the Proposed Projects' contribution to cumulative impacts would not be cumulatively considerable, and cumulative impacts on TCRs would be **less than significant**.

4.18.7 Mitigation Measures

No mitigation is required.

4.18.8 Level of Significance After Mitigation

Impacts to TCRs as a result of implementation of the Proposed Project are **less than significant**.

4.18.9 References

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4.19 Utilities and Service Systems

This section of the Draft Program Environmental Impact Report (PEIR) evaluates the Proposed Los Angeles County Housing Element Update (Proposed Project) to impact utilities and service systems.

4.19.1 Environmental Setting

As described in Chapter 3, Project Description, the Proposed Project is evaluated at a programmatic level and the analysis is based on information available to Los Angeles County (County) where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. As a result, this section generally describes the Project Area and, where applicable, the general areas of future potential housing sites as part of the Proposed Project's rezoning program, as those are the areas that may result in changes to the environment that were not already considered in previous environmental analyses or studies.

Wastewater Treatment Process

Sanitary wastewater is treated in the following three phases:

- **Primary treatment:** Removal of solids using settling tanks
- **Secondary treatment:** Reduction of organic matter using bacteria and oxygen; followed by further removal of solids
- **Tertiary treatment:** Filtration of wastewater to remove any solids remaining after the first two phases of treatment

Most wastewater that undergoes tertiary treatment is disinfected after tertiary treatment. Disinfection methods include chlorine bleach and ultraviolet light. Tertiary-treated wastewater is often reused (i.e., recycled) for landscape and agricultural irrigation, groundwater recharge, and industrial purposes.

Wastewater Treatment Providers for Unincorporated Areas of Los Angeles County

The Los Angeles County Sanitation Districts (LACSD) provide wastewater treatment to many unincorporated areas of Los Angeles County (unincorporated areas), as well as to 78 cities in Los Angeles County.

The City of Los Angeles Bureau of Sanitation (LABS) provides wastewater treatment to several unincorporated areas in and adjacent to the City of Los Angeles, including unincorporated areas west of the City of Los Angeles in the Santa Susana Mountains, Simi Hills, and Santa Monica Mountains; Marina del Rey; and La Crescenta-Montrose.

The Las Virgenes Municipal Water District operates the Tapia Water Reclamation Facility in the unincorporated areas within the Santa Monica Mountains Planning Area.

The Los Angeles County Department of Public Works operates three wastewater treatment plants in the City of Malibu that also serve nearby unincorporated areas.

Wastewater Treatment Facilities

Each of the wastewater treatment facilities described below provides primary, secondary, and tertiary treatment, except where otherwise noted. The facilities are mapped in Figure 4.19-1, Wastewater Treatment Facilities.

San Fernando Valley Planning Area

- The LABS Tillman Water Reclamation Plant (WRP) is located southwest of the intersection of Interstate (I) 405 with Victory Boulevard, in the City of Los Angeles. The plant serves the unincorporated areas west of the City of Los Angeles and has an 80 million gallons per day (mgd) capacity (City of Los Angeles 2020a).
- The LABS Los Angeles-Glendale WRP is located immediately east of the Los Angeles River, and south of Colorado Street, in the City of Los Angeles. The plant serves east San Fernando Valley communities within Los Angeles City limits and has a 20 mgd capacity (City of Los Angeles 2020b).

West San Gabriel Valley Planning Area

- The LACSD San Jose Creek WRP, immediately east of the intersection of I-605 and State Route 60, in an unincorporated area, serves a population of 1 million in the San Gabriel Valley. The facility has a 100 mgd capacity and treated average flows of 100 mgd in 2021 (LACSD 2021).
- The LACSD Whittier Narrows WRP, on Rosemead Boulevard in the City of El Monte, has a 15 mgd capacity and treated average flows of 15 mgd in 2021 (LACSD 2021).

East San Gabriel Valley Planning Area

- The LACSD Pomona WRP, near the northwest corner of Mission Boulevard and Humane Way in the City of Pomona, has a 15 mgd capacity and treated average flows of 15 mgd in 2021 (LACSD 2021).
- The San Jose Creek WRP also provides wastewater treatment for part of the East San Gabriel Valley Planning Area.

Metro Planning Area and South Bay Planning Area

- Most of the unincorporated areas in the Metro and South Bay Planning Areas are in the service area of the Joint Water Pollution Control Plant, near the intersection of I-110 and Lomita Boulevard, in the City of Carson. The plant has a 400 mgd capacity for primary and secondary treatment and treated average flows of 260 mgd in 2021 (LACSD 2021).

Westside Planning Area

- Marina del Rey is in the service area of the LABS Hyperion Treatment Plant, on Vista Del Mar in the Community of Playa Del Rey, in the City of Los Angeles. The plant has a 450 mgd capacity and treats average wastewater flows of 450 mgd (City of Los Angeles 2020c).

Gateway Planning Area

- The LACSD Long Beach WRP, on Willow Street west of I-605 in the City of Long Beach, has a 25 mgd capacity and treated average flows of 25 mgd in 2021 (LACSD 2021).
- The LACSD Los Coyotes WRP, near the junction of the I-605 and State Route 91 freeways in the City of Cerritos, has a 37.5 mgd capacity and treated average flows of 37.5 mgd in 2021 (LACSD 2021).

Estimated Wastewater Generation, Existing Conditions

Estimated existing wastewater generation in the unincorporated areas is provided in Table 4.19-1, Estimated Wastewater Generation and Capacity by Planning Area. Wastewater generation is estimated as 60% of total water demand for unincorporated areas of about 177,024,890 gallons per day, which is 106,214,934 gallons per day. Wastewater generation by planning area is estimated by prorating total wastewater generation in the unincorporated areas by the population of a given planning area as a proportion of the total population of the unincorporated areas.

Table 4.19-1. Total Wastewater Generation and Capacity by Planning Area

Water Reclamation Plant by Planning Area	Total Wastewater Generation (mgd)	Total Wastewater Capacity (mgd)
San Fernando Valley Planning Area		
LABS Tillman	80	80
LABS Los Angeles-Glendale	20	20
Total	**100**	**100**
West San Gabriel Planning Area		
LACSD San Jose Creek	100	100
LACSD Whittier Narrows	15	15
Total	**115**	**115**
East San Gabriel Planning Area		
LACSD Pomona	15	15
San Jose Creek	100	100
Total	**115**	**115**
Metro Planning Area and South Bay Planning Area		
Joint Water Pollution Control Plant	260	400
Total	**260**	**400**
Westside Planning Area		
LABS Hyperion Treatment Plant	450	450
Total	**450**	**450**
Gateway Planning Area		
LACSD Long Beach	25	25
LACSD Los Coyotes	37.5	37.5
Total	**62.5**	**62.5**

Sources: City of Los Angeles 2020a, 2020b, 2020c; LACSD 2021
Notes: mgd = million gallons per day; LABS = City of Los Angeles Bureau of Sanitation; LACSD = Los Angeles County Sanitation District

Wastewater Collection

The Consolidated Sewer Maintenance District of Los Angeles County, administered by the Department of Public Works, operates and maintains more than 4,600 miles of sanitary sewers serving the unincorporated areas (except for Marina del Rey) and 40 cities.

The LACSD owns, operates, and maintains about 1,400 miles of sewers ranging from 8 to 144 inches in diameter that convey 453 mgd to 11 wastewater treatment plants (LACSD 2021).

LABS operates and maintains more than 6,700 miles of sewers.

4.19.2 Relevant Plans, Policies, and Ordinances

Federal

The federal Clean Water Act, United States Code, Title 33, Sections 1251 et seq. requires that wastewater be treated prior to being discharged to waters of the United States. The Clean Water Act is described in further detail in Section 4.10, Hydrology and Water Quality, of this Draft PEIR.

State

The following state regulations pertaining to utilities and service systems would apply to the Proposed Project.

Porter-Cologne Water Quality Control Act

In California, the State Water Resources Control Board and nine Regional Water Quality Control Boards (RWQCBs) are responsible for implementing the Clean Water Act and the California Porter-Cologne Water Quality Control Act (Porter-Cologne Act). The Porter-Cologne Act authorizes the State Water Resources Control Board to implement programs to control polluted discharges into state waters. In compliance with the Porter-Cologne Act, the nine RWQCBs establish the wastewater concentrations of a number of specific hazardous substances in treated wastewater discharge.

Sanitary Sewer General Waste Discharge Requirements

On May 2, 2006, the State Water Resources Control Board adopted a General Waste Discharge Requirement (Order No. 2006-0003) for all publicly owned sanitary sewer collection systems in California with more than 1 mile of sewer pipe. The order provides a consistent statewide approach to reducing sanitary sewer overflows by requiring public sewer system operators to take all feasible steps to control the volume of waste discharged into the system in order to prevent sanitary sewer waste from entering the storm sewer system, and to develop a Sewer System Management Plan. The General Waste Discharge Requirements also requires that storm sewer overflows be reported to the State Water Resources Control Board using an online reporting system.

Local

The following local/regional regulations pertaining to utilities and service systems would apply to the Proposed Project.

Water Quality Control Plans (Basin Plans)

The Porter-Cologne Act, Section 13000, directs each RWQCB to develop a water quality control plan (Basin Plan) for all areas within its region. The Basin Plan is the basis for each RWQCB's regulatory program. The Project Area is within the purview of the Los Angeles RWQCB (Region 4), and the Proposed Project must comply with applicable elements of the Basin Plan for Region 4. The Basin Plan gives direction on the beneficial uses of state waters, describes the water quality that must be maintained, and provides programs necessary to achieve the standards established in the Basin Plans.

County Sanitation Districts of Los Angeles County – Sewer Connection Fees

Capital improvements to LACSD water reclamation plants are funded from connection fees charged to new developments, redevelopments, and expansions of existing land uses. The connection fee is a capital facilities fee used to provide additional conveyance, treatment, and disposal facilities (capital facilities) required by new users connecting to the LACSD sewerage system or by existing users that significantly increase the quantity or strength of their wastewater discharge.

Los Angeles County 2035 General Plan

The Public Services and Facilities Element of the Los Angeles County 2035 General Plan (General Plan) provides the following goals and policies potentially relevant to the Proposed Project (County of Los Angeles 2015):

Goal PS/F 4: Reliable sewer and urban runoff conveyance treatment systems

- **Policy PS/F 4.1:** Encourage the planning and continued development of efficient countywide sewer conveyance treatment systems.
- **Policy PS/F 4.2:** Support capital improvement plans to improve aging and deficient wastewater systems, particularly in areas where the General Plan encourages development, such as TODs.
- **Policy PS/F 4.3:** Ensure the proper design of sewage treatment and disposal facilities, especially in landslide, hillside, and other hazard areas.
- **Policy PS/F 4.4:** Evaluate the potential for treating stormwater runoff in wastewater management systems or through other similar systems and methods.

4.19.3 Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project would normally have a significant effect on the environment with respect to utilities and service systems if the project:

U-1: Would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

U-2: Would 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.

U-3: Would result in a determination by the wastewater treatment provider which serves or may serve the project that is has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

4.19.4 Methodology

This section addresses existing wastewater systems that the Proposed Project would have the potential to impact. This analysis addresses potential impacts on the capacity of the local wastewater conveyance and treatment facilities with implementation of the Proposed Project.

4.19.5 Environmental Impacts

Threshold U-1 Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The Proposed Project is a policy document and adoption of the Proposed Project alone would not produce environmental impacts. The Proposed Project consists of an updated housing program; no actual development is proposed as part of the update. Implementation of the program contained in the document would accommodate development required to meet County's 2021–2029 Regional Housing Needs Assessment allocation. Under the Regional Housing Needs Assessment allocation, unincorporated Los Angeles County is required to provide the zoned capacity to accommodate the development of at least 90,052 units using various land use planning strategies. It was determined that the County's inventory of residential sites will be insufficient to accommodate future housing needs. As such, as part of the Proposed Project, the County includes a rezoning program in the Housing Element to accommodate its Regional Housing Needs Assessment gap; refer to Chapter 3 for further details. While the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

The areas of the rezoning program would be located in various planning areas throughout the County. Depending upon the planning area(s) in which individual projects would be located, the applicable local WRP would be evaluated for treatment capacity and ability to treat increased wastewater generation, in accordance with Los Angeles RWQCB requirements. Each planning area WRP is governed in accordance with Los Angeles RWQCB orders, which establish performance criteria and effluent limitations to ensure that treated effluent discharges do not violate Basin Plan objectives. As a result, wastewater generation within the rezoning program area would discharge to a treatment plant that is in compliance with a permit issued by the RWQCB and has the capacity to accept the increased waste stream. Additionally, compliance with applicable federal, state, and local regulations would ensure that would ensure that potential impacts to wastewater treatment requirements associated with implementation of the Proposed Project would be less than significant. Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations, and would not provide any goals, policies, or programs that would significantly exceed wastewater treatment requirements. Therefore, the Proposed Project would not exceed wastewater treatment requirements of the Los Angeles RWQCB and impacts would be **less than significant**.

Threshold U-2 Would the Project 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?

As described in Threshold U-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County. However, the Proposed Project would be consistent with the growth planned for the unincorporated areas of Los Angeles County, and would also be consistent with the planned growth for Los Angeles County as a whole. Additionally, parcels within the rezoning program area would have access to existing infrastructure, including public water and sewer.

The Proposed Project would comply with applicable federal, state, and local regulations to avoid potential impacts to existing water or wastewater treatment facilities. Approval of the Proposed Project itself, as a policy document, would not change these regulations, and would not provide any goals, policies, or programs that would result in the expansion of existing facilities. Therefore, impacts related to existing or future water or wastewater treatments would be **less than significant**.

Threshold U-3 **Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that is has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

As described in Threshold U-1, while the Proposed Project is a policy document that is not anticipated to produce environmental impacts, the rezoning program as part of the Proposed Project would allow for greater densities than currently allowed within the County.

As noted in Threshold U-2 above, although the Proposed Project would encourage development with greater intensities than previously permitted in the unincorporated areas of Los Angeles County, such growth would be consistent with the planned growth for the unincorporated Los Angeles County region where the parcels reside, and consistent with the planned growth for Los Angeles County as a whole. As indicated in Threshold U-1, depending upon the planning area(s) within the rezoning program , the applicable local water reclamation plant would be evaluated for treatment capacity, including capacity to provide existing commitments. Each planning area water reclamation plant is governed in accordance with Los Angeles RWQCB orders, which establish performance criteria and effluent limitations to ensure that treated effluent discharges do not violate Basin Plan objectives.

The Proposed Project would comply with applicable federal, state, and local regulations to avoid potential impacts related to the capacity of existing water or wastewater treatment facilities. Approval of the Proposed Project itself, as a policy document, would not change these regulations, and would not provide any goals, policies, or programs that would result in an inadequate capacity of wastewater treatment providers. Therefore, impacts related to future wastewater treatment capacity would be **less than significant**.

4.19.6 Cumulative Impacts

Cumulative projects are those that would be developed cumulatively within the Los Angeles County region and surrounding area. Cumulative projects could cause significant impacts if such combined projects exceeded existing wastewater conveyance infrastructure (i.e., sewer infrastructure), existing wastewater treatment capacity, and/or exceeded treatment requirements of the Los Angeles RWQCB.

The Proposed Project would include the rezoning program that would allow for greater intensities than previously permitted in the unincorporated areas of Los Angeles County. Any future development would be subject to goals, policies, and regulations that reduce impacts to utilities and service systems. Required compliance with these regulations would ensure impacts related to wastewater treatment requirements and/or water or wastewater treatment facilities would be less than significant. Therefore, impacts of the Proposed Project related to utilities and service systems would be **less than significant**.

4.19.7 Mitigation Measures

No mitigation is required.

4.19.8 Level of Significance After Mitigation

No significant impacts related to wastewater infrastructure have been identified; therefore, impacts would be less than significant.

4.19.9 References

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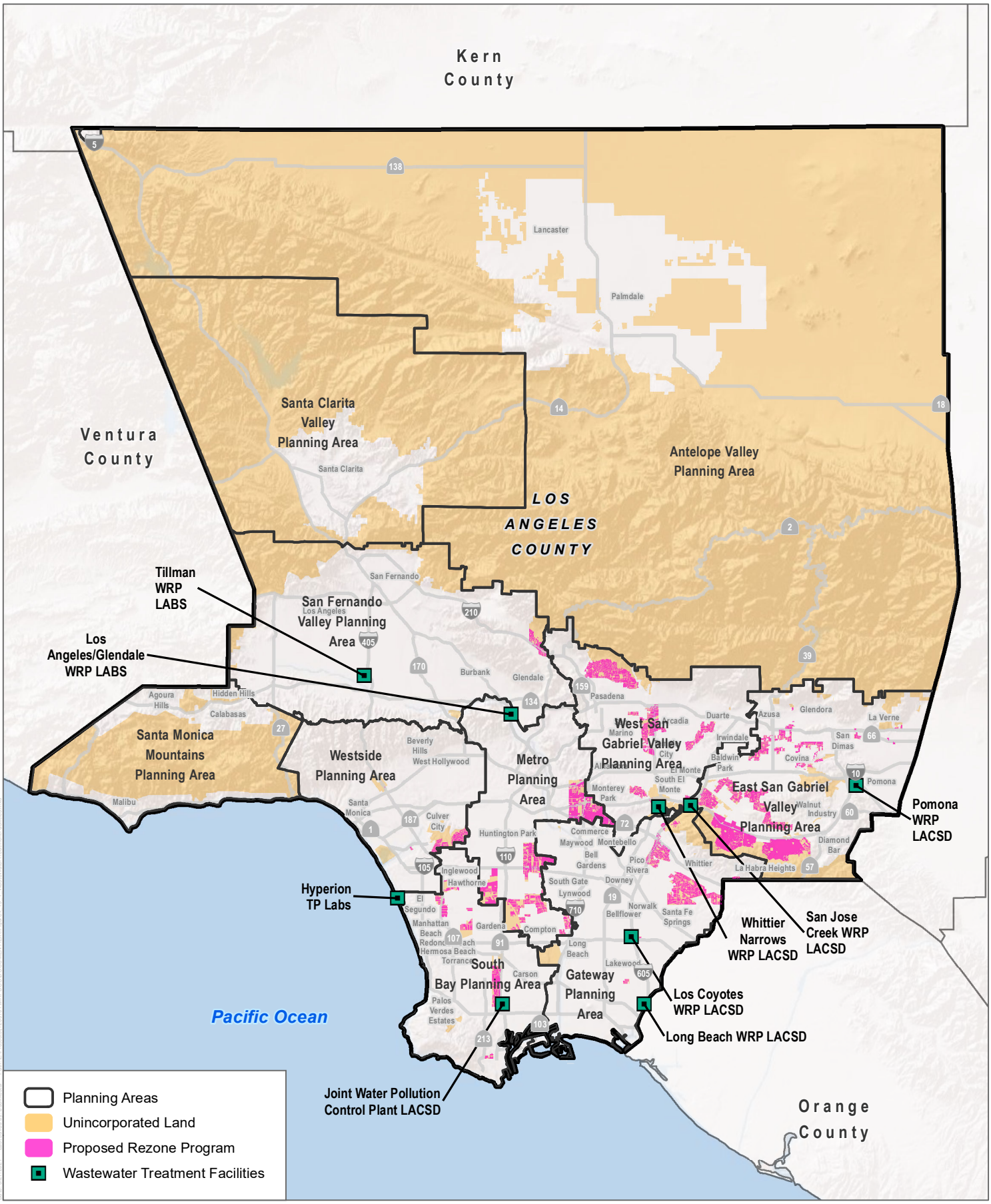

SOURCE: ESRI 2021; LA County 2021

FIGURE 4.19-1

Wastewater Treatment Facilities

Los Angeles County Housing Element Update

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5 Other CEQA Considerations

Chapter 5 of the Draft Program Environmental Impact Report (PEIR) for the Proposed Los Angeles County Housing Element Update (Proposed Project) has been prepared in furtherance of the content requirements set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15126.2. As such, this chapter discusses the following:

- Significant and Unavoidable Environmental Impacts (Section 5.1)
- Significant and Irreversible Environmental Effects (Section 5.2)
- Growth-Inducing Impacts (Section 5.3)
- Effects Found Not to Be Significant (Section 5.4)

5.1 Significant and Unavoidable Environmental Impacts

Section 15126.2(c) of the CEQA Guidelines requires than an EIR describe any significant impacts which cannot be avoided. Specifically, Section 15126.2(c) states the following:

> Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Implementation of the program-level mitigation measures identified in Chapter 4, Environmental Analysis, of this Draft PEIR would reduce all potentially significant impacts to below a level of significance, with the exception of air quality, cultural resources, noise, and transportation.

5.2 Significant and Irreversible Environmental Impacts

The CEQA Guidelines (14 CCR 15000 et seq.) require an EIR to address any significant irreversible environmental changes that would result from the Proposed Project should it be implemented. Pursuant to Section 15126.2(d), significant irreversible environmental impacts could involve any of the following:

- Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely;
- The primary and secondary impacts of the project would generally commit future generations of people to similar uses;
- Irreversible damage from environmental accidents associated with the project;
- The proposed consumption of resources is not justified (e.g., the project results in wasteful use of energy).

Determining whether the Proposed Project could result in significant and irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them.

Large Commitment of Non-Renewable Resources

Examples of irretrievable commitments provided in the State CEQA Guidelines include the use of nonrenewable resources (e.g., natural gas and other fossil fuels, lumber, and steel) during construction and operation of any future housing developments. With regard to building materials, future housing developments would be constructed with durable materials with a significant lifespan, such as cast in place concrete and precast concrete, which would improve building longevity. As such, even though construction would result in the commitment of building materials, the materials are not expected to require replacement during the future housing development's estimated operational lifespan. Furthermore, per California Green Building Standards Code, 65% of all demolition and construction materials must be recycled. This regulation would ensure that portions of the existing materials on site are reused. In the event that the future housing developments were to be demolished at a future time, this regulation would ensure that a majority of the materials are recycled.

Nonrenewable resources would also be consumed during operations of future housing developments. Resources used during operation would consist primarily of water, natural gas, and other fossil fuels required for off-site electrical generation and vehicles. While some building materials may be consumed for building maintenance purposes, such use would be limited and would be reduced by the use of durable materials, as described above. The use of fossil fuels during operation of development facilitated by the Proposed Project is discussed in detail in Section 4.6, Energy, of this Draft PEIR. As concluded in that section, the Proposed Project would be required to comply with the applicable Title 24 standards which would further ensure that the Proposed Project energy demands and natural gas usage would not be inefficient, wasteful, or otherwise unnecessary. Additionally, the location of the rezoning program parcels proximate to regional and local roadway systems tends to reduce vehicle miles traveled within the region, acting to reduce regional vehicle energy demands.

As described in Section 4.19, Utilities and Service Systems, future housing development-related increases in water demand would be evaluated on a project-by-project basis. Further, the Proposed Project serves as the guiding planning document for sewer, wastewater, and water system provides to identify future population growth.

In addition to the above considerations, state and local laws and regulations would further reduce the Proposed Project's use of nonrenewable resources over time. Specifically, electricity consumed would be increasingly sourced from renewable energy, pursuant to Senate Bill 100. Senate Bill 100, which passed in 2018, states that 44% of the total electricity sold to retail customers in California per year must be secured from qualifying renewable energy sources by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030. SB 100 also sets forth a state policy that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California and requires that achieving 100% zero-carbon electricity does not increase carbon emissions elsewhere in the western grid or is not fulfilled through resource shuffling. As such, consumption of nonrenewable energy by development facilitated by the Proposed Project is anticipated to significantly decrease over time, as Senate Bill 100 is implemented statewide and overall nonrenewable energy consumption decreases.

Similarly, the vehicles that would travel to and from the future housing developments would be subject to increasingly stringent emissions standards over time, which would reduce the amount of fossil fuel consumed per vehicle (see Section 4.6 for additional details). Furthermore, the County of Los Angeles (County) and state have policies in place to support decreased use of personal vehicles, to be replaced with alternative modes such as transit, walking, and biking- policies. The Proposed Project itself seeks to rezone areas in high-amenity areas and within existing Transit Oriented District Specific Plan areas to promote use of alternative modes. As such policies are carried out, the number of vehicles traveling to and from future sites may decrease over time.

Future housing development would also be subject to compliance with the California Building Energy Efficiency Standards and California Green Building Standards Code. In conclusion, while the Proposed Project would result in the use of nonrenewable resources, such use would be limited primarily to building materials, fossil fuels, and water. During operation, use of such resources is expected to decrease, as increasingly stringent efficiency requirements are implemented at the local and state level. Therefore, although the Proposed Project would require the use of nonrenewable resources, it would not construct a new land use that required the commitment of a large amount of nonrenewable resources, such as a new fossil fuel consuming power plant. The replacement of underutilized buildings and surface parking lots would result in changes to the current land uses in a manner that is consistent with the County's General Plan goals and policies (see Section 4.11, Land Use and Planning). Such development encouraged in areas near urban centers and transit nodes and would not result in a large commitment of nonrenewable resources such that removal or nonuse thereafter would be unlikely.

Commitment to Future Uses

The Proposed Project involves the creation of a long-range planning document, with future action programs identified including amendments to the General Plan and Zoning Code. The Proposed Project would inform future housing development consistent with State housing law. The Proposed Project does not directly commit future generations to similar uses since the intention of the Proposed Project is to provide an update to the County's Housing Element for the 2021–2029 planning period. As the housing needs of the County may change over the course of the planning period, future generations would be able to reassess their housing needs and make necessary adjustments during the next anticipated housing cycle (2029–2037).

Irreversible Damage from Environmental Accidents

The Proposed Project has the potential to expose the public and the environment to hazards associated future housing developments. As discussed in Section 4.9, Hazards and Hazardous Materials, implementation of the Proposed Project would result in land uses in the Project Area that typically involve the use, storage, disposal and transportation of hazardous materials, such as fuels, lubricants, solvents and degreasers, and paints. Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Varying quantities of hazardous materials are manufactured, used, or stored at facilities in the Project Area, from manufacturing facilities to local dry-cleaning establishments or gardening supply stores. Hazardous materials come in the form of explosives, corrosives, flammable and combustible substances, poisons, and radioactive materials. Additionally, the transportation of hazardous materials/waste may increase because of increased hazardous materials/waste usage within Los Angeles County.

Numerous federal, state and local regulations exist that require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using or disposing of hazardous materials include Resource Conservation and Recovery Act, which provides the 'cradle to grave' regulation of hazardous wastes; Comprehensive Environmental Response, Compensation, and Liability Act, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; International Fire Code, which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; California Code of Regulations Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; California Code of Regulations Title 27, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520.

These laws and regulations are designed to reduce and/or eliminate exposure of hazardous materials to the public and the environment. Overall, compliance with permitting and associated regulations would protect future residents and others within the Project Area from exposure to hazardous materials.

Consumption of Resources Justified

While the Proposed Project would increase resource consumption during construction and operation, the Proposed Project would also result in some benefits related to long-term resource consumption in the region. According to the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy, the County will continue to experience growth in population, jobs, and housing. The Proposed Project provides a long-range planning framework to identify adequate sites for future housing developments to meet the housing needs to the region. Specifically, to meet this need, the County is proposing a rezoning program to focus on parcels located in areas served by existing amenities and proximity to transit. Therefore, the Proposed Project would provide the ability of future housing developments to be in closer proximity to existing jobs, thereby facilitating a more balanced jobs-housing profile. The Proposed Project would help accommodate growth within existing developed areas, as opposed to accommodating growth through development in previously undeveloped areas. The latter development pattern generally results in permanent loss of naturalized lands and open space, as well as increased fossil fuel consumption attributable to longer commuting distances and lack of transit options. Further, the Proposed Project identifies sites for very-low and low-income units to support a mix of housing income types, which further contributes to a development pattern that focuses on diverse growth and reduced vehicular travel. While the Proposed Project would result in some irretrievable commitment of nonrenewable resources, it would also help accommodate growth in a manner that would reduce irreversible environmental changes in the region. For these reasons, the irretrievable commitment of resources attributable to the Proposed Project would not be considered significant.

5.3 Growth-Inducing Impacts

CEQA requires a discussion of ways in which the Proposed Project could be growth inducing. The CEQA Guidelines identify a project as growth inducing if it fosters economic or population growth or results in the construction of additional housing, either directly or indirectly, in the surrounding environment (14 CCR 15126.2[e]). New employees from commercial or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. A project could indirectly induce growth by reducing or removing barriers to growth or by creating a condition that attracts additional population or new economic activity. However, a project's potential to induce growth does not automatically result in growth. Growth can only happen through capital investment in new economic opportunities by the private or public sectors.

Direct growth-inducing impacts are commonly associated with the extension of new public services, utilities, and roads into areas that have previously been undeveloped. The extension of such infrastructure into a non-serviced area can represent the elimination of a growth-limiting factor, thereby inducing growth. Increases in the population may tax existing community service facilities, requiring construction of new facilities and ultimately resulting in an increase in the pace of development or the density of the existing surrounding development. Indirect growth-inducing impacts include an increased demand for housing, commodities, and services that new development causes or attracts by increasing the population or job growth in an area.

Remove Obstacles to Growth

As discussed in Section 4.19, the purpose of the Proposed Project is to guide growth and development in the unincorporated areas of the County. The County, as well as the entire Southern California region, has experienced dramatic growth in the past two decades. Similar growth is expected to continue for the next two decades. The Proposed Project could potentially indirectly induce growth through the removal of obstacle to additional growth and development, such as removing a constraint on a required public service. The Housing Element Update does not, however, propose any specific infrastructure improvements that would result in growth.

The Proposed Project does not approve the construction of specific development projects and would largely accommodate growth based on market conditions. However, in some locations, it would allow increased development intensity and/or a more inclusive mix of land uses compared to existing conditions. Therefore, the Proposed Project removes regulatory obstacles to growth, and is considered to be growth-inducing.

Population Growth

Future development consistent with the Proposed Project would create a number of temporary construction jobs during development of individual projects. This would be a direct, growth-inducing effect of the Proposed Project.

The rezoning program associated with the Proposed Project would increase the number of dwelling units that could occur under buildout conditions and accommodate a greater population than was envisioned for the General Plan. The Proposed Project is intended to accommodate the County's fair-share of RHNA and facilitate the construction of affordable housing. It is anticipated that population growth in the County will continue to be driven by market conditions an the RHNA allocation will be revisited with each new planning period. Therefore, the Proposed Project would have indirect growth- inducing effects.

Environmental Effects of Growth

Approval of the Proposed Project would not set a precedent that could encourage and facilitate other activities that could significantly affect the environment. Cities and counties in California periodically update their general plans elements pursuant to California Government Code Sections 65300 et seq.

As discussed in Chapter 3, Project Description, the Proposed Project consists of the preparation of the Housing Element update. The purpose of the Proposed Project is to address the housing needs and objectives of the County to meet state housing law requirements. Pressures to develop in the surrounding cities may derive from regional economic conditions and market demands for housing, commercial, office and industrial land uses that may be directly or indirectly influenced by the Proposed Project.

Although the Proposed Project does not include approval of physical development, it creates additional development capacity in the Project Area compared to existing conditions. Much of this development capacity is either available under existing conditions or is limited to targeted areas. Furthermore, development projects would be induced more by market demands than by new development capacity created by land use changes included in the rezoning program. However, because approval of the Proposed Project would ultimately result in subsequent projects that would have their own environmental impacts—including potentially significant impacts—the Proposed Project is a precedent-setting and growth-inducing action.

5.4 Effects Found Not to Be Significant

Section 15128 of the CEQA Guidelines requires that an EIR briefly describe potential environmental effects that were determined not to be significant and therefore were not discussed in detail in the EIR. No environmental impact categories are identified here as not being significantly affected by, or affecting, the Proposed Project.

6 Alternatives

This chapter describes and evaluates alternatives to the Proposed Los Angeles County Housing Element Update (Proposed Project) for the County of Los Angeles's (County's) 2021-2029 planning period. This chapter implements the requirements set forth in the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.), and identifies the Environmentally Superior Project Alternative, as required by CEQA Guidelines Section 15126.6(e)(2).

6.1 Introduction

CEQA requires that Environmental Impact Reports (EIRs) "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives" (14 CCR 15126.6[a]). The CEQA Guidelines direct that the selection of alternatives be governed by "a rule of reason" (14 CCR 15126.6[a] and [f]). As defined by the CEQA Guidelines (14 CCR 15126.6[f]):

> The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the Lead Agency determines could feasibly attain most of the basic objectives of the project.

As presented in prior sections of this Draft Program EIR (PEIR), the Proposed Project would not result in significant and unavoidable impacts after implementation of all mitigation measures in the categories of air quality, noise, and transportation. Consistent with CEQA, the analysis presented in this chapter considers a reasonable range of alternatives to the Proposed Project and evaluates their comparative environmental impacts. The selection of alternatives and their discussion must "foster informed decision making and public participation" (14 CCR 15126.6[a]). Therefore, this chapter identifies potential alternatives to the Proposed Project and evaluates them, as required by CEQA.

The inclusion of an alternative in an EIR does not constitute definitive evidence that the alternative is in fact "feasible." The final decision regarding the feasibility of alternatives lies with the decision maker(s) for a given project, who must make the necessary findings addressing the potential feasibility of an alternative, including whether it meets most of the basic project objectives (further described in Section 6.2, Project Objectives) or reduces the severity of significant environmental effects pursuant to CEQA (California Public Resources Code, Section 21081; see also 14 CCR 15091).

This Draft PEIR includes the analysis of two alternatives to the Proposed Project:

- Alternative A – No Project Alternative
- Alternative B – Reduced Buffer Alternative

6.2 Project Objectives

The purpose of the Proposed Project is to address the housing needs and objectives of the County to meet state housing law requirements. The following goals have been established for the Proposed Project:

- **Goal 1:** A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to extremely low, very low and lower income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.
- **Goal 2:** Communities with equitable access to employment opportunities, community facilities and services, and amenities.
- **Goal 3**: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.
- **Goal 4:** A comprehensive system of support services and housing that prevents and ends homelessness.
- **Goal 5**: Opportunities for extremely low, very low, low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
- **Goal 6**: Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.
- **Goal 7**: Protection against residential displacement.
- **Goal 8**: Neighborhoods and housing environments that are livable, healthy, and safe for all residents.
- **Goal 9**: An adequate supply of housing preserved and maintained in sound condition.
- **Goal 10:** Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.
- **Goal 11:** Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.
- **Goal 12:** Planning for and monitoring the long-term affordability of adequate housing.

6.3 Significant and Unavoidable Impacts

The following impacts related to the Proposed Project have been determined to be significant and unavoidable after implementation of all feasible mitigation measures:

- Air Quality (see Section 4.3 for details)
- Cultural Resources (see Section 4.5 for details)
- Noise (see Section 4.13 for details)
- Transportation (see Section 4.17 for details)

6.4 Alternatives Considered and Eliminated During the Project Planning Process

CEQA Guidelines Section 15126.6(c) recommends that an EIR identify any alternatives that were considered by the lead agency but were rejected as infeasible and briefly explain the reasons for their rejection. Among the factors described by CEQA Guidelines Section 15126.6 in determining whether to exclude alternatives from detailed consideration in an EIR are failure to meet most of the basic objectives of a project, infeasibility, or inability to avoid significant environmental impacts.

With respect to the feasibility of potential alternatives to a project, CEQA Guidelines Section 15126.6(t)(l) states the following:

> Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries … and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.

In determining what alternatives should be considered in the PEIR, it is important to acknowledge the objectives of the project, the project's significant effects, and unique project considerations.

In determining an appropriate range of Proposed Project alternatives to be evaluated in this PEIR, a number of possible alternatives were initially considered and then rejected. Two alternatives for the Proposed Project was considered, but ultimately rejected from further analysis in the Draft PEIR, consistent with Section 15126.6(c) of the CEQA Guidelines. A description of the potential alternative considered, but not carried forward, and the rationale for rejection is provided below.

Alternative Location/Alternative Sites

Pursuant to Section 15126.6(f)(2) of the CEQA Guidelines, the County considered the potential for alternative locations to the Proposed Project. As stated in Section 15126.6(f)(2)(A), the key question and first step in analyzing alternative sites is whether any of the significant effects of a project would be avoided or substantially lessened by putting that project in another location. Only locations that would avoid or substantially lessen any of the significant effects of a project need to be considered in the PEIR.

Alternate housing sites for the Proposed Project were considered through the planning process. As discussed in Chapter 3, Project Description, the sites selected for the rezoning program were based on a mapping application that sought to remove areas with environmental and hazards constraints. The methodology for the selection of potential areas as part of the rezoning program excluded the following sites based on several factors including feasibility, regulations, site constraints, State law requirements and avoiding potential environmental impacts:

- Sites that are already in the Adequate Sites Inventory;
- Sites that are currently designated Mixed Use (MU – 50-150 du/net ac) in the General Plan, since MU is the land use designation that allows the highest densities in the General Plan Land Use Legend;
- Sites that are currently designated Residential 9 (H9 – 0-9 du/net ac) in the General Plan (or an equivalent land use designation in an Area or Community Plan), or any other land use designations that allow less than 9 du/net ac;
- Sites in the Santa Clarita Valley or the Antelope Valley;

- Sites that are located in the Special Management Area (SMA) Class II or III of the General Plan's Hazard, Environmental and Resource Constraints Model. SMA Class II and III include various moderate and severe hazard, environmental and resource constraints on development, including but not limited to the following:
  - FEMA 100-year Flood Zone;
  - Significant Ecological Areas;
  - Environmentally Sensitive Habitat Areas;
  - Active Fault Trace;
  - Seismically Induced Landslide Zone; and
  - Agricultural Resource Areas;
- Sites in a Coastal Zone;
- Sites in a Moderate, High or Very High Fire Hazard Severity Zone;
- Sites in a Hillside Management Area;
- Sites in the 65 or above dB CNEL noise contour of an Airport Influence Area;
- Sites in an area covered by a Specific Plan; and
- Sites that are not within a water or a sewer district boundary.

As such, an alternative location was rejected and is not further analyzed in this Draft PEIR.

Reduced Project

The County considered an alternative that would reduce or eliminate proposed candidate housing sites proposed as part of the rezoning program. However, the reduction of total housing sites was rejected as it would not accommodate the County's share of the regional housing allocation established by the Southern California Association of Governments (SCAG) for the 2021-2029 planning period and would not meet the Housing Element Update Goals 1, 6, and 10. As such, an reduced project alternative was rejected and is not further analyzed in this Draft PEIR.

6.5 Alternatives Selected for Further Analysis

This section discusses a reasonable range of alternatives to the Proposed Project, including a no project alternative in compliance with CEQA Guidelines Section 15126.6(e). These alternatives include the following:

- Alternative A – No Project Alternative
- Alternative B – Reduced Buffer Alternative

Pursuant to Section 15126.6(d) of the CEQA Guidelines, each alternative is evaluated in sufficient detail to determine whether the overall environmental impacts would be less than, similar to, or greater than the corresponding impacts of the Proposed Project. Each alternative is also evaluated to determine whether the Project objectives would be substantially attained.

6.5.1 Alternative A – No Project Alternative

Alternative Description

Section 15126.6(e) of the CEQA Guidelines requires that an EIR evaluate the specific alternative of "no project" along with its impact. As stated in this section of the CEQA Guidelines, the purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving a proposed project with the impacts of not approving a proposed project. As specified in Section 15126.6(e)(3)(A), when a project is the revision of an existing land use or regulatory plan or policy or an ongoing operation, the no project alternative will be the continuation of the plan, policy, or operation into the future. Therefore, the no project alternative, as required by the State CEQA Guidelines, would analyze the effects of not closing the RHNA gap by the rezoning program and continuation of development under the current zoning.

Under the No Project Alternative, the County would continue to implement the adopted 2014 Housing Element adopted on February 4, 2014. No changes to the housing element would be made to address the requirements of state law. Since adoption of the 2014 Housing Element, the County has been issued a RHNA by the SCAG and is required by state law to address its housing needs in an updated Housing Element. The final RHNA consists of approximately 90,052 total units, including 39,339 very-low and low income. Approximately 19,071very-low- and low-income units would be achieved initially through current land use and zoning, resulting in a RHNA gap of approximately 20,268 very-low- and low-income units. The rezoning program ensures there are enough sites with sufficient densities to address the housing need identified through the RHNA, however the rezoning program would not be implemented under this alternative. Under the No Project Alternative, the RHNA gap of 39,339 very-low- and low-income units would not be closed by the rezoning program to address the County's housing needs. The rezoning program parcels (see Figures 3-4 and 3-5A through 3-5F in Chapter 3) would retain their adopted General Plan and zoning designations and the County would not meet the RHNA obligations required by state housing law.

The No Project Alternative would result in the continuation of existing conditions and planned development of the County. No new significant environmental impacts or an increased severity of environmental impacts identified in the General Plan EIR would occur under this alternative because it would retain the current General Plan land use designations and policy provisions.

Comparison of the Effects of Alternative A to the Project

Aesthetics

Alternative A would not result in impacts related to aesthetics that would be greater than the Proposed Project. As discussed in Section 4.1, Aesthetics, of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to changes in visual character and new sources of substantial light or glare. The Proposed Project would include a rezoning program that would facilitate housing, which would result in the addition of up to approximately 63,433 dwelling units. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designations. Thus, development of these areas in accordance with their existing zoning and land use designations would result in **less impacts than** the Proposed Project related to changes to the existing visual character of the area, as well as potentially result in new sources of nighttime lighting in the area.

Agriculture and Forestry Resources

Alternative A would not result in impacts related to agriculture and forestry resources that would be greater than the Proposed Project. As discussed in Section 4.2, Agriculture and Forestry Resources, of this Draft PEIR, the Project would not result in impacts related to the conversion and/or loss of farmland and forest land. The Proposed Project would be located within urban and suburban areas, many of which are located along commercial corridors and would not include areas zoned for agricultural use or a Williamson Act Contract. Under this alternative, development would occur within the same areas as the Proposed Project but would be in accordance with their existing zoning and land use designation. Therefore, impacts under Alternative A would be **the same as** those anticipated from the Proposed Project.

Air Quality

Alternative A would not result in impacts related to air quality that would be greater than the Proposed Project. As discussed in Section 4.3 of this Draft PEIR, the Project would result in significant and unavoidable impacts related to air emissions during construction and operation. The Proposed Project would include a rezoning program that would facilitate housing, which would result in the addition of up to approximately 63,433 dwelling units. Although the Proposed Project would reduce mobile source emissions associated with vehicle trips and VMT, the Proposed Project would increase dwelling unit density and dwelling units overall by 63,443 units.

The construction and operation of the Proposed Project would result in potentially significant cumulative air quality impacts from Project-generated construction and operational emissions. Specifically, Project-generated construction and operational emissions are anticipated to exceed the SCAQMD and AVAQMD thresholds (VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ during construction and VOC and CO during operation). Additionally, the Proposed Project would result in potentially significant impacts related to the potential placement of new sensitive receptors (i.e., residences) in close proximity to existing sources of TACs as well as exposing sensitive receptors to construction-generated TAC emissions, primarily DPM, resulting in a potential health risk to such receptors.

Under this alternative, the rezoning program would not be implemented a and areas affected by the proposed rezoning program would be built out according to their General Plan and zoning designations. Thus, development of these areas in accordance with their existing zoning and land use designations would not increase dwelling unit density and dwelling units and would result in **less impacts than** the Proposed Project related to air quality.

Biological Resources

Alternative A would not result in impacts related to biological resources that would be greater than the Proposed Project. As discussed in Section 4.4, Biological Resources, of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to biological resources. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation which would allow for construction of the same areas. Therefore, impacts to biological resources under Alternative A would be **the same as** those anticipated from the Proposed Project.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Draft PEIR, the Proposed Project would require implementation of mitigation measures to reduce impacts related to cultural resources to less than significant, except for historical resources which would remain significant and unavoidable. Under this alternative, areas

affected by the proposed rezoning program would retain their adopted General Plan and zoning designation which would allow for construction of the same areas. Therefore, impacts under Alternative A would be **the same as** those anticipated from the Proposed Project.

Energy

Alternative A would not result in impacts related to energy that would be greater than the Proposed Project. As discussed in Section 4.6, Energy, of this Draft PEIR, the construction and operation of the Proposed Project would result in less-than-significant impacts related to wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with or obstruct plans for renewable energy or energy efficiency. Areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designations under Alternative A. Therefore, under this alternative, areas that would be affected by the proposed rezoning program under the Proposed Project would not be rezoned to facilitate residential housing. As a result, Alternative A would have lower energy demands than that of the Proposed Project. Therefore, impacts under Alternative A would be **less than** those anticipated from the Proposed Project.

Geology and Soils

Alternative A would not result in erosion or loss of topsoil that would be greater than the Proposed Project. As discussed in Section 4.7, Geology and Soils, of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to geological resources, specifically strong seismic ground shaking, liquefaction, and landslides. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation, therefore construction of the same areas could occur. Therefore, impacts under Alternative A would be **the same as** those anticipated from the Proposed Project.

Greenhouse Gas Emissions

Alternative A would result in impacts related to GHGs that would be greater than the Proposed Project. As discussed in Section 4.8, Greenhouse Gas Emissions, of this Draft PEIR, the construction and operation of the Proposed Project would result in less-than-significant impacts related to the generation of GHG emissions (directly and indirectly) and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Under this alternative, the areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designations. Construction emissions from both the Proposed Project and Alternative A would be similar because the sites would have the same footprint. As noted in Section 4.8.5, Environmental Impacts, Threshold GHG-1, operation of the Proposed Project would result in an estimated net decrease (resulting from the net increase in residential development and the net decrease in non-residential development) of 34,531 metric tons of carbon dioxide equivalent per year. Therefore, Alternative A would have a higher amount of GHG emissions per year that the Proposed Project. As a result, Alternative A would result in greenhouse gas emissions that would be **greater than** the Proposed Project.

Hazards and Hazardous Materials

Alternative A would not result in impacts related to hazards and hazardous materials that would be greater than the Proposed Project. As discussed in Section 4.9, Hazards and Hazardous Materials, of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to hazards and hazardous materials. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designations which would allow for construction of the same areas. As with the Proposed Project,

development of this alternative would be required to evaluate the sites for potential contamination prior to approval of site disturbance, as well as adhere to all applicable federal, state, and local regulations regarding hazardous materials. Therefore, impacts on public health and safety related to hazardous materials or hazards under Alternative A would be **the same as** those anticipated from the Proposed Project.

Hydrology and Water Quality

Alternative A would not result in impacts related to hydrology and water quality that would be greater than the Proposed Project. As discussed in Section 4.10, Hydrology and Water Quality, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to hydrology and water quality. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation which would allow for construction of the same areas. Therefore, this alternative would allow development of the same acreage, so impacts related to new impervious surfaces would be similar. However, under this alternative, the rezoning program would not facilitate housing within the vacant and/or disturbed sites within the Project Area. As such, it is expected that demand for groundwater would be less than under the Proposed Project. Therefore, impacts related to hydrology and water quality under Alternative A would be **less than** those anticipated from the Proposed Project.

Land Use and Planning

Alternative A would result in impacts related to land use and planning that would be greater than the Proposed Project. As discussed in Section 4.11, Land Use and Planning, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to population growth or land use. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation. The shortfall of 51,045 housing units for the RHNA would not be met as mandated by state housing law. This alternative would allow development consistent with the General Plan. Development consistent with the General Plan would also have to be consistent with any ALUCPs. Although development under Alternative A would have to be consistent with ALUCPs, it would not close the RHNA housing gap mandated by state law and therefore land use and planning impacts associated with this alternative would be **greater than** the Proposed Project.

Mineral Resources

Alternative A would not result in impacts related to mineral resources that would be greater than the Proposed Project. As discussed in Section 4.12, Mineral Resources, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to mineral resources. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation which would allow for construction of the areas. Therefore, this alternative would allow development of the same areas and impacts under Alternative A would be **the same as** those anticipated from the Proposed Project.

Noise and Vibration

Alternative A would not result in impacts related to noise and vibration that would be greater than the Proposed Project. As discussed in Section 4.13 of this Draft PEIR, the Proposed Project would result in significant and potentially unavoidable impacts related to noise and vibration. Construction of the Proposed Project would result in significant and potentially unavoidable impacts related to ambient noise levels in the Project vicinity. Construction emissions from both the Proposed Project and Alternative A would be similar because the sites would have the same footprint, operation of the Proposed Project would result in increases in traffic to sensitive noise receptors.

Under this alternative, the rezoning program which would facilitate housing would not be implemented and areas that are proposed to be rezoned would retain their adopted General Plan and zoning designation. As result, it is expected that noise and vibration impacts resulting from traffic noise associated from this alternative would be **less than** the Proposed Project.

Population and Housing

Alternative A would not result in impacts related to population and housing that would be greater than the Proposed Project. As discussed in Section 4.14, Population and Housing, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to population growth and housing. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation and this alternative would not close the gap of the shortfall of 63,433 dwelling units for the RHNA, as mandated by state housing law. Therefore, areas would not be rezoned to allow for a higher density of available housing, which would increase the population within the Project Area. Therefore, impacts related to population and housing under Alternative A would be **less than** those anticipated from the Proposed Project.

Public Services

Alternative A would not result in impacts related to public services that would be greater than the Proposed Project. As discussed in Section 4.15, Public Services, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to public services. The Proposed Project would include a rezoning program that would facilitate housing which would result in the addition of up to approximately 63,433 dwelling units. The high-density residential developments would increase the population in these urban areas which would increase the demands on LACoFD, law enforcement, school services, library services, and parks. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation and this alternative would not close the gap of the shortfall of 51,405 dwelling units for the RHNA, as mandated by state housing law. Therefore, this alternative would not increase the demand on public services and impacts would be **less than** those anticipated from the Proposed Project.

Recreation

Alternative A would not result in impacts related recreation that would be greater than the Proposed Project. As discussed in Section 4.16, Recreation, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to recreation. The Proposed Project would include a rezoning program that would facilitate housing which would result in the addition of up to approximately 63,433 dwelling units. The high-density residential developments would increase the population in these urban areas which would have the potential to increase the demands on recreational facilities. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation. Therefore, this alternative would not increase the demand on recreational facilities and impacts would be **less than** those anticipated from the Proposed Project.

Transportation

Alternative A would not result in impacts related to transportation that would be greater than the Proposed Project. As discussed in Section 4.17 of this Draft PEIR, the Proposed Project would result in significant and unavoidable impacts to transportation, specifically CEQA Guidelines Section 15064.3(b) as it is not possible to show that the VMT impacts can be reduced to a less than significant level for all the projects within the rezone program. Under the Proposed Project, impacts related to plans, ordinances, or policies addressing the circulation system, increase in hazards due to a

geometric design feature, and inadequate emergency access would be less than significant. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation. Similar to the Proposed Project, development under this alternative would be subject to review by the County and responsible emergency service agencies including LACFD. In addition, construction under this alternative would also be in accordance with applicable roadway design standards and applicable General Plan policies. Since the Proposed Project would be replacing commercial uses with residential or mixed-use development, it would have a potential to increase overall VMT per capita or service population. Therefore, impacts related to transportation under this alternative would be **less than** those anticipated from the Proposed Project.

Tribal Cultural Resources

Alternative A would not result in impacts related to tribal cultural resources that would be greater than the Proposed Project. As discussed in Section 4.18, Tribal Cultural Resources, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to tribal cultural resources. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation which would allow for construction of the same areas. Therefore, impacts under Alternative A would be **the same as** those anticipated from the Proposed Project.

Utilities and Service Systems

Alternative A would not result in impacts related to utilities and service systems that would be greater than the Proposed Project. As discussed in Section 4.19, Utilities and Service Systems, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to utilities and service systems. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation Therefore, areas within the Project Area would not be rezoned allowing for a higher population density which would increase the demands on water and/or wastewater treatment facilities. Impacts to utilities and service systems under Alternative A would be **less than** those anticipated from the proposed Project.

Wildfire

Alternative A would not result in impacts related to wildfire that would be greater than the Proposed Project. As discussed in Section 4.20, Wildfire, of this Draft PEIR, the Proposed Project would result in less than significant impacts related to wildfire. Under this alternative, areas affected by the proposed rezoning program would retain their adopted General Plan and zoning designation which would allow for construction in the same areas that would have the same risk related to wildfire as the Proposed Project. However, under the Proposed Project, the rezoning program would allow for a higher population density which would have the potential to strain the emergency response and recovery capabilities of federal, state, and local governments. Therefore, impacts related to wildfire risk under Alternative A would be **less than** those anticipated from the proposed Project.

6.5.2 Alternative B – Reduced Buffer Alternative

Alternative Description

CEQA requires that EIRs “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives” (14 CCR 15126[a]). As presented in prior sections of this PEIR, the Proposed Project would result in significant and unavoidable impacts

in the categories of air quality, noise, and transportation. As such, Alternative B proposes to include sufficient sites to meet the County's RHNA allocation but would reduce the extent of total housing sites that provides a buffer for the RHNA allocation.

The Proposed Project includes parcels identified based on the County's mapping application, which considers state law for eligible RHNA allocation sites and General Plan goals and policies. Upon review of sites selected through this process, the County reviewed maps to understand the distribution of the RHNA eligible sites. In some instances, the RHNA eligible sites resulted in gaps of parcels that were not RHNA eligible, but if not rezoned they would have resulted in spot-zoning. Additionally, the County considers the gap parcels to provide a 15-30% buffer for the RHNA allocation in the event the RHNA eligible sites are not developed as 100% affordable units. The County also considers the gap parcels for 17,785 units of moderate and above moderate-income housing units. As such, the County included the gap parcels to avoid spot zoning, provide a buffer for the RHNA allocation, and provide parcels for moderate and above moderate-income housing. Alternative B considers the removal of the buffer parcels for a reduction in overall dwelling units allowed through the Proposed Project's rezoning program.

Comparison of the Effects of Alternative B to the Project

Aesthetics

As discussed in Section 4.1 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to changes in visual character and new sources of substantial light or glare. Alternative B would not result in impacts related to aesthetics that would be greater than the Proposed Project. Under this alternative, there would be a reduction in sites rezoned in comparison to the Proposed Project. The sites that would not be rezoned under this alternative would retain their existing zoning and General Plan designations. Future development of these sites would be in accordance with their existing zoning and land use designations. Therefore, impacts related to visual resources under Alternative B would be **less than** those anticipated from the Proposed Project.

Agriculture

Alternative B would not result in impacts related to agriculture and forestry resources that would be greater than the Proposed Project. As discussed in Section 4.2 of this Draft PEIR, the Proposed Project would not result in impacts related to the conversion and/or loss of farmland and forest land. The Proposed Project would be located within urban and suburban areas, many of which are located along commercial corridors and would not include areas zoned for agricultural use or a Williamson Act Contract. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. Therefore, impacts under Alternative B would be **the same as** those anticipated from the Proposed Project.

Air Quality

As discussed in Section 4.3 and Section 6.3, Significant and Unavoidable Impacts, of this Draft PEIR, the Proposed Project would result in significant and unavoidable impacts related to air quality during construction and operation. Specifically, the Proposed Project would result in significant and unavoidable impacts related to the potential for the Proposed Project to conflict with an AQMP, violate air quality standards or contribute substantially to an air quality violation, result in a cumulatively considerable net increase in any criteria pollutant, and expose sensitive receptors to substantial pollutant concentrations. Although mitigation measures for air quality would reduce impacts associated with construction and implementation of the Proposed Project, the effectiveness of the mitigation measures is not accurately quantifiable given the nature of the Proposed Project. Alternative B would not

result in impacts related to air quality that would be greater than the Proposed Project. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. However, this alternative would still include sufficient sites to meet the County's RHNA allocation. As a result, impacts to air quality under this alternative would be **less than** the Proposed Project but they would still be significant and unavoidable due to the nature of the project.

Biological Resources

Alternative B would not result in impacts related to biological resources that would be greater than the Proposed Project. As discussed in Section 4.4 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to biological resources. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation, which would also allow for construction in these areas. Therefore, impacts to biological resources under Alternative B would be **the same as** those anticipated from the Proposed Project.

Cultural Resources

As discussed in Section 4.5 of this Draft PEIR, the Proposed Project would require implementation of mitigation measures to reduce impacts related to cultural resources to less than significant, except for historical resources which would remain significant and unavoidable. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation, which would also allow for construction in these areas. Although the intensity would be reduced at the buffer sites, site disturbance would be similar to the Proposed Project. Therefore, impacts under Alternative B would be **the same as** those anticipated from the Proposed Project.

Energy

Alternative B would not result in impacts related to energy that would be greater than the Proposed Project. As discussed in Section 4.6 of this Draft PEIR, the construction and operation of the Proposed Project would result in less-than-significant impacts related to wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with or obstruct plans for renewable energy or energy efficiency. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. Therefore, sites removed from the buffer parcels would not be rezoned to facilitate housing under Alternative B. Therefore, Alternative B would require lower energy demands than that of the Proposed Project and impacts would be **less than** those anticipated from the Proposed Project.

Geology and Soils

Alternative B would not result in erosion or loss of topsoil that would be greater than the Proposed Project. As discussed in Section 4.7 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to geological resources, specifically strong seismic ground shaking, liquefaction, and landslides. Construction activities under Alternative B would be similar to those under the Proposed Project because development would still be allowed for sites that would not be included in the buffer parcels under this alternative. In general, the likelihood of site development is not affected by the rezoning program. As a result, impacts related to geology and soils under Alternative B would be **similar to** those that would occur from the Proposed Project.

Greenhouse Gas Emissions

As discussed in Section 4.8 of this Draft PEIR, the construction and operation of the Proposed Project would result in less-than-significant impacts related to the generation of GHG emissions (directly and indirectly). Alternative B would not result in impacts to GHGs and climate change that would be greater than the Proposed Project. Construction activities under this alternative would be less intensive than the Proposed Project because the sites removed from the buffer parcels would be developed consistent with their General Plan land use designations. As a result, Alternative B would result in GHG emission impacts that would be **less than** the Proposed Project.

Hazards and Hazardous Materials

Alternative B would not result in impacts related to hazards and hazardous materials that would be greater than the Proposed Project. As discussed in Section 4.9 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to hazards and hazardous materials. Under this alternative, areas removed from the buffer parcels would retain their adopted General Plan and zoning designation which would allow for construction of the areas. As with the Proposed Project, development of this alternative would be required to evaluate the sites for potential contamination prior to approval of site disturbance, as well as adhere to all applicable federal, state, and local regulations regarding hazardous materials. Therefore, impacts on public health and safety related to hazardous materials or hazards under Alternative B would be **the same as** those anticipated from the Proposed Project.

Hydrology and Water Quality

Alternative B would not result in impacts related to hydrology and water quality that would be greater than the Proposed Project. As discussed in Section 4.10 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to hydrology and water quality. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. Therefore, this alternative would allow for development of the same acreage, so impacts related to new impervious surfaces would be similar. However, under this alternative, sites removed from the buffer parcels would not be rezoned to facilitate housing. As such, it is expected that demand for groundwater would be less than under the Proposed Project. Therefore, impacts related to hydrology and water quality under Alternative B would be **less than** those anticipated from the Proposed Project.

Land Use and Planning

Alternative B would result in impacts related to land use and planning that would be greater than the Proposed Project. As discussed in Section 4.11 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to population growth or land use. Under this alternative, sufficient sites to meet the County's RHNA allocation would be provided, however there would be reduction in the extent of total housing sites that would provide a buffer for the RHNA allocation. Although this alternative would meet the RHNA as mandated by state housing law, it would not provide the 10%–15% buffer for the RHNA allocation in the event the RHNA eligible sites are not developed as 100% affordable units. Therefore, Alternative B leaves the potential for the RHNA housing gap to not be closed as mandated by state law and therefore land use and planning impacts associated with this alternative would be **greater than** the Proposed Project.

Mineral Resources

Alternative B would not result in impacts related to mineral resources that would be greater than the Proposed Project. As discussed in Section 4.12 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to mineral resources. Under this alternative, sites removed from the buffer parcels could be built according to their adopted General Plan and zoning designation, which would also allow for construction in these areas. Therefore, this alternative would allow development of the same areas and impacts under Alternative B would be **the same as** those anticipated from the Proposed Project.

Noise and Vibration

Alternative B would not result in impacts related to noise and vibration that would be greater than the Proposed Project. As discussed in Section 4.13 of this Draft PEIR, the Proposed Project would result in significant and potentially unavoidable impacts related to noise and vibration. Construction of the Proposed Project would result in significant and potentially unavoidable impacts related to ambient noise levels in the Project vicinity, specifically stationary noise associated with the high-density housing. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. As result, it is expected that noise and vibration impacts resulting from this alternative would be **less than** the Proposed Project.

Population and Housing

Alternative B would not result in impacts related to population and housing that would be greater than the Proposed Project. As discussed in Section 4.14 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to population growth and housing. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. Therefore, sites removed from the buffer parcels would not be rezoned to allow for a higher density of available housing which would increase the population within the Project Area. Therefore, impacts related to population and housing under Alternative B would be **less than** those anticipated from the Proposed Project.

Public Services

Alternative B would not result in impacts related to public services that would be greater than the Proposed Project. As discussed in Section 4.15 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to public services. The Proposed Project would include a rezoning program that would facilitate housing which would result in the addition of up to approximately 63,433 dwelling units. The high-density residential developments would increase the population in these urban areas which would increase the demands on LACoFD, law enforcement, school services, library services, and parks. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. Since this alternative would still allow for areas that are not removed from the buffer parcels to facilitate housing, the potential to increase the demands on public services would occur but at a lower level than the Proposed Project. As a result, impacts to public services under this alternative would be **less than** those anticipated from the Proposed Project.

Recreation

Alternative B would not result in impacts related recreation that would be greater than the Proposed Project. As discussed in Section 4.16 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to recreation. The Proposed Project would include a rezoning program that would facilitate housing which

would result in the addition of up to approximately 63,433 dwelling units. The high-density residential developments would increase the population in these urban areas which would have the potential to increase the demands on recreational facilities. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation. Since this alternative would still facilitate housing in the sites not removed from the buffer parcels, the potential to increase the demands on recreational facilities would occur but at a lower level than the Proposed Project. As a result, impacts to recreational facilities under this alternative would be **less than** those anticipated from the Proposed Project.

Transportation

Alternative B would result in impacts related to transportation that would be greater than the Proposed Project. As discussed in Section 4.17 of this Draft PEIR, the Proposed Project would result in significant and unavoidable impacts to transportation, specifically CEQA Guidelines Section 15064.3(b) as it is not possible to show that the VMT impacts can be reduced to a less than significant level for all the projects within the rezone program. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning. This alternative would not lessen VMT because the sites removed from the buffer parcels would not have a higher concentration of people compared to the sites that would be rezoned for a higher density of population. Under the Proposed Project, sites proposed for the rezone are focused within infill sites that have access to amenities and would not induce sprawl growth patterns. Thus, the rezoning program parcels seek to reduce VMT by concentrating housing in areas with other opportunities, as consistent with General Plan goals and policies. Therefore, under this alternative, VMTs would be greater in the sites removed from the buffer parcels. As a result, impacts related to transportation under this alternative would be **greater than** those anticipated from the Proposed Project.

Tribal Cultural Resources

Alternative B would not result in impacts related to tribal cultural resources that would be greater than the Proposed Project. As discussed in Section 4.18 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to tribal cultural resources. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning designation, which would also allow for construction in these areas. Although the intensity would be reduced at the buffer sites, site disturbance would be similar to the Proposed Project Therefore, impacts under Alternative B would be **the same as** those anticipated from the Proposed Project.

Utilities and Service Systems

Alternative B would not result in impacts related to utilities and service systems that would be greater than the Proposed Project. As discussed in Section 4.19 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to utilities and service systems. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning. Therefore, sites removed from the buffer parcels would not be rezoned allowing for a higher population density which would increase the demands on water and/or wastewater treatment facilities. As a result, impacts to utilities and service systems under Alternative B would be **less than** those anticipated from the proposed Project.

Wildfire

Alternative B would not result in impacts related to wildfire that would be greater than the Proposed Project. As discussed in Section 4.20 of this Draft PEIR, the Proposed Project would result in less than significant impacts related to wildfire. Under this alternative, sites removed from the buffer parcels would be built according to their adopted General Plan and zoning, which would allow for construction in the same areas that would have the same risk related to wildfire as the Proposed Project. However, under this alternative, sites removed from the buffer parcels would not experience a higher population density which would have the potential to strain the emergency response and recovery capabilities of federal, state, and local governments. Therefore, impacts related to wildfire risk under Alternative B would be **less than** those anticipated from the proposed Project.

6.6 Summary of Alternatives to the Proposed Project

Project are considered and evaluated in this Draft PEIR. To summarize these Project alternatives, as suggested in CEQA Guidelines Section 15126.6(d), a matrix was prepared to summarize and compare the impacts of each Project alternative (see Table 6-1).

Table 6-1. Comparison of Project and Alternatives Impacts

Environmental Issue Area	Proposed Project	Alternative A - No Project/Existing Development	Alternative B - Reduced Development Alternative: Exclusion of PCC – North
Aesthetics	LTS	▼	▼
Agriculture	No Impact	–	–
Air Quality	SU	▼	▼
Biological Resources	LTS-MM	–	–
Cultural Resources	SU	–	–
Energy	LTS	▼	▼
Geology and Soils	LTS	–	–
Greenhouse Gas Emissions	LTS	▲	▼
Hazards and Hazardous Materials	LTS	–	–
Hydrology and Water Quality	LTS	▼	▼
Land Use and Planning	LTS	▲	▲
Mineral Resources	LTS	–	–
Noise	SU	▼	▼
Population and Housing	LTS	▼	▼
Public Services	LTS	▼	▼
Recreation	LTS	▼	▼
Transportation	SU	▼	▲
Tribal Cultural Resources	LTS-MM	–	–
Utilities and Service Systems	LTS	▼	▼
Wildfire	LTS	▼	▼
Number of Reduced Impacts		12	11

Notes:

– Alternative is likely to result in similar impacts when compared to Project.

▼ Alternative is likely to result in reduced impacts when compared to Project.

▲ Alternative is likely to result in greater impacts when compared to Project.
+ Alternative is likely to result in greater environmental benefits when compared to Project.
LTS = less than significant impact; LTS-MM= less than significant impact with mitigation

Table 6-2 compares the alternatives in terms of whether they meet the Project objectives.

Table 6-2. Comparison of Alternatives – Meeting the Project Objectives

Does the Project Meet the Following Project Objectives?	Alternative A	Alternative B
Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to extremely low, very low and lower income households, seniors, persons with disabilities, large households, single-parent households, people experiencing homelessness and at risk of homelessness, and farmworkers.	No	Yes
Goal 2: Communities with equitable access to employment opportunities, community facilities and services, and amenities.	No	Yes
Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.	No	Yes
Goal 4: A comprehensive system of support and housing that prevents and ends homelessness.	No	Yes
Goal 5: A housing delivery system that provides assistance to extremely low, very low, lower and moderate income households and those with special needs.	No	Yes
Goal 6: Neighborhoods with a stable supply of housing that is affordable in the long term to residents of all income levels and facilitates aging in place.	No	Yes
Goal 7: Neighborhoods and housing environment that are livable, healthy, and safe for all residents.	No	Yes
Goal 8: An adequate supply of housing preserved and maintained in sound condition.	No	Yes
Goal 9: Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.	No	Yes
Goal 10: Planning for and monitoring the long-term affordability of adequate housing.	No	Yes
How many project objectives are met?	**0**	**10**

6.7 Environmental Superior Alternative

An EIR must identify an "environmentally superior" alternative; and, where the no project alternative is environmentally superior, the EIR is then required to identify an alternative from among the others evaluated as environmentally superior (14 CCR 15126.6[e][2]).

As shown in Table 6-1, Alternative A would result in reduced environmental impacts to all environmental topics, with the exception of agriculture, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, and mineral resources. Since Alternative A would not rezone all parcels identified in the Proposed Project for higher density residential uses, this alternative would not generate new construction in the same manner as the Proposed Project and development would occur as analyzed in the General Plan EIR. However, under Alternative A, growth within the County would not occur within planned infill areas as proposed under the Proposed Project; thus, additional housing opportunities would not be provided in areas with transit and job opportunities.

Alternative B would have similar, albeit reduced, impacts compared to the Proposed Project. However, Alternative B would not eliminate any mitigation measures required under the Proposed Project. Alternative B would result in reduced environmental impacts to all environmental topics, with the exception of agriculture, biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, and transportation.

Because Alternative A would reduce impacts in a greater number of resource areas when compared to Alternative B, then Alternative A is considered the environmentally superior alternative. However, as required under CEQA Guidelines Section 15126.6(e)(2), if the environmentally superior alternative is the "no project" alternative, the EIR must also identify an environmentally superior alternative among the other alternatives. Since Alternative B would reduce impacts when compared to the Proposed Project and would meet most of the Project objectives, then Alternative B is considered the environmentally superior alternative.

While Alternative B would reduce impacts by reducing the total amount of dwelling units allowed through the Proposed Project's rezoning program, Alternative B would not eliminate significant and unavoidable impacts. Further, state guidance on implementation of Government Code section 65863 (Senate Bill 166, No Net Loss Law) recommends that jurisdictions create a buffer in the Housing Inventory of at least 15% to 30% more capacity than required, especially for capacity to accommodate the lower-income RHNA. Alternative B would remove this a portion of this buffer, and thus, would not align with the State's guidance ensure maintenance of identified sites. Finally, Alternative B would result in spot-zoning.

7 List of Preparers

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Heather Anderson, AICP, Regional Planner
Leon Freeman, AICP, Regional Planner
Daniel Hoffman, GISP, Principal GIS Analyst

Department of Parks and Recreation

Clement Lau, Departmental Facilities Planner
Julie Yom, Facilities Planner

7.2 Dudek

Asha Bleier, Project Manager
Sabrina Alonso, Environmental Analyst
Chelsea Ohanesian, Environmental Analyst
Carolyn Somvilay, Environmental Analyst
Mark Storm, Acoustic Services Manager
Connor Burke, Environmental Technical Group Analyst
Perry Russel, Senior Geologist
Sarah Siren, Paleontologist
Michael Williams, Archaeologist
Linda Kry, Archaeologist
Katie Haley, Architectural Historian
Sarah Corder, Architectural Historian
Jennifer De Alba, Associate Archaeologist
Heather McDevitt, Archaeologist
Patricia Schuyler, Biologist
Sabita Tewani, Technical Specialist
Lisa Valdez, Environmental Technical Group Senior Planner
Mark McGinnis, Mapping/Surveying Practice Director
Brayden Dokkestul, Mapping/Surveying Associate Analyst
Hannah Wertheimer-Roberts, Technical Editor
Laurel Porter, Senior Technical Editor
Rachel Dobrolenski, Publications Specialist

7.3 Subconsultants

Veronica Tam, Veronica Tam and Associates Inc.

CHAPTER 8 RESPONSE TO COMMENTS

This chapter contains all comments received on the Draft Programmatic Environmental Impact Report (PEIR) and responses thereto and is organized as follows:

- 8.1 List of Commenters
- 8.2 Common Responses
- 8.3 Comment Letters Received and Responses to Comments

The focus of the responses to comments in Chapter 8 is on the disposition of significant environmental issues raised in the comments, as specified by Section 15088(c) of the California Environmental Quality Act (CEQA) Guidelines. Detailed responses are not provided to comments on the merits of the proposed Project. When a comment is not directed to significant environmental issues, the responses indicate that the comment has been acknowledged and no further response is necessary.

8.1 List of Commenters

Several letters received either did not include specific comments related to the EIR and/or were in response to a survey form. Given that these letters presented general comments, a general response is all that is required under CEQA (*Paulek v. California Dept. Water Resources* (2014) 231 Cal.App.4th 35, 47). These letters have been grouped together and are responded to with a common response found in Section 8.2, Common Responses.

The comment letters that require individual responses have been categorized by sender (e.g., agency, organization, individual) and assigned a unique letter-number designation based on category. The list of commenters and the unique letter-number designators for each letter requiring a response, as well as general letters, and letters responding to the survey forms are listed in Appendix 8-1, List of Commenters. Individual comments within each letter are bracketed and subsequently numbered in the right-hand margin of the comment letter. Bracketed/numbered comment letters are placed adjacent to the responses of the same letter in Section 8.3.

8.2 Common Responses to Recurring Comments

A number of the comments received on the Draft EIR addressed the same or similar issues and environmental concerns. Rather than repeat responses to recurring comments in each letter, the common response is provided below:

The County of Los Angeles (County) acknowledges these comments but notes they raise economic, social, political, or policy-related issues that do not appear to relate to any significant environmental

issue. Notwithstanding, the County will include these comment letters as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required because the comments does not raise an environmental issue.

Comment Letter T1

From: Ryan Nordness
To: DRP Housing
Subject: RE: AB52 notice for the DEIR and GPA for 2021-2029, Los Angeles County, California
Date: Tuesday, June 15, 2021 4:45:40 PM
Attachments: image2a74ea.PNG

CAUTION: External Email. Proceed Responsibly

Hello,
Thank you for sending over the DEIR for the proposed housing update. San Manuel Band of Mission Indians concurs with the language and findings of cultural report and the mitigation measures. T1-1
Respectfully,
Ryan Nordness

Ryan Nordness
CULTURAL RESOURCE ANALYST
Email: Ryan.Nordness@sanmanuel-nsn.gov
O: (909) 864-8933 Ext 50-2022
Internal: 50-2022
M: 909-838-4053
26569 Community Center Dr Highland California 92346
SAN MANUEL
BAND OF MISSION INDIANS

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Response to Comment Letter T1

San Manuel Band of Mission Indians
Ryan Nordness
June 15, 2021

T1-1 The County of Los Angeles (County) acknowledges the comment and notes it expresses that the San Manuel Band of Missions Indians concur with the findings of the cultural report and mitigation measures. Therefore, no further response is required. The County will include the comment as part of the Final PEIR for review and consideration by the decision makers prior to a final decision on the Project.

Comment Letter S1

From: Higgins, Anthony@DOT
To: DRP Housing
Cc: state.clearinghouse@opr.ca.gov
Subject: Caltrans District 7 Comment Letter - County of Los Angeles Housing Element Update - DPEIR - SCH# 2021010016 - GTS# 07-LA-2021-03616
Date: Friday, July 9, 2021 8:07:02 AM
Attachments: 07-LA-2021-03616 County of Los Angeles Housing Element Update - DPEIR - SIGNED.pdf

CAUTION: External Email. Proceed Responsibly.

Greetings,

Please see the attached Caltrans comment letter for the following project:

County of Los Angeles Housing Element Update – DPEIR
SCH# 2021010016
GTS# 07-LA-2021-03616

Best,

Anthony Higgins
Associate Transportation Planner
Caltrans District 7, Division of Planning
100 S. Main Street, MS-16
Los Angeles, CA 90012
(213) 266-3574
anthony.higgins@dot.ca.gov

Response to Comment Letter S1

California Department of Transportation (Caltrans)
Emily Gibson
June 15, 2021

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

July 9, 2021

Tina Fung, Supervising Regional Planner
Housing Policy Section
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

RE: County of Los Angeles Housing Element Update – Draft Program Environmental Impact Report (DPEIR)
SCH# 2021010016
GTS# 07-LA-2021-03616
Vic. LA Multiple

Dear Tina Fung,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The County is updating the Housing Element of the General Plan for the 2021-2029 planning period. The Housing Element is one of the seven required elements of the General Plan per the California Government Code, beginning at Section 65583. Generally, State law mandates updates to the Housing Element every eight years. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (unincorporated areas). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. The County is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation. S1-1

After reviewing the DPEIR, Caltrans concurs with the following Mitigation Measures: MM TRA-1, MM TRA-2, MM TRA-3, MM TRA-4, MM TRA-5, MM TRA-6, and MM TRA-7. S1-2

These measures are in direct alignment with State-level sustainable transportation policy goals which seek to reduce the number of trips made by driving, reduce Greenhouse Gas (GHG) emissions, and encourage alternative modes of travel. Caltrans' Strategic Management Plan has set targets of tripling trips made by bicycle and doubling trips made by walking and public transit, as well as achieving a reduction in statewide, per capita, vehicle miles traveled (VMT). Similar goals are embedded in the California Transportation Plan 2040, California Transportation Plan 2050, and Southern California Association of Governments (SCAG) Connect SoCal (2020-2045 S1-3

"Provide a safe and reliable transportation network that serves all people and respects the environment."

S1-1 The County acknowledges the comment and notes that the comment restates information contained in the Draft PEIR and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

S1-2 The County acknowledges the comment and notes it expresses the opinions of the commenter and acknowledges concurrence with the listed mitigation measures. Therefore, no further response is required. The County will include the comment as part of the Final PEIR for review and consideration by the decision makers prior to a final decision on the Project.

S1-3 The County acknowledges the comment and notes it expresses that the mitigation measures are in alignment with the State-level sustainable transportation policy goals. Therefore, no further response is required. The County will include the comment as part of the Final PEIR for review and consideration by the decision makers prior to a final decision on the Project.

Tina Fung
July 9, 2021
Page 2

Regional Transportation Plan/Sustainable Communities Strategy). Statewide legislation such as AB 32 and SB 375, as well as Executive Order S-3-05 and N-19-19, echo the need to pursue more sustainable development. Projects, like the one proposed, can help California meet these goals. S1-3 Cont.

If the mitigation measures listed above are effectively implemented, then Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. S1-4

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03616.

Sincerely,

Emily Gibson

Emily Gibson
Acting IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

"Provide a safe and reliable transportation network that serves all people and respects the environment"

S1-4 The County acknowledges and agrees with the comment, which is consistent with the findings of the Draft PEIR.

Comment Letter C1

From: Tina Fung
To: Leon Freeman
Cc: Ayala Scott
Subject: Fwd: Follow Up: BIA-LAV LA County Housing Element NOP Letter - Comment Period Request
Date: Thursday, July 22, 2021 1:08:58 PM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image002.png
BIA-LAV Letter_Comment Period EIR_Housing Element_07.22.2021.pdf

Hi Leon,

Here's one for Asha.

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From: Diana Coronado <dcoronado@bialav.org>
Sent: Thursday, July 22, 2021 12:27:55 PM
To: Tina Fung <tfung@planning.lacounty.gov>; Ayala Scott <AScott@planning.lacounty.gov>
Subject: Follow Up: BIA-LAV LA County Housing Element NOP Letter - Comment Period Request

CAUTION: External Email. Proceed Responsibly.

Hi Tina and Ayala,

I am attaching a BIA-LAV comment letter related to the comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element. Our members are requesting that the 45-day formal public review be extended to a minimum of 60-days and preferably for 75 days. C1-1

Thank you for considering this! We will follow up with a more detailed comment letter on the plan, too.

Ayala, see you at today's meeting, thank you for your help!

Diana

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Diana Victoria Coronado
Vice President

Building Industry Association of Southern California, Inc.
dcoronado@bialav.org
ph: (951) 233-1506 w: bialav.org
New Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623
Baldy View • Los Angeles/Ventura • Orange County • Riverside County

Response to Comment Letter C1

Building Industry Association of Southern California, Inc.
Diana Victoria Coronado
July 22, 2021

C1-1 The County acknowledges the comment, which requests the 45-day public review period be extended to 60 days. In accordance with CEQA guideline 21091, a 45-day public review period of the Draft PEIR was provided. The County is committed to completing the PEIR within a timely manner so that the proposed Housing Element Update can meet statutory deadlines relative to the adoption and certification of the Housing Element Update. To that end, the County has chosen to keep the 45-day, July 26, 2021, public review period deadline.

From: Tina Fung <tfung@planning.lacounty.gov>
Sent: Thursday, February 4, 2021 3:36 PM
To: Diana Coronado <dcoronado@bialav.org>
Subject: RE: BIA-LAV LA County Housing Element NOP Letter - For Review

Thanks Diana!

Thanks,

Tina Fung | Supervising Regional Planner
Housing Policy Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
(213) 974-6417

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From: Diana Coronado
Sent: Thursday, February 4, 2021 3:34 PM
To: Tina Fung
Cc: DRP Housing
Subject: BIA-LAV LA County Housing Element NOP Letter - For Review
Importance: High

CAUTION: External Email. Proceed Responsibly.

Hi Tina,

Attached is BIA-LAV's letter on the County of Los Angeles' Program Environmental Impact Report (PEIR) Notice of Preparation for the upcoming Housing Element.

Please let me know if you have any questions.

Thank you,
Diana

Diana Victoria Coronado
Vice President

C1-2

C1-2 The County acknowledges the comment as an introduction to comments that follow, as well as the request for the public review period to be extended. Please refer to response C1-1 This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

BUILDING FORWARD ADVOCATING FOR BUILDERS SINCE 1923 Building Industry Association of Southern California, Inc. dcoronado@biajav.org ph: (951) 233-1506 w: biajav.org **New Mailing Address:** 17192 Murphy Ave., #14445, Irvine, CA 92623 Baldy View • Los Angeles/Ventura • Orange County • Riverside County EXTERNAL EMAIL: This email originated from outside of the Building Industry Association organization. Do not click links or open attachments unless you recognize the sender and know the content is safe	

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Rachel Freeman, *Tejon Ranch Company*
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Erik Pfahler, *Borstein Enterprises*
Harriet Rapista, *Cornerstack Homes*
Darrell Simien, *Habitat for Humanity of Greater LA*
Alyssa Trebil, *DuctTesters, Inc.*
Rick White, *Lumabone Framing*

July 22, 2021

Ms. Tina Fung
Supervising Regional Planner
Housing Policy Section
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: BIA-LAV Comment Letter – Comment Period for Draft Program Environmental Impact Report (Housing Element Update)

Dear Ms. Fung,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, we respectfully request that the 45-day formal public review and comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element for the planning period 2021-2029 ("Draft Housing Element"), be extended to a minimum of 60-days and preferably for 75 days.

On June 9, 2021, the County of Los Angeles ("LA County") issued a Notice of Availability ("NOA") announcing the availability of the Draft PEIR and the 45-day public comment period. When the draft document is submitted to the State Clearinghouse, as appears to be the case here, the 45-day comment period "shall not be less than 45 days".[1] Regardless, the 45-day PEIR public comment period for a project as critical as this 2021-2029 Housing Element is inadequate given the unusual circumstances facing the County and the public with respect to the current housing crisis. A public review period longer than 60 days is warranted under the law when such "unusual circumstances" are present.[2]

C1-2 Cont.

There is no question that the ongoing housing shortage in the County has reached epidemic and crisis proportions with unhoused persons dying on the streets on a daily basis. As we pointed out in our Notice of Preparation

C1-3

[1] (CEQA Guidelines Sec. 15105(a).)
[2] *Id.*

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C1-3 The comment restates information contained in the Draft Housing Element Update and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

Los Angeles/Ventura Chapter

comment letter, "[t]he lack of housing being produced in the unincorporated areas is alarming with only 6,157 total permitted housing units in all affordability categories from 2014 through the end of 2019."[3] Looking back further in time presents even more alarm. According to the Draft Housing Element, in the unincorporated areas during the 20-year period between 2000 and 2020, single family residences increased by 11,564 units, multifamily residences increased by 6,742 units, and mobile homes decreased by 406 units; only approximately 18,000 units gained in 20 years.[4] C1-3 Cont.

For the next Housing Element cycle (2021-2029), LA County's Regional Housing Needs Allocation ("RHNA") is approximately 90,000 housing units. That means the County must have zoning in place that can accommodate those additional 90,000 housing units. It is clear LA County cannot accommodate these 90,000 units under current zoning and will need to embark on a massive rezoning program of unprecedented scale. According to the PEIR, the County needs to rezone land in the unincorporated areas to accommodate, at minimum, an additional 51,000 housing units to meet their 90,000 unit RHNA. C1-4

Against this backdrop, the Draft Housing Element takes on added significance as does PEIR's review and analysis of the potential environmental effects of the proposed goals, policies and programs needed to meet LA County housing needs. Added to the critical importance of housing goals, policies and programs at this juncture in time are the lingering and ongoing effects of the COVID-19 pandemic which has altered daily life in the County and across the State and Nation. All of these circumstances amount to "unusual circumstances" under the law which justify a longer than 45-day public comment period. Given the importance of this Draft Housing Element planning effort and the massive rezoning program that will be required to accommodate LA County's housing shortage, a minimum 60-day PEIR public review period is warranted and perhaps even longer. C1-5

We again respectfully request that the PEIR be circulated for public comment for at least 60 days and preferably for at least 75-day. Anything less would be a disservice to the public. Thank you for your consideration. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado at dcoronado@bialav.org. C1-6

Sincerely,

Diana Victoria Coronado
Vice President
BIA-Los Angeles/Ventura

Sent via e-mail

[3] County *General Plan And Housing Element Progress Reports CY 2019, Table B.*
[4] Draft Housing Element, p. 96.

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C1-4 The comment restates information contained in the Draft PEIR and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

C1-5 The comment refers to the commenter's request for an extension of the public review period. Please refer to response C1-1.

C1-6 The comment refers to the commenter's request for an extension of the public review period. Please refer to response C1-1.

Comment Letter C2

From: Diana Coronado
To: Tina Fung; Ayala Scott
Cc: DRP Housing
Subject: BIA-LAV LA County PIER Housing Element Comment Letter
Date: Monday, July 26, 2021 4:04:25 PM
Attachments: image004.png
image005.png
image006.png
image007.png
image010.png
image001.png
image003.png
BIA-LAV Comment Letter Draft PEIR_Housing Element_07.26.2021.pdf

CAUTION: External Email. Proceed Responsibly.

Hi Tina and Ayala,

I am attaching a BIA-LAV comment letter related to the comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element. C2-1

Thank you for reviewing our concerns and comments on the PIER.

Diana

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Diana Victoria Coronado
Vice President
Building Industry Association of Southern California, Inc.
dcoronado@bialav.org
ph: (951) 233-1506 w: bialav.org
New Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623
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From: Diana Coronado
Sent: Thursday, July 22, 2021 12:28 PM
To: Tina Fung <tfung@planning.lacounty.gov>; Ayala Scott <AScott@planning.lacounty.gov>
Subject: Follow Up: BIA-LAV LA County Housing Element NOP Letter - Comment Period Request
Importance: High

Hi Tina and Ayala,

I am attaching a BIA-LAV comment letter related to the comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element. Our members are requesting that the 45-day formal public review be extended to a minimum of 60-days and preferably for 75 days. C2-2

Thank you for considering this! We will follow up with a more detailed comment letter on the plan, too.

Response to Comment Letter C2

Building Industry Association of Southern California, Inc.
Diana Victoria Coronado
July 26, 2021

C2-1 The County acknowledges the comment as an introduction to comments that follow.

C2-2 The County acknowledges the comment, which requests the 45-day public review period be extended to 60 days. In accordance with CEQA guideline 21091, a 45-day public review period of the Draft PEIR was provided. The County is committed to completing the PEIR within a timely manner so that the proposed Housing Element Update can meet statutory deadlines relative to the adoption and certification of the Housing Element Update. To that end, the County has chosen to keep the 45-day, July 26, 2021, public review period deadline.

Ayala, see you at today's meeting, thank you for your help! C2-2 Cont.

Diana

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Diana Victoria Coronado
Vice President
Building Industry Association of Southern California, Inc.
dcoronado@bialav.org
ph: (951) 233-1506 w: bialav.org
New Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623
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From: Tina Fung <tfung@planning.lacounty.gov>
Sent: Thursday, February 4, 2021 3:36 PM
To: Diana Coronado <dcoronado@bialav.org>
Subject: RE: BIA-LAV LA County Housing Element NOP Letter - For Review

Thanks Diana!

Thanks,

Tina Fung | Supervising Regional Planner
Housing Policy Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
(213) 974-6417

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From: Diana Coronado
Sent: Thursday, February 4, 2021 3:34 PM
To: Tina Fung
Cc: DRP Housing
Subject: BIA-LAV LA County Housing Element NOP Letter - For Review
Importance: High

CAUTION: External Email. Proceed Responsibly.

Hi Tina,

Attached is BIA-LAV's letter on the County of Los Angeles' Program Environmental Impact Report (PEIR) Notice of Preparation for the upcoming Housing Element.

C2-3

Please let me know if you have any questions.

Thank you,
Diana

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Diana Victoria Coronado
Vice President
Building Industry Association of Southern California, Inc.
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C2-3 The County acknowledges the comment as an introduction to comments that follow.

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Vice President
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Peter Gutierrez, *Latham & Watkins*
Andy Henderson, *The Henderson Law Firm*
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Erik Pfahler, *Borstein Enterprises*
Harriet Rapkin, *Cornerstone Homes*
Darrell Simien, *Habitat for Humanity of Greater LA*
Alyssa Trebil, *DuctTesters, Inc.*
Rick White, *Lorrabee Planning*

July 26, 2021

Ms. Tina Fung
Supervising Regional Planner
Housing Policy Section
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: Updated BIA-LAV Comment Letter – Comment Period for Draft Program Environmental Impact Report (Housing Element Update)

Dear Ms. Fung,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, we would like to share our comments on the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element for the planning period 2021-2029 ("Draft Housing Element"). This comment letter is in addition to our letter sent on the PEIR Notice of Preparation ("NOP") on February 4, 2021 and our letter sent on July 22, 2021 requesting that the comment period be extended to a minimum of 60-days and preferably for 75 days. C2-4

Ahead of our feedback on the PEIR, we would like to reiterate that the 45-day PEIR public comment period for a project as critical as this 2021-2029 Housing Element is inadequate given the unusual circumstances facing the County and the public with respect to the current housing crisis. A public review period longer than 60 days is warranted under the law when such "unusual circumstances" are present.

General Comment and Rezoning Methodology

For the next Housing Element cycle (2021-2029), LA County's Regional Housing Needs Allocation ("RHNA") is approximately 90,000 housing units. That means the County must have zoning in place that can accommodate those additional 90,000 housing units. To put this C2-5

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C2-4 The comment requests the 45-day public review period be extended to 60 days. Please refer to response C2-2.

C2-5 The comment restates information contained in the Draft Housing Element and Draft PEIR, and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

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number into perspective, according to the Draft Housing Element, in the unincorporated areas during the 20-year period between 2000 and 2020, single family residences increased by 11,564 units, multifamily residences increased by 6,742 units, and mobile homes decreased by 406 units (Draft Housing Element, p. 96). The documents goes on to state that the County does not have zoning in place that can accommodate all its 90,000 housing units to meet RHNA goals. According to the Program EIR, the County needs to rezone land in the unincorporated areas to accommodate, at minimum, an additional 51,000 housing units to meet their 90,000 RHNA obligation. In order for the County to meaningfully plan for their RHNA units, State law recommends that local agencies rezone more than the minimum needed to create a "buffer" of potential units. For the County to accommodate the recommended buffer, they would need to rezone land to accommodate approximately 63,000 units. The County has announced in the Draft Housing Element and its PEIR that it must embark on a rezoning program to increase densities throughout the unincorporated areas. The zone changes needed to increase density are also referred to as "up-zoning". C2-5 Cont.

BIA's concern is that the County's rezoning program excludes vast swaths of unincorporated areas. The PEIR contains a cursory discussion of the methodology used by the County to identify areas for potential up-zoning. The PEIR says "[t]he rezoning methodology excludes areas identified in Figure C.1, Hazard, Environmental and Resource Constraints Map of the General Plan (County of Los Angeles 2014)" (PEIR, p. 3-5). That map was prepared in connection with the County's adopted General Plan update and is attached to the PIER. It depicts three classes of "Special Management Area[s]" that are each described in Appendix C: Land Use Element Resources of the 2014 General Plan appendices. The purpose of the constraints map and its three classes are described in that Appendix C as follows: C2-6

> *"The purpose of the Hazard, Environmental and Resource Constraints Model is to inform the land use policy direction of future community-based planning initiatives, as well as other land use policies, regulations and procedures. In addition, it is a tool to inform stakeholders of potential site constraints and regulations. The Model uses three classifications, which are defined below:*
> - *Class I: Land that has minimal hazard, environmental and resource constraints.*
> - *Class II: Land that has moderate hazard, environmental and resource constraints.*
> - *Class III: Land that has severe hazard, environmental and resource constraints.*
>
> *Figure C.1 is a visual representation of the Hazard, Environmental and Resource Constraints Model. However, the Model does not represent the constraints cumulatively. For example, if an area is part of a Very High Fire Hazard Severity Zone (Class I) and a Significant Ecological Area (Class II), it is mapped as "Class II".* (Appendix C: Land Use Element Resources, January 2014, p. 8).

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C2-6 This comment expresses concern that the rezoning program excludes vast swaths of unincorporated areas. The County would like to clarify that, as stated in Chapter 3.0, Project Description of the Draft PEIR, "the rezoning program aims to focus growth and increased density in the unincorporated areas with access to services and infrastructure and outside the County's environmentally sensitive and naturally constrained areas." Additionally, Goal 11 of the Proposed Project seeks to align "housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience." The commenter is also referred to Section 3.3.2. Project Components, of the Draft PEIR which explains the methodology for the rezoning program and incorporates by reference the Draft Housing Element, which has more details and mapping relative to the rezoning program.

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In Figure C.1, virtually the entire County is classified as located within some "hazard, environmental and resource constraints" zone. Table C.1, also included in the 2014 General Plan Appendix C, along with the constraints map, identifies the various classes of constraints with more specificity; including, Open Space, Significant Ecological Areas, Mineral Resource Zones, Hillside Management Areas, Very High Fire Severity Zone, just to name a few.

Our main concern is based on the complete exclusion of all land within all three classes from consideration for up-zoning. This has the effect of pushing all of rezoning into urban infill areas and even leaves out many urban areas, thereby concentrating environmental effects on neighborhoods that are already burdened by air quality, traffic, noise and other environmental issues. Additionally, there is a lack of explanation or analysis in the Housing Element PEIR section that discusses rezoning methodology. Neither Figure C.1, Hazard, Environmental and Resource Constraints Map, nor the explanatory Table C.1 are reproduced in the PEIR. Also missing are details in the Draft Housing Element PEIR explaining why all areas on the Figure C.1 map are excluded from up-zoning consideration, including those areas classified as having "minimal" hazard, environmental and resource constraints.

The way that the Hazard, Environmental and Resource Constraints Map is currently being used stands to hurt the production of housing in most of the unincorporated areas. In order to meet the County's RHNA allocation responsibility, the County will need to encourage both infill and greenfield development. New development can safely mitigate for many of the concerns that have been presented through the constraints map. There does not appear to be any analysis of whether areas within any of constraints zones can mitigate those constraints to accommodate more housing. While the map is not a prohibition on up-zoning or higher densities in the areas it identifies, it reflects a trend against suburban development that only promises to make housing more difficult and expensive to build. We need all housing types to serve all income levels so that we can have the opportunity to alleviate the housing crisis.

C2-6 Cont.

Land Use Comments

The analysis of potential environmental effects on land use from the rezoning is brief and leaves our members with many questions. For example, the analysis of potential environmental effects from possibly physically dividing an established community related to Threshold LU-1 is as follows:

C2-7

"The rezoning program would promote and facilitate new residential development with greater densities than previously permitted in certain areas of the unincorporated areas of Los

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C2-7 This comment relates to the analysis provided for Threshold LU-1. As stated in Section 4.11 Land Use and Planning, 4.11.4 Methodology, "while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation." Furthermore, the analysis in Threshold LU-1 states, "The proposed rezoning areas for additional housing would encourage infill development in areas with existing infrastructure and access to transit, rather than continuing historical sprawling land use patterns." Therefore, the PEIR adequately analyzes the potential environmental effects to land use and would not divide an established community.

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Angeles County. However, the Proposed Project would concentrate rezoning efforts within urban and suburban areas, many of which would be located along commercial corridors. The proposed rezoning areas for additional housing would encourage infill development in areas with existing infrastructure and access to transit, rather than continuing historical sprawling land use patterns. These changes would not introduce radically different land uses into neighborhoods, propose new street patterns, or otherwise divide these areas" (PEIR, p. 4-11.11).

This statement does not include information or citation to evidence to support the assumptions provided, yet is used as a premise for the direction of the land use policy within the PIER and the Housing Element. Moreover, many commercial corridors of the County have shallow lots and abut single family neighborhoods. There is no analysis as to whether increasing density in such areas may conflict with existing neighborhood land use patterns. The existence of such potential conflicts is not discussed or compared. Because none of these issues are addressed, no mitigation is suggested to ensure that the integrity of existing neighborhoods is protected and preserved. Again, it's important to note that the aim of the County should be to encourage all housing types and housing opportunities in all parts of the County. Supporting development along commercial corridors and in greenfield areas are not mutually exclusive. C2-7 Cont.

The analysis under LU-2 concerning conflicts with land use plans, policies and regulations is also concerning. It provides as follows:

"Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Therefore, impacts related to compatibility between the Proposed Project and applicable plans adopted for the purpose of avoiding or mitigating environmental effects would be less than significant" (PEIR 4-11.12).

The analysis assumes that *all* new development would be subject to discretionary action, but will that actually be the case after the rezoning, or will rezoning not result in many ministerial projects facilitated by the new zoning? There is no explanation of how the significant density increases comport or not with existing community plans, transit oriented districts, specific plans and community standards districts. Unfortunately, the PEIR does not adequately inform decision makers or the public of the potential consequences of the suggested policies within the Draft Housing Element. C2-8

Conclusion

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C2-8 This comment questions if rezoning will result in many ministerial projects facilitated by the new zoning. As stated in Section 4.11 Land Use and Planning, 4.11.4 Methodology, "while the general rezoning program is included as part of the Proposed Project, no specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as a part of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects. Projects that are consistent with current zoning may qualify as ministerial.

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Given the housing crisis and dire need for housing at all affordability levels, the PEIR should carefully consider the environmental consequences of promoting goals, policies and programs that may too narrowly focus new development away from undeveloped land outside of existing urban and suburban development. The PEIR should assess the advances in all environmental mitigation that would allow flexibility in locating new housing throughout the County. The need to achieve a balanced approach to up-zoning across the County is challenging, but necessary to evenly spread needed housing throughout the region. The PEIR should also better evaluate how these and other barriers affect housing supply. Lastly, we again request that the PEIR be circulated for public comment for at least 60 days and preferably for at least 75-day. Anything less would be a disservice to the public. Thank you for your consideration. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado at dcoronado@bialav.org. C2-9

Sincerely,

Diana Victoria Coronado
Vice President
BIA-Los Angeles/Ventura

Sent via e-mail

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C2-9 The County acknowledges the comment and notes it provides concluding remarks, as well as reiterates the request for an extension of the PEIR public review period. Please refer to response C2-2. The comment does not raise new or additional environmental issues concerning the adequacy of the Draft PEIR. For that reason, the County provides no further response to this comment.

Comment Letter C3

From: Truong, Cassie
To: DRP Housing
Subject: County of Los Angeles Housing Element Update - Metro Comments
Date: Monday, July 26, 2021 9:43:37 AM
Attachments: 210726_LA County Housing Element.pdf
DevReview-Handbook.pdf

CAUTION: External Email. Proceed Responsibly.

Greetings,

Thank you for the opportunity to comment on the 2021-2029 Housing Element Update in the County of Los Angeles. Attached are Metro's comments. Please kindly reply to confirm receipt.

Please contact Shine Ling at 213.922.2671 or lings@metro.net if you have any questions.

Best,
Cassie

Cassie Truong
LA Metro
Transportation Associate II
Transit Oriented Communities
213.418.3489
metro.net | facebook.com/losangelesmetro | @metrolosangeles
Metro's mission is to provide world-class transportation for all.

Response to Comment Letter C3

Los Angeles Metro
Cassie Truong
July 26, 2021

Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

July 26, 2021

Tina Fung
County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Sent by Email: housing@planning.lacounty.gov

RE: Los Angeles County Housing Element Update
Notice of Availability Draft Program Environmental Impact Report for
the County of Los Angeles Housing Element Update

Dear Ms. Fung:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Housing Element Update (Project) located in Los Angeles County (County). Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development. C3-1

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the County with specific detail on the scope and content of environmental information that should be included in the Program Environmental Impact Report (PEIR) for the Project. In particular, this letter outlines topics regarding the Project's potential impacts to several Metro rail stations serviced by the L Line (Gold), C Line (Green), A Line (Blue), and the Metro-owned right-of-way (ROW) operated and maintained by the Southern California Regional Rail Authority (SCRRA) to run Metrolink commuter rail service, which should be analyzed in the PEIR, and provides recommendations for mitigation measures as appropriate. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.[1] C3-2

[1] See CEQA Guidelines section 15064.3(a); Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts In CEQA, December 2018, p. 19.

1

C3-1 The County acknowledges the comment as an introduction. This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

C3-2 The County acknowledges the comment as an introduction and outline to comments that follow. Additionally, Metro has requested the County to consider the Project's potential impacts to Metro rail stations and provide mitigation measures as appropriate. It suggests that per the Governor's Office of Planning and Research (OPR) Advisory on Evaluating Transportation Impacts in CEQA (December 2018), the effect of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA. OPR's Technical Advisory notes that the lead agencies should consider project impacts to transit systems and bicycle and pedestrian networks, for example, a project that blocks access to a transit stop or blocks a transit route itself may interfere with transit functions. Addition of new transit users should not be considered as an adverse impact. OPR's Technical Advisory also notes that the increased demand throughout a region may cause a cumulative impact by requiring new or additional transit infrastructure. Such impacts may be adequately addressed through a fee program that fairly allocates the cost of improvements not just to projects that happen to locate near transit, but rather across a region to all projects that impose burdens on the entire transportation system, since transit can broadly improve the function of the transportation system. Section 4.17 Transportation notes that the County will participate in the Regional VMT Impact Mitigation Fee Program that is being developed by SCAG. Additionally, Site Access

In addition to the specific comments outlined below, Metro is providing the County with the Metro Adjacent Development Handbook (attached), which provides an overview of common concerns for development adjacent to Metro ROW and transit facilities, available at www.metro.net/projects/devreview/. C3-3

Project Description

The Project includes an update to the Housing Element for the 2021-2029 planning period. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (unincorporated areas). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. C3-4

Recommendations for PEIR Scope and Content

The Project and PEIR should include an updated inventory of existing and planned transit service provided by Metro and any other transit operators serving the County. Reference documents that should be used include Metro's 2020 Long Range Transportation Plan and 2021 NextGen Bus Plan. The Plan should include policies to enhance access and use of public transit, as recommended below. The PEIR should analyze potential impacts to public transit service and facilities. Attention should be given to stations serviced by the L Line (Gold), C Line (Green), A Line (Blue) and to Metrolink commuter rail service. C3-5

Transit Supportive Planning: Recommendations and Resources

Considering the Project area's inclusion of several Metro rail stations serviced by the L Line (Gold), C Line (Green), A Line (Blue) and Metrolink commuter rail service, Metro would like to identify the potential synergies associated with transit-oriented development: C3-6

1. Transit Oriented Development (TOD) Planning Grant: The County is a recipient of Metro's TOD Planning Grant in support of the Willowbrook TOD Specific Plan and the Go, West Athens -Westmont TOD Specific Plan, which requires local jurisdictions to develop and adopt transit-supportive regulations that promote equitable, sustainable, transit supportive planning to increase transit ridership. The County should evaluate the Project's consistency with the Willowbrook TOD Specific Plan and the Go, West Athens -Westmont TOD Specific Plan's policies and implementation measures. C3-7
2. Transit Supportive Planning Toolkit: Metro strongly recommends that the County review the Transit Supportive Planning Toolkit which identifies 10 elements of transit-supportive places and, applied collectively, has been shown to reduce vehicle miles traveled by establishing community-scaled density, diverse land use mix, combination of affordable housing, and infrastructure projects for pedestrians, bicyclists, and people of all ages and abilities. This resource is available at https://www.metro.net/projects/tod-toolkit. C3-8
3. Land Use: Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options C3-9

2

studies would be prepared for individual projects proposed within the Program to address the needs of vehicles, bicycles, and pedestrians and would also ensure that accessibility to transit facilities is not adversely affected by any individual Project developed as part of the Program.

C3-3 The County acknowledges the comment as an introduction to comments that follow. Metro has provided the County with the link to Metro Adjacent Development Handbook, which provides an overview of common concerns for development adjacent to Metro ROW and transit facilities. This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

C3-4 The comment restates information contained in the Project Description of the Draft PEIR and does not raise an environmental issue within the meaning of CEQA. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

C3-5 The County acknowledges the comment and notes it expresses the opinions of the commentator. Specifically, the commentor states that the PEIR should include an updated inventory of existing and planned transit service provided by Metro and any other transit operators serving the County and analyze potential impacts to public transit service and facilities and the attention should be given to stations serviced by the L Line (Gold), C Line (Green), A Line (Blue), and to Metrolink commuter rail service. However, Section 4.17 Transportation, 4.17.1 Environmental Setting describes lines L, C, and A, as well as the Metrolink commuter rail service as providing transportation services within

		the project area. The section acknowledges Metro's 2020 Long Range Transportation Plan and 2021 NextGen Bus Plan including some of the policies noted in comment C3-6 to C3-10. See response to C3-2 for project's effect on transit facilities. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.
	C3-6	The County acknowledges Metro's recommendation to identify the potential synergies associated with transit-oriented development. These include Transit Oriented Development (TOD) Planning Grant, Transit Supportive Planning Toolkit, Land use and Parking. Please see responses C3-7 through C3-10 for response to Metro's comment regarding policies and regulations for TODs .
	C3-7	The County acknowledges Metro's TOD Planning Grant in support of the Willowbrook TOD Specific Plan and the Connect Southwest Athens-Westmont TOD Specific Plan. The PEIR includes parcels that are within the unincorporated County, which may not be within the TOD Specific Plan areas. The County supports transit-oriented development; however, the County has prepared or is currently updating the Specific Plans for TODs in separate documents. Therefore, the Project's consistency with existing or proposed TOD Specific Plans and Policies may not apply to individual projects that would be developed as part of the PEIR. However, policies that apply to transit priority areas would apply to the PEIR and the County would review individual projects within the Program for consistency with applicable plans, policies and programs related to transit facilities. The County will consider the

		Project's consistency with the Willowbrook TOD Specific Plan and the Go, West Athens -Westmont TOD Specific Plan's policies and implementation measures.
	C3-8	The County acknowledges Metro's recommendation to review the Transit Supportive Planning Toolkit. It should be noted that Table 4.17-4 Potential VMT Reduction Measures for Individual Projects in Section 4.17 Transportation, includes similar strategies as noted in the Metro's document such as Neighborhood Design/Site Enhancement, and Land use/Location to reduce VMT. These mitigation measures would apply to individual projects that would have the potential of significant VMT impact.
	C3-9	The County acknowledges the comment that Metro supports development of commercial and residential properties near transit station and encourages the County to be mindful of the Project's proximity to transit stations and stops, including orienting pedestrian pathways towards the station/stop. Please see response to comment C3-2, which addresses the project's effect on transit and notes that the individual projects would conduct Site Access studies to ensure that pedestrian accessibility to transit facilities is maintained at all times.

for the users of developments. Metro encourages the County to be mindful of the Project's proximity to proximity to transit stations and stops, including orienting pedestrian pathways towards the station/stop. C3-9 Cont.

4. Parking: Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements and the exploration of shared parking opportunities. These strategies could be pursued to reduce automobile-orientation in design and travel demand. C3-10

If you have any questions regarding this letter, please contact me by phone at 213-922-2671, by email at DevReview@metro.net, or by mail at the following address: C3-11

Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,

Shine Ling, AICP
Manager, Transit Oriented Communities

Attachments and links:
- Adjacent Development Handbook: https://www.metro.net/projects/devreview/

3

C3-10 The County acknowledges the comment that Metro encourages reduction or removal of minimum parking requirements and the exploration of shared parking opportunities to reduce automobile-orientation in design and travel demand. MM-TRA-4 Parking Policy/Parking included in Table 4.17-4 Potential VMT Reduction Measures for Individual Projects in Section 4.17 Transportation of the PEIR, suggests measures such as unbundling parking costs from property costs and updating parking requirements in the County's Code, which would result in VMT reduction and also support Metro's recommendations.

C3-11 The County acknowledges the comment and notes it provides concluding remarks that do not raise new or additional environmental issues concerning the adequacy of the Draft EIR. For that reason, the County provides no further response to this comment.

Comment Letter C4

From: Elizabeth Reid-Wainscoat
To: DRP Housing
Cc: J.P. Rose
Subject: RE: Los Angeles County Housing Element Update
Date: Monday, July 26, 2021 4:53:51 PM
Attachments: CommentLetter_LA County Housing Element_2021-7-26-2021.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Fung,

On behalf of the Center for Biological Diversity, I am submitting these comments on the Draft Program Environmental Impact Report for the Los Angeles County Housing Element Update.

You can access our references via this folder.

Please confirm that you have received our comments and are able to access the references at the link provided.

Thank you for the opportunity to submit comments. Please add the Center to your notice list for all future actions associated with the Update and do not hesitate to contact us if you have any questions.

C4-1

Sincerely,

Elizabeth

Elizabeth Reid-Wainscoat (she/her)
Urban Wildlands Campaigner
CENTER *for* BIOLOGICAL DIVERSITY
660 S. Figueroa Street #1000
Los Angeles, CA 90017
Cell: (831) 428-3312
ereidwainscoat@biologicaldiversity.org

Response to Comment Letter C4

Center for Biological Diversity
Elizabeth Reid-Wainscoat
July 26, 2021

C4-1 The County acknowledges the comment as an introduction to comments that follow.

CENTER for BIOLOGICAL DIVERSITY — Because life is good.

July 26, 2021

Sent via email

Tina Fung
Supervising Regional Planner, Housing Policy Section
County of Los Angeles Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
housing@planning.lacounty.gov

Re: Los Angeles County Housing Element Update

Dear Ms. Fung,

These comments are submitted on behalf of the Center for Biological Diversity (the "Center") regarding the Draft Program Environmental Impact Report ("DEIR") for the Los Angeles County Housing Element Update ("Update"). The Center has reviewed the DEIR and Update and provides these comments for consideration to the County of Los Angeles Department of Regional Planning ("Planning").

The Center supports many of the goals of the Update, including providing a wide range of housing types to meet the needs of current and future residents, including extremely low, very low, and low income households. Ensuring those most at risk are given options within their means is critical to tackling the affordable housing crisis. We also strongly support Goal 2—communities with equitable access to employment opportunities, services, and amenities. Too often, ostensibly affordable housing is provided outside the urban core. This results in unequitable access to public services, as well as the personal expenses required to commute to job centers and schools. Furthermore, these housing options are often near known pollution sources like freeways, or vulnerable to other hazards like wildfire.

While we are happy to see that the Rezoning Program excludes wildfire hazard severity areas, we would like to encourage the County to use this Update as an opportunity to ensure *all* future developments reflect these smart growth principles. Beyond the human impact, sprawl development significantly impacts native biodiversity and destroys our natural lands. The 2019 OurCounty Sustainability Plan envisions a more efficient, equitable and resilient county that protects the environment, reduces greenhouse gas emissions, and provides equal access for all communities to open space. As the County works towards ensuring affordability and protecting communities against displacement, the Center urges for a more comprehensive approach to growth that addresses community health as well as the needs of wildlife and habitats that are removed, fragmented, and degraded by sprawl development.

C4-2

Arizona . California . Colorado . Florida . N. Carolina . Nevada . New Mexico . New York . Oregon . Washington, D.C. . La Paz, Mexico
BiologicalDiversity.org

C4-2 The County acknowledges the comment as an introduction to comments that follow, which also expresses the opinions of the commentator, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft PEIR. This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

Overall, the Center's comments can be summarized by the following:

- The EIR should analyze the impacts of the entire scope of the Update, not just the proposed zoning program
- The Update should prohibit or limit new residential development in very high and high wildfire hazard severity zones
- The Update should require developers to provide proof of private insurance for the prospective property before a permit to build is approved.
- The Update should include programs for home-hardening against wildfire
- The Update should prohibit new development in key wildlife linkage areas to promote biodiversity conservation and climate resilience, improve driver safety, and reduce costs associated with wildlife vehicle collisions. The Update should also require adoption of a county-wide wildlife connectivity ordinance by the end of 2022.

More detailed comments are provided below. C4-3

I. **Background on the Center**

The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 1.7 million members and online activists throughout California and the United States. The Center and its members have worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people in Los Angeles County and throughout California. C4-4

I. **The DEIR Appears to Analyze Only A Subset of the Project.**

Under CEQA, a "project" is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment . . . ." (*Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007) 155 Cal.App.4th 1214, 1222 (citing CEQA Guidelines § 15378, subd. (a).) An "accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR." (*Cnty. of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193; (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 655 (project description held unstable and misleading) [hereinafter "*San Joaquin Raptor*"].) "However, a curtailed, enigmatic or unstable project description draws a red herring across the path of public input." (*San Joaquin Raptor*, 149 Cal.App.4th, at 655.).

An inaccurate or truncated project description is prejudicial error because it fails to "adequately apprise all interested parties of the true scope of the project." (*See City of Santee v. Cnty. of San Diego* (1989) 214 Cal.App.3d 1438, 1454-55.) "Only through an accurate view of the project may the public and interested parties and public agencies balance the proposed project's benefits against its environmental cost, consider appropriate mitigation measures, assess the advantages of terminating the proposal and properly weigh other alternatives." (*San Joaquin Raptor*, 149 Cal.App.4th, at 655.) C4-5

Page 2

C4-3 The County acknowledges the comment as an outline of the comments that follow.

C4-4 The County acknowledges the comment as providing general background information regarding the commentator.

C4-5 The County acknowledges the comment as providing the definition of "project" under CEQA and associated case law. The County does not agree that the Draft PEIR appears to analyze only a subset of the project as indicated in the header of this comment. Chapter 3.3.2, Project Components, of the Draft PEIR clearly describes all of the components of the Proposed Project, which constitute the whole of the action (adequate sites inventory; rezoning program; constraints and barriers; goals, polices and implementation programs; amendments to Title 22; and amendments to the General Plan Land Use Element). Additionally, Chapter 4, Environmental Analysis, of the Draft PEIR provides analysis and significance determinations that evaluate the whole of the action. As one example, Section 4.1.5 of the Draft PEIR evaluates the whole of the action and specifically discusses goals and policies of the Draft Housing Element that relate to aesthetics, in addition to evaluating the rezoning program. The commenter does not provide any further evidence that the Draft PEIR only analyzes a subset of the Proposed Project.

Here, it is unclear what the true extent of the Project is. On the one hand, the DEIR correctly notes that the role of the Update is to demonstrate that the County has zoned capacity to accommodate development of at least 90,052 units consistent with the Regional Housing Needs Allocation ("RHNA") described in the Regional Transportation Plan/Sustainable Communities Strategy ("RTP") adopted by the Southern California Association of Governments ("SCAG"). (DEIR at 3-1 & 3-2.) The DEIR also correctly defines the Project Area as the unincorporated areas of the Los Angeles County, which is approximately 65% of the total land area of the County. (DEIR at 3-2.) However, the DEIR states that the DEIR's analysis focuses on sites in the Rezoning Program, which is a much smaller (though still significant) portion of the County as demonstrated in Figure 3-5A through 3-5G. (*Id.*) C4-6

Moreover, while the DEIR perhaps correctly states that this rezoning program will "not effect" planning areas for the Antelope Valley, Coastal Islands, Santa Clarita Valley, and Santa Monica Mountains, the Update has the potential to result in direct or indirect impacts to these areas by maintaining existing zoning in place. Indeed, the Draft Update includes zoning configurations and allocations of the RHNA for these areas. (See e.g., Draft Update at 168-169.) C4-7

The DEIR appears to ignore the potential direct and indirect impacts of the Update by comparing the Update to the *existing zoning* and RHNA allocations throughout the Plan Area instead of to the actual conditions on the ground. This is not permissible under CEQA; CEQA requires the impacts of the project to be measured against the "real conditions on the ground." (*Save Our Peninsula Committee v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 121; *Communities for Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 322 [CEQA requires a project's impacts to be compared to actual, existing pre-project conditions rather than to hypothetical conditions when determining the significance of a Projects impacts].) This means that the DEIR cannot simply compare the Update (and particularly the rezoning program) against hypothetical conditions based on existing RHNA allocations and zoning in the remainder of the Project Area. However, it appears that this is exactly what the DEIR does, in violation of CEQA. C4-8

By the same token, the unclear definition of what actually constitutes the "project" (does it include all zoning plans in the unincorporated county, or is the project simply a rezoning program for a fraction of it?) makes it difficult for the public and decisionmakers to ascertain the true impacts of the project and for the DEIR to include appropriate mitigation. C4-9

These omissions and lack of clarity are particularly problematic, because, as described below, the Update will pave the way for significant new development in wildfire zones and wildlife habitat needed for connectivity. C4-10

II. **Wildfire poses a significant threat to the region and the County's stated commitments to addressing the climate crises, protecting habitat, safeguarding human health and increasing access to open space.**

According to a report from Governor Gavin Newsom's Office, construction of more homes in the wildland-urban interface is one of the main factors that "magnify the wildfire threat C4-11

Page 3

C4-6 The County does not agree that the Proposed Project is unclear. Please refer to response C4-5. Additionally, the commenter notes that the analysis focuses on the sites in the Rezoning Program. However, Chapter 3.3.2 clearly describes all of the components of the project and explains "This PEIR considers and evaluates the Proposed Project as a whole, and the potential impacts associated with future housing development facilitated by the Proposed Project based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered."

C4-7 This comment expresses the concern that the Housing Element Update has the potential to result in direct or indirect impacts to the Antelope Valley, Coastal Islands, Santa Clarita Valley and Santa Monica Mountains by maintaining existing zoning in place. The commenter does not provide further evidence of this claim. Pursuant to the CEQA guidelines, the PEIR considers and evaluates the Proposed Project as a whole, and the potential impacts based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered.

C4-8 The PEIR contains physical existing conditions setting in each topic area (section) of the document and also builds off of the General Plan Update PEIR.

C4-9 This comment states that the PEIR does not clearly define the Project. Please refer to response C4-5.

C4-10 The County acknowledges the comment as an introduction to comments that follow.

	C4-11 The County acknowledges the comment as providing general background information regarding the increase in potential wildfire hazards caused by the increase of housing developments in high fire-risk wildlands. The County would like to point the commenter to Section 4.20, Wildfire in the Draft PEIR. This section describes the existing wildfire conditions within the vicinity of the Project Area, identifies associated regulatory requirements, and evaluates potential impacts associated with wildfire and contribution to regional wildfire conditions related to implementation of the Proposed Project. As indicated in Section 4.20, the "Proposed Project would concentrate rezoning efforts in urban and suburban areas, and the majority are located along commercial corridors. As shown in Figure 4.20-1, Fire Hazard Severity Zones, the general areas of the rezoning program are not located in FHSZs. The entities proposing growth and development associated with implementation of the Proposed Project would be required to coordinate among various County departments, as further described below, to ensure adequate emergency response." Additionally, as shown in Figure 4.20-1, parcels within the rezoning program are not located in FHSZs. The rezoning program would be located within urban and suburban areas, many of which would be located along commercial corridors; the program would encourage infill development in areas with existing infrastructure. Additionally, the rezone parcels would be located outside of wildland areas. (PEIR page 4.20-9)

and place substantially more people and property at risk than ever before" (Governor Newsom's Strike Force, 2019). Syphard et al. (2019) found that housing and human infrastructure in fire-prone wildlands are the main drivers of fire ignitions and structure loss. This is not new information; scientists have been reporting it for many years in scientific, peer-reviewed journals, and firefighters have observed it.

As outlined in the Center's recent report, *Built to Burn*[1], increasing housing development in high fire-risk wildlands is putting more people in harm's way and contributing to a dramatic increase in costs associated with fire suppression and damages. Next 10 and UC Berkeley's recent report, *Rebuilding for a Resilient Recovery: Planning in California's Wildland Urban Interface*[2], likewise found that state and local land use policies are increasing the economic and human cost of wildfire by encouraging rebuilding in the high risk-wildland urban interface instead of focusing development away from fire-prone areas. Sprawl developments with low/intermediate densities extending into habitats that are prone to fire have led to more frequent wildfires caused by human ignitions, like power lines, arson, improperly disposed cigarette butts, debris burning, fireworks, campfires, or sparks from cars or equipment (Balch et al., 2017; Bistinas et al., 2013; Keeley et al., 1999; Keeley & Fotheringham, 2003; Keeley & Syphard, 2018; Radeloff et al., 2018; Syphard et al., 2007, 2012, 2019). Human-caused fires account for 95-97% of all fires in Southern California's Mediterranean habitats (Balch et al., 2017; Syphard et al., 2007). In some Southern California counties, Keeley and Syphard (2018) found that human ignitions were responsible for 98-100% of fires between 1919-2016. Leapfrog developments in high fire-prone areas have the highest predicted fire risk (Syphard et al. 2013), and multiple studies indicate that developments with low/intermediate-density clusters surrounded by fire-dependent vegetation (*i.e.,* grasslands, chaparral, scrub) in areas with a history of fires have the highest chances of burning (Bistinas et al., 2013; Syphard et al., 2012, 2013, 2019). The EIR must clearly outline and summarize the scientific evidence linking development in high fire-prone wildlands with increased fire risk; the Update could result in the placement of more homes, infrastructure, roads, and communities in high fire-prone areas that have burned in the past and will inevitably burn again.

The EIR must acknowledge the potential wildfire hazard from increased human-caused ignitions. By placing people in fire-prone areas, the induced sprawl perpetuated by the Update would increase the number of potential ignition sources, and therefore the risk of wildfires occurring. In addition, power lines and electrical equipment are a significant source of human-caused ignitions (Keeley & Syphard, 2018). The 2017 Thomas Fire, 2017 Tubbs Fire, 2018 Camp Fire, and 2018 Woolsey Fire were found to have been caused by electrical transmission lines and electrical equipment, and the 2019 Kincade Fire is suspected to have been caused by power lines as well. Placing homes and people in high fire-prone areas would only increase the potential likelihood of these ignition sources, as has been documented in multiple scientific studies (Balch et al., 2017; Bistinas et al., 2013; Keeley et al., 1999; Keeley & Fotheringham, 2003; Keeley & Syphard, 2018; Radeloff et al., 2018; Syphard et al., 2007, 2012, 2019).

C4-11 Cont.

[1] Tiffany Yap, et al, *Built to Burn: California's Wildlands Developments Are Playing With Fire* (Feb. 2021), available at https://www.biologicaldiversity.org/programs/urban/pdfs/Built-to-Burn-California-Wildfire-Report-Center-Biological-Diversity.pdf.
[2] Next 10 and UC Berkeley, *Rebuilding for a Resilient Recovery: Planning in California's Wildland Urban Interface* (June 2021), available at https://www.next10.org/sites/default/files/2021-06/Next10-Rebuilding-Resilient-Final.pdf.

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Although public utilities companies (*i.e.*, PG&E and Southern California Edison) are altering operations in the form of power outages and blackouts during extreme weather conditions (Callahan et al., 2019; Fry, Dolan, et al., 2019; Krishnakumar et al., 2019), wildfires can still spark and spread quickly towards homes, as evidenced by the wildfires in Moraga (Hernández et al., 2019) and Saddleridge/Sylmar (Fry, Miller, et al., 2019). And the power outages themselves disproportionately burden our most vulnerable communities, including the elderly, poor, and disabled (Chabria & Luna, 2019), and can cause traffic jams and collisions (CBS San Francisco, 2019). Michael Wara, Director of the Climate and Energy Policy Program and a senior research scholar at the Stanford Woods Institute for the Environment, estimated that PG&E's power outage in Northern and Central California could have an economic impact of $2.5 billion in losses, with most of the burden on businesses (Callahan et al., 2019). It is clear that placing more homes in known fire-prone areas and wind corridors is irresponsible and can lead to deadly and costly consequences.

In addition, such sprawl developments disrupt the natural fire regime and lead to a dangerous feedback loop of deadly fires and habitat destruction. Native California habitats are adapted to infrequent (every 30 to 150 years or more), large, high-intensity crown fire regimes (Keeley & Fotheringham, 2001). However, if these regimes are disrupted, the habitats become degraded (Keeley, 2005, 2006; Syphard et al., 2018). When fires occur too frequently, type conversion occurs and the native shrublands are replaced by non-native grasses and forbs that burn more frequently and more easily, ultimately eliminating native habitats and biodiversity while increasing fire threat over time (Keeley, 2005, 2006; Safford & Van de Water, 2014; Syphard et al., 2009, 2018). This could have serious consequences for special-status species in the region that rely on these native habitats for survival, like California red-legged frogs and Least Bell's vireoe. In addition, large-scale landscape changes due to vegetation-type conversion from shifts in natural fire regimes could impact wide-ranging species like mountain lions (Jennings, 2018), whose populations are already struggling in the area due to lack of connectivity and genetic isolation (Dellinger, 2019; Gustafson et al., 2018).

C4-11 Cont.

Furthermore, this increase in wildfire results in higher frequency and toxicity of smoke exposure to communities in and downwind of the fires. This can lead to harmful public health impacts due to increased air pollution not only from burned vegetation, but also from burned homes, commercial buildings, cars, etc. Buildings and structures often contain plastic materials, metals, and various stored chemicals that release toxic chemicals when burned, such as pesticides, solvents, paints, and cleaning solutions (Weinhold, 2011).

Increased fire frequency due to human activity and ill-placed developments lead to increased occurrences of poor outdoor and indoor air quality from smoke (*e.g.*, Phulceria et al. 2005), which can have public health effects. Hospital visits for respiratory symptoms (*e.g.*, asthma, acute bronchitis, pneumonia, or chronic obstructive pulmonary disease) and cardiovascular symptoms have been shown to increase during and/or after fire events (Delfino et al., 2009; Künzli et al., 2006; Liu et al., 2015; Rappold et al., 2012; Reid et al., 2016; Viswanathan et al., 2006). Children, elderly, and those with underlying chronic disease are the most vulnerable to the harmful health effects of increases in wildfire smoke. The EIR does not

C4-12

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C4-12 The comment provides background information regarding the increase in potential wildfire hazards and suggests that the Draft PEIR does not include sufficient analysis of the RTP/SCS's potential impacts of increased smoke exposure due to increased human-caused ignitions. The Draft PEIR adequately analyzes the Proposed Project's potential impacts relative to wildfire in Section 4.20, Wildfire, as required by CEQA guidelines. The Draft PEIR also evaluates growth-inducing impacts in Section 5.3, Growth-Inducing Impacts. Please also refer to response C4-11.

include sufficient analysis of the RTP/SCS's potential impacts of increased smoke exposure due to increased human-caused ignitions. C4-12 Cont.

Finally, The DEIR does not adequately consider the impacts on firefighters and first responders of the growth induced by the Update in high fire-prone natural areas subject to intermittent wildfires. Adding more development to these wild areas will necessitate significant firefighting costs from both state and local authorities. Cal Fire is primarily responsible for addressing wildfires when they occur, and its costs have continued to increase as wildfires in the wildland urban interface have grown more destructive. During the 2017-2018 and the 2018-2019 fiscal years, Cal Fire's fire suppression costs were $773 million and an estimated $635 million, respectively (Cal Fire, 2019). Note that this does not include the cost of lives lost, property damage, or clean up during these years, which is estimated to be billions of dollars. The vast majority of wildfires in southern California are caused by humans (Balch et al., 2017; Keeley & Syphard, 2018), and inducing sprawl development in high fire hazard areas will increase the frequency and likelihood of such fires (Radeloff et al., 2018; Syphard et al., 2012, 2013, 2019). LA County should not be approving an Update that will induce unsustainable sprawl in high fire-prone areas and burden future generations of California with the costs of defending and recovering even more cities from dangerous blazes. C4-13

According to Captain Michael Feyh of the Sacramento Fire Department, California no longer has a fire season (Simon, 2018); wildfires in California are now year-round because of increased human ignitions in fire-prone areas. Emergency calls to fire departments have tripled since the 1980s (Gutierrez & Cassidy, 2018), and firefighters (and equipment) are being spread thin throughout the state. Firefighters often work 24- to 36-hour shifts for extended periods of time (often weeks at a time), and they are being kept away from their homes and families for more and more days out of the year (Ashton et al., 2018; Bransford et al., 2018; Del Real & Kang, 2018; Gutierrez, 2018; Simon, 2018). In addition, the firefighting force often must rely on volunteers to battle fires year-round.

The extended fire season is taking a toll on the physical, mental, and emotional health of firefighters, as well as the emotional health of their families (Ashton et al., 2018; Del Real & Kang, 2018; Simon, 2018). The physical and mental fatigue of endlessly fighting fires and experiencing trauma can lead to exhaustion, which can cause mistakes in life-or-death situations while on duty, and the constant worry and aftermath that family members endure when their loved ones are away working in life-threatening conditions can be harrowing (Ashton et al., 2018). According to psychologist Dr. Nancy Bohl-Penrod, the strain of fighting fires without having sufficient breaks can impact firefighters' interactions with their families, their emotions, and their personalities (Bransford et al., 2018). There have also been reports that suicide rates and substance abuse have been increasing among firefighters (Greene, 2018; Simon, 2018). This is not sustainable. C4-14

Given the well-known impacts of siting new development in fire-prone areas, the proposed "Community Planning Assistance for Wildfire Ordinance" (Program 4, Page 19 of the Update) should include a policy prohibiting new discretionary residential development in very high and high fire hazard severity zones or state responsibilities areas. At a minimum, to preserve public health and the environment and consistent with the principles in the CEQA C4-15

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C4-13 Please refer to response C4-11. Additionally, as noted in Section 4.20 Wildfire, 4.20.5 Environmental Impacts, "The Proposed Project is a policy document and adoption of the Proposed Project alone would not produce environmental impacts...." Additionally, approval of the Proposed Project itself, as a policy document, would not change these regulations and would not provide any goals, policies, or programs that would significantly impact emergency response and/or evacuation."

C4-14 The County acknowledges the comment as providing general background information regarding California's fire season and the impact on firefighters from the increase in fires caused by human ignitions within fire prone areas. This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

C4-15 As indicated in Section 4.20, the "Proposed Project would concentrate rezoning efforts in urban and suburban areas, and the majority are located along commercial corridors. As shown in Figure 4.20-1, Fire Hazard Severity Zones, the general areas of the rezoning program are not located in FHSZs." Additionally, as shown in Figure 4.20-1, parcels within the rezoning program are not located in FHSZs. The rezoning program would be located within urban and suburban areas, many of which would be located along commercial corridors; the program would encourage infill development in areas with existing infrastructure. Additionally, the rezone parcels would be located outside of wildland areas. (PEIR page 4.20-9). Please also refer to the revised Housing Element Update, which includes updates to Policy 11.4.

Guidelines, Policy 11.4 should prohibit such development if there is substantial evidence in the record that the development will

a. expose people or structures, including existing and nearby communities, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires;
b. substantially impair an adopted emergency response plan or emergency evacuation plan;
c. due to slope, prevailing winds, and other factors, exacerbate wildfire risks, including risk of ignition and/or spread, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
d. require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
e. expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Moreover, Policy 11.4 should require that during the entitlement process for a new development of 5 units or more in a very high or high fire hazard severity zone or state responsibility area, the applicant must provide sufficient documentation that (1) private insurance currently exists that will insure the proposed homes for all hazards, including wildfire; or (2) the applicant must provide a plan and adequate funding to self-insure them.

C4-15 Cont.

Any new development in a very high or high fire hazard severity zone has the potential to cause a significant impact, as described in the numerous scientific studies referenced in the Wildfire Report. In addition, as the Wildfire Report notes, even homes built to current standards still are not fireproof, and more human activities and infrastructure have the potential to cause additional unintentional ignitions. Therefore, it is imperative that this Update include **restrictions for new development in these wildfire hazard severity zones, and at a minimum, ensure that these new properties will be able to obtain insurance on the private market before they are built because homeowners deserve this security in their investment.**

C4-16

III. Home-hardening existing communities should be a central component of the "Community Planning Assistance for Wildfire Ordinance"

For homes already in high fire-risk areas, home-hardening is important to minimize the chances of human ignitions and fire spread. It is estimated that more than 2 million homes are located in high fire-risk areas (Verisk, 2020). Investing resources primarily in fire suppression without adequately addressing the human-related cause of the fires will not reduce wildfire losses (Stephens et al., 2009). State funds must be equitably distributed to retrofit existing communities in fire-prone areas to reduce the chances of unintentional ignitions and minimize spread should a fire ignite.

C4-17

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C4-16 Please refer to responses C4-11 and C4-15.

C4-17 The County acknowledges the comment and notes it expresses the opinions of the commentator related to home hardening and does not raise an issue related to the adequacy of any specific section or analysis of the Draft PEIR. The County will include the comment as part of the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

C4-17 This comment is regarding Policy 8.2 of the Housing Element Update, specifically retrofitting homes for fire resistance, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft PEIR. The County will include the comment as part of the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

The proposed policy 8.2 (Page 19 of the Update), which would maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community, **should provide a plan for specific retrofits including**:

1. Ember-resistant vents;
2. Fire-resistant roofs;
3. Irrigated defensible space within 100 feet of structures;
4. External sprinklers with an independent water source; and
5. Clean energy microgrids including rooftop solar

Although such features do not make homes fireproof, they have been shown to either reduce a community risk of ignition and/or improve the chances of structure survival in fires (Syphard et al., 2014, 2017). For example, external sprinklers with an independent water source have been proven to reduce flammability of structures (California Chaparral Institute, 2018). Although external sprinklers are not required by law, water-protected structures are much less likely to burn compared to dry structures, thus the DEIR should require external sprinkler systems for any new development in wildfire zones. In addition, local solar power paired with batteries could reduce power flow (and therefore reduce extreme temperatures) in electricity lines, which would reduce the need for power outages during extreme weather conditions and provide power for communities when outages are necessary (A. Lee, 2019). Michael Wara argues that solar power and batteries for homes and "microgrids" linking business districts would help make communities in high fire risk areas safer because it would provide backup power for medical devices, refrigerators, and the internet to run while allowing the main power grid to get shut down (Wara, 2018). C4-17 Cont.

The county must also engage, prepare and train homeowners to harden their homes, reduce the risk of fire ignitions and spread, and be ready to safely defend their homes or evacuate early when needed (Stephens et al., 2009). As communities rebuild from recent wildfire destruction, now is the time to instill a culture of coexistence with wildfire. LA County can help our region meet this crucial challenge. Strong land use policies that consider the county's diverse fire history and ecology will help improve our relationship with wildfire and ensure a safer and healthier future for both humans and wildlife.

IV. Protecting wildlife connectivity in the region is essential to preserving native biodiversity, mitigating against the climate crisis and prioritizing human health.

The EIR must analyze the potential impacts of the Update on wildlife connectivity. Roads and development create barriers that lead to habitat loss and fragmentation, which harms native wildlife, plants, and people. As barriers to wildlife movement, poorly-planned development and roads can affect an animal's behavior, movement patterns, reproductive success, and physiological state, which can lead to significant impacts on individual wildlife, populations, communities, landscapes, and ecosystem function (Brehme et al., 2013; Ceia-Hasse et al., 2018; C4-18

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C4-18 This comment states that the PEIR must analyze the potential for the Housing Element Update to impact wildlife connectivity. As stated in Section 4.4 Biology, 4.4.4 Methodology, "No specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as apart of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects." Furthermore, as stated in 4.4.5 Environmental Impacts, "the areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas and as such would not be located within any of the regional wildlife linkages (see Figure 4.4-4)." Please also refer to the Housing Element Update document for further details regarding the rezoning program. The PEIR adequately analyzes the effects of the Project on wildlife connectivity.

Haddad et al., 2015; Marsh & Jaeger, 2015; Mitsch & Wilson, 1996; Trombulak & Frissell, 2000; van der Ree et al., 2011). For example, as noted above, habitat fragmentation from roads and development has been shown to cause mortalities and harmful genetic isolation in mountain lions in southern California (Ernest et al., 2014; Riley et al., 2014; Vickers et al., 2015), increase local extinction risk in amphibians and reptiles (Brehme et al., 2018; Cushman, 2006), cause high levels of avoidance behavior and mortality in birds and insects (Benítez-López et al., 2010; Kantola et al., 2019; Loss et al., 2014), and alter pollinator behavior and degrade habitats (Aguilar et al., 2008; Goverde et al., 2002; Trombulak & Frissell, 2000). Habitat fragmentation also severely impacts plant communities. An 18-year study found that reconnected landscapes had nearly 14% more plant species compared to fragmented habitats, and that number is likely to continue to rise as time passes (Damschen et al., 2019). The authors conclude that efforts to preserve and enhance connectivity will pay off over the long-term (Damschen et al., 2019). In addition, connectivity between high quality habitat areas in heterogeneous landscapes is important to allow for range shifts and species migrations as climate changes (Cushman et al., 2013; Heller & Zavaleta, 2009; Krosby et al., 2018). Loss of wildlife connectivity decreases biodiversity and degrades ecosystems. Unfortunately, it does not appear that the DEIR includes any such analysis. C4-18 Cont.

Edge effects of development in and adjacent to open space will likely impact key, wide-ranging predators, such as mountain lions and bobcats (Crooks, 2002; Delaney et al., 2010; J. S. Lee et al., 2012; Riley et al., 2006; Smith et al., 2015, 2017; Vickers et al., 2015; Wang et al., 2017), as well as smaller species with poor dispersal abilities, such as song birds, small mammals, and herpetofauna (Benítez-López et al., 2010; Cushman, 2006; Kociolek et al., 2011; Slabbekoorn & Ripmeester, 2008). Limiting movement and dispersal can affect species' ability to find food, shelter, mates, and refugia after disturbances like fires or floods. Individuals can die off, populations can become isolated, sensitive species can become locally extinct, and important ecological processes like plant pollination and nutrient cycling can be lost. Negative edge effects from human activity, such as traffic, lighting, noise, domestic pets, pollutants, invasive weeds, and increased fire frequency, have been found to be biologically significant up to 300 meters (~1000 feet) away from anthropogenic features in terrestrial systems (Environmental Law Institute, 2003) C4-19

The EIR must also consider corridor redundancy (*i.e.* the availability of alternative pathways for movement) because it allows for improved functional connectivity and resilience. Compared to a single pathway, multiple connections between habitat patches increase the probability of movement across landscapes by a wider variety of species, and they provide more habitat for low-mobility species while still allowing for their dispersal (Merac et al., 2012; Olson & Burnett, 2008; Pinto & Keitt, 2008). In addition, corridor redundancy provides resilience to uncertainty, impacts of climate change, and extreme events, like flooding or wildfires, by providing alternate escape routes or refugia for animals seeking safety (Cushman et al., 2013; Merac et al., 2008; Merac et al., 2012; Olson & Burnett, 2008; Pinto & Keitt, 2008). C4-20

Corridor redundancy is critical when considering the impacts of climate change on wildlife movement and habitat connectivity. Climate change is increasing stress on species and ecosystems, causing changes in distribution, phenology, physiology, vital rates, genetics, ecosystem structure and processes, and increasing species extinction risk (Warren et al., 2010). A C4-21

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C4-19 This comment states that the PEIR must analyze impacts to wildlife from edge effects of development in and adjacent to open space. Edge effects are not required to be analyzed under CEQA. Chapter 4, Biological Resources provides an analysis for each impact threshold required under CEQA which includes potential impacts to candidate, sensitive, or special status species and their habitats, riparian habitat or sensitive natural communities, federally protected wetlands, and the movement of wildlife and compliance with any applicable Habitat Conservation Plan and/or Natural Conservation Community Plan. Furthermore, as stated in 4.4.5 Environmental Impacts, "the areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas..." The PEIR adequately analyzes the effects of the Project on biological resources. No further response is required.

C4-20 This comment states that the PEIR must consider corridor redundancy (multiple connections between habitat patches). The PEIR discusses corridors in 4.4.5 Environmental Impacts, Threshold B-4 and states that "the County supports the following regional wildlife linkages: San Gabriel–Castaic Connection, San Gabriel–San Bernardino Connection, Santa Monica–Sierra Madre Connection, Sierra Madre–Castaic Connection, Tehachapi Connection, Antelope Valley Connection, and Puente Hills–Chino Hills Connection. There are 11 linkages along principal water courses, 9 linkages along ranges of mountains and hills, and an important linkage along the San Andreas Fault. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas and as such would not be located within any of the regional wildlife linkages (see

	Figure 4.4-4).” The PEIR adequately analyzes the effects of the Project on wildlife corridors. In addition, as stated throughout Chapter 4, Environmental Analysis “Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation.” No further response is required.
	C4-20 The County acknowledges the comment as providing general background information regarding the impacts to wildlife caused by climate change. This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.
	C4-21 This comment states that the PEIR must analyze the Housing Element Update’s potential impacts to riparian corridors. Riparian corridors are analyzed in Section 4 Biological Resources, 4.4.5 Environmental Impacts, Threshold B-2. As stated throughout Chapter 4, Environmental Analysis “Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation…” and “the areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas…”.” No further response is required.

2016 analysis found that climate-related local extinctions are already widespread and have occurred in hundreds of species, including almost half of the 976 species surveyed (Wiens, 2016). A separate study estimated that nearly half of terrestrial non-flying threatened mammals and nearly one-quarter of threatened birds may have already been negatively impacted by climate change in at least part of their distribution (Pacifici et al., 2017). A 2016 meta-analysis reported that climate change is already impacting 82 percent of key ecological processes that form the foundation of healthy ecosystems and on which humans depend for basic needs (Scheffers et al., 2016). Genes are changing, species' physiology and physical features such as body size are changing, species are moving to try to keep pace with suitable climate space, species are shifting their timing of breeding and migration, and entire ecosystems are under stress (Cahill et al., 2012; Chen et al., 2011; Maclean & Wilson, 2011; Parmesan, 2006; Parmesan & Yohe, 2003; Root et al., 2003; Warren et al., 2010). C4-21 Cont.

The DEIR must also analyze the Update's potential impacts to riparian corridors. Riparian ecosystems have long been recognized as biodiversity hotspots performing important ecological functions in a transition zone between freshwater systems and upland habitats. Many species that rely on these aquatic habitats also rely on the adjacent upland habitats (*e.g.*, riparian areas along streams, and grassland habitat adjacent to wetlands). In fact, 60% of amphibian species, 16% of reptiles, 34% of birds and 12% of mammals in the Pacific Coast ecoregion depend on riparian-stream systems for survival (Kelsey and West 1998). Many other species, including mountain lions and bobcats, often use riparian areas and natural ridgelines as migration corridors or foraging habitat (Dickson et al, 2005; Hilty & Merenlender, 2004; Jennings & Lewison, 2013; Jennings & Zeller, 2017). Additionally, fish rely on healthy upland areas to influence suitable spawning habitat (Lohse et al. 2008), and agricultural encroachment on these habitats and over-aggressive removal of riparian areas have been identified as a major driver of declines in freshwater and anadromous fish (e.g., Stillwater Sciences 2002; Lohse et al. 2008; Moyle et al. 2011). Therefore, buffers that allow for connectivity between the aquatic resource and upland habitat is vital for many species to persist. C4-22

It is estimated that 90-95% of historic riparian habitat in the state has been lost (Bowler, 1989; Riparian Habitat Joint Venture, 2009). Using 2002 land cover data from CalFire, the Riparian Habitat Joint Venture estimated that riparian vegetation makes up less than 0.5% of California's total land area at about 360,000 acres (Riparian Habitat Joint Venture, 2004). This is alarming because riparian habitats perform a number of biological and physical functions that benefit wildlife, plants, and humans, and loss of what little is left will have severe, harmful impacts on special-status species, overall biodiversity, and ecosystem function. California cannot afford to lose more riparian corridors. Unfortunately, the DEIR contains barely any analysis of the Update's potential impacts on riparian habitat, and instead only contains conclusory analysis related to the rezoning program as opposed to the Update. (DEIR at 4.4-14.)

A literature review found that recommended buffers for wildlife often far exceeded 100 meters (~325 feet), well beyond the largest buffers implemented in practice (Robins, 2002). For example, Kilgo et al. (1998) recommend more than 1,600 feet of riparian buffer to sustain bird diversity. In addition, amphibians, which are considered environmental health indicators, have been found to migrate over 1,000 feet between aquatic and terrestrial habitats through multiple life stages (Cushman, 2006; Fellers & Kleeman, 2007; Semlitsch & Bodie, 2003; Trenham & C4-23

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C4-23 This comment provides general background and expresses opinion regarding buffers for wildlife. The comment also emphasizes the need for sizeable riparian and upland buffers around streams and wetlands. As stated throughout Chapter 4, Environmental Analysis "Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation..." and "the areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas..."

Shaffer, 2005). Accommodating the more long-range dispersers is vital for continued survival of species populations and/or recolonization following a local extinction (Cushman, 2006; Semlitsch & Bodie, 2003). In addition, more extensive buffers provide resiliency in the face of climate change-driven alterations to these habitats, which will cause shifts in species ranges and distributions (Cushman et al., 2013; Heller & Zavaleta, 2009; Warren et al., 2011). This emphasizes the need for sizeable riparian and upland buffers around streams and wetlands in and adjacent to any project included in the Update, as well as connectivity corridors between heterogeneous habitats. Again, the EIR must adequately assess and mitigate impacts to local, regional, and global wildlife movement and habitat connectivity. C4-23 Cont.

In short, the DEIR's biological resources impacts only focuses on impacts associated with the rezoning program, and fails to include analysis of other impacts (and even the impacts of the rezoning program are only discussed in a conclusory fashion). (DEIR at 4.4-1.) This is impermissible as demonstrated by the cases cited above. CEQA requires that the EIR adopt all feasible mitigation measures to reduce impacts on wildlife connectivity. Nonetheless, the DEIR also fails to offer any real protections for wildlife connectivity, and simply cites to a general policy promoting connectivity in a pre-existing portion of the general plan. (DEIR at 4.4-11.) **The Center urges the County to revise the Update and DEIR to include a goal to develop and adopt a wildlife connectivity ordinance by the end of 2022. The L.A. County Sustainability Plan already contains such a long-term goal, but given the continued development pressure in the County, such an ordinance must be developed and adopted as soon as possible.** C4-24

In incorporating such measures into future drafts of the EIR and Update, it is important to consider that different species have different behaviors and needs that affect how they move. For example, smaller species with poor dispersal abilities, like rodents and herpetofauna, would require more frequent intervals of crossings compared to larger wide-ranging species, like mountain lions or coyotes, to increase their chances of finding a crossing. Gunson et al. (2016) recommend that crossing structures generally be spaced about 300m (~0.19mi) apart for small animals when transportation infrastructure bisects large expanses of continuous habitat, though they recognize that some amphibians may need more frequent crossings no more than 50m (~0.03mi) apart. And for many amphibian and reptile species, undercrossings should have grated tops so that the light and moisture inside the crossings are similar to that of the ambient environment. Brehme and Fisher (2020) also provides additional guidance regarding amphibian crossings. Therefore, multiple crossings designed for different target species may be required. In-depth analyses that include on-the-ground movement studies of which species are moving in the area and their home range area, habitat use, and patterns of movement are needed to determine how to best implement such crossings. In addition, associated crossing infrastructure (e.g., exclusionary fencing appropriate for target species, berms to buffer crossings from sound and light) should be included to improve chances of wildlife using crossings, and such crossings and associated infrastructure should be designed and built in consultation with local and regional experts, including agency biologists. And to improve the effectiveness of any wildlife crossings, there should be protected habitat on both sides of the crossing; therefore, mitigation should also include acquiring unprotected lands on both sides of the roads where a wildlife crossing would be implemented, again, in consultation with local conservation organizations and stakeholders, and preserving and managing those lands in perpetuity to ensure that the wildlife crossings and C4-25

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C4-24 This comment provides concluding remarks and urges the County to revise the Housing Element Update and PEIR to include a goal to develop and adopt a wildlife connectivity ordinance by the end of 2022. As stated in Section 4.4 Biology, 4.4.4 Methodology, "No specific rezoning would occur or be adopted as part of the Proposed Project. Rezoning would be adopted and implemented as apart of future discretionary actions such as area plan updates, transit-oriented district specific plans, or other projects." Furthermore, as stated in 4.4.5 Environmental Impacts, "the areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Areas of potential future housing development that may result from the Proposed Project would likely be located within urbanized areas and as such would not be located within any of the regional wildlife linkages (see Figure 4.4-4)." Furthermore, CEQA does not require the development and adoption of a wildlife connectivity ordinance. Additionally, the analysis concluded that no impact would occur to the movement of wildlife and therefore no mitigation is required.

C4-25 The County acknowledges the comment as providing general background, as well as expresses the opinions of the commentator, related to what features wildlife crossings should include. This comment is included in the Final PEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

associated infrastructure remain functional over time. Given that impacts of noise, light, and vibration can affect the use of wildlife crossings, even if crossings are designed with adequate parameters and fencing, the crossings should be built with wildlife responsive design; crossings should have sound and light berms to minimize light and sound at the entrance/exit as well as on/in/under the crossings structures, and they should be well-maintained on both sides of the crossing for animals to use them (Shilling 2020; Vickers 2020). C4-25 Cont.

In addition to the scientific evidence provided above, the County has a legal obligation under state law to protect endangered or threatened animal populations, and not approve projects or plans that may jeopardize the survival of such populations. The mountain lions of the Santa Monica mountains and San Gabriel mountains are provisionally listed under the California Endangered Species Act and are presently at risk of extinction, primarily due to loss of habitat connectivity and open space caused by poorly sited development and lack of wildlife crossings (Gustafson et al. 2018; Benson et al. 2016; Benson et al. 2019). The County has an obligation not to push this population closer to extinction by allowing further degradation of existing wildlife corridors through poorly planned development. Because the Update provides a plan to accommodate new development in mountain lion habitat and connectivity areas, it must analyze and fully mitigate the impacts of such development. As currently written, the DEIR fails to mention—let alone analyze or mitigate—any of the updates of the Plan. C4-26

V. Conclusion

We urge the Update to include policies that restrict new development in wildfire hazard severity zones as well as wildlife linkage areas. In addition, the EIR must include an assessment of the significant impact of wildfire to human health and wildlife and include science-based mitigation efforts to minimize this threat. Prohibiting new development in wildfire zones would prioritize human health and safety as well as the protection of the City's biodiversity. C4-27

Thank you for your consideration of these comments.

Sincerely,

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C4-26 This comment states that the because the Housing Element Update provides a plan to accommodate new development in mountain lion habitat and connectivity areas, it must analyze and fully mitigate the impacts of such development. This PEIR considers and evaluates the Proposed Project as a whole, and the potential impacts associated with future housing development facilitated by the Proposed Project based on information available to the County where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. The analysis, therefore, focuses on candidate housing sites as part of the Proposed Project's rezoning program at a programmatic level. As stated in Chapter 4, Biological Resources, 4.4.5 Environmental Impacts, Threshold B-3, "The areas that are a part of the rezoning program are considered urban or suburban and are heavily disturbed. Thus, it is unlikely that development within the proposed rezone parcels would result in the loss of sensitive plant and/or sensitive wildlife."

C4-27 The County acknowledges the comment and notes it provides concluding remarks that do not raise new or additional environmental issues concerning the adequacy of the Draft PEIR. For that reason, the County provides no further response to this comment.

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The following agencies, organizations, and individuals listed in Table 8-1 provided comments on the Draft Program Environmental Impact Report (PEIR) for the Los Angeles County Housing Element Update Project. As described in Chapter 8 of the Final PEIR, comment letters that require individual responses were categorized by sender (e.g., tribe, federal/state/local agency, organization, individual) and assigned a unique letter-number designation based on category. Letters in each category were organized chronologically by date and are listed in Table 8.1 Comments Requiring Response. As mentioned in Section 8.1 of the Final EIR, some commenters submitted multiple letters.

Table 8-1. Comments Requiring Response

Commenter	Letter No.	Date
State Agency		
Caltrans	S-1	7/9/2021
Tribes		
San Manuel Band of Mission Indians; Nordness, Ryan	T-1	6/15/2021
Community Groups and Organizations		
Building Industry Association of Southern California, Inc.; Victoria Coronado, Diana	C-1	7/22/2021
Building Industry Association of Southern California, Inc.; Victoria Coronado, Diana	C-2	7/26/2021
LA Metro; Truong, Cassie	C-3	7/26/2021
Center for Biological Diversity; Reid-Wainscoat, Elizabeth	C-4	7/26/2021

As described in Section 8.1 of the Final EIR, several letters received either did not include specific comments related to the EIR and/or were in response to a survey form. Given that these letters presented general comments, a general response is all that is required under CEQA (*Paulek v. California Dept. Water Resources* (2014) 231 Cal.App.4th 35, 47). These letters have been grouped together and are responded to with a common response found in Section 8.2, Common Responses. These letters were not assigned a unique letter designator and are listed in Table 8-2 General Letters and Table 8-3 Responses to Survey Forms. These general letters and responses to survey forms can be found in Appendix 8-4.

Table 8-2. General Letters

Commenter	Date of Letter
Local Agency	
City of Cerritos; Vega, Eduardo	6/16/2021
Community Groups and Organizations	

Commenter	Date of Letter
Crescenta Valley Town Council; Chessum, Inés	6/9/2021
Abundant Housing LA; Dedousis, Anthony	6/24/2021
Association of Rural Town Councils; Zahnter, Susan	6/29/2021
Los Angeles Homeless Services Authority	7/7/2021
Abundant Housing LA, YIMBY Law and the League of Women Voters of Los Angeles County; Dedousis, Anthony	7/26/2021
Individuals and Groups	
Daniel Dokhanian	6/10/2021
Kimi Lent	6/15/2021
Anastasia Preedge	6/16/2021
Olive Howard	6/19/2021
Carol Zagaria	7/19/2021
Tim Ramm	7/21/2021
David VonStowver	7/22/2021

Table 8-3. Responses to Survey Forms

Commenter	Date of Letter
Community Groups and Organizations	
Public Counsel; Bonett, Greg	4/5/2021
CA Community Land Trust Network; Goldberg, Leo	6/30/2021
Individuals and Groups	
Johnny Brookbank	6/28/2021
Janice Munson	6/28/2021
Ross Johnson; YIMBY Law	6/30/2021
Patty Inboden	6/30/2021
Jake Berman	7/4/2021
Brandon Young; Mitchell M. Tsai, Attorney at Law	7/5/2021
Kathy Kunysz	7/5/2021

INTENTIONALLY LEFT BLANK

From: Ayala Scott
To: DRP Housing
Subject: FW: Housing Element-La Crescenta
Date: Tuesday, June 15, 2021 9:52:40 AM

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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From: Ines Chessum <ineschessum@sbcglobal.net>
Sent: Thursday, June 10, 2021 3:12 PM
To: Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Nicole Englund <NEnglund@dpw.lacounty.gov>; 'Cheryl Davis ' <cdavis4cvtc@sbcglobal.net>
Cc: 'Chris Kilpatrick' <kilpatrickchrisd@gmail.com>
Subject: RE: Housing Element-La Crescenta

CAUTION: External Email. Proceed Responsibly.

Hi Ayala.
Thank you for the information…there are so many things that go into this Housing Element, but I hope we can get to the point where we understand it more thoroughly. Thank you for working with us on this.
As for a meeting, The week of June 21 works for me on Monday or Wednesday.
Chris, Nicole, please include your availability. Thanks.

Regards
Inés

Inés Chessum
LUC/CVTC
818.307.5416
inesLUC@thecvcouncil.com

From: Ayala Scott <AScott@planning.lacounty.gov>
Sent: Wednesday, June 9, 2021 4:20 PM
To: ines chessum <ineschessum@sbcglobal.net>; Tina Fung <tfung@planning.lacounty.gov>; Nicole Englund <NEnglund@dpw.lacounty.gov>; Cheryl Davis <cdavis4cvtc@sbcglobal.net>
Cc: 'Chris Kilpatrick' <kilpatrickchrisd@gmail.com>
Subject: RE: Housing Element-La Crescenta

Hi Ines,

Thank you for working on this with the LUC and CVTC. Sure, we can meet. Please let me know your availability the week of June 21. If you have specific sites in mind, please send those along as well so we can take a look.

There weren't any sites rezoned for the 2014 Housing Element, but there were underutilized sites identified as adequate under existing zoning to help meet the County's housing need. As a reminder, there isn't a total count of units required for La Crescenta-Montrose; there is a requirement for all of unincorporated, and sites are prioritized according to State requirements and our methodology. We can definitely discuss further when we meet.

Sincerely,

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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From: Ines Chessum <ineschessum@sbcglobal.net>
Sent: Wednesday, June 9, 2021 11:08 AM
To: Ayala Scott <AScott@planning.lacounty.gov>; Tina Fung <tfung@planning.lacounty.gov>; Nicole Englund <NEnglund@dpw.lacounty.gov>; Cheryl Davis <cdavis4cvtc@sbcglobal.net>
Cc: 'Chris Kilpatrick' <kilpatrickchrisd@gmail.com>
Subject: Housing Element-La Crescenta

CAUTION: External Email. Proceed Responsibly.

Good morning Ayala
Re: Housing Element
At our LUC and CVTC meetings we have reached the decision that it would be best for the properties slated to be up-zoned to be distributed throughout the area, rather than placing them all on Montrose; mainly selecting some sites along the Foothill Blvd. corridor. What would be the next steps in order to achieve this? Would it be helpful to have a zoom meeting so we can review the possibilities?

Also, the question was raised as to whether those sites that were up-zoned per the previous Housing Element, if not built out, should be considered as part of the total count of units required for La Crescenta -Montrose in the current Housing Element Update. Can this be done?

Regards
Inés

Inés Chessum
LUC/CVTC
818.307.5416
inesLUC@thecvcouncil.com

From: Diane Marcussen
To: DRP Housing
Subject: Altadena Questions
Date: Wednesday, June 9, 2021 1:53:59 PM

CAUTION: External Email. Proceed Responsibly.

I see in one of the sections of the Housing Element document you identify "vacant portions of the lower San Gabriel Mountains" in Altadena. Have you taken into consideration Altadena's Hillside Ordinance which identifies the line above which no building will take place? I'm not sure if you are aware of that or not.

Also, I think I've gone through the pages but I can't seem to find any maps of Altadena that I can zoom in on and see actual locations. If I missed it, can you point me in the direction of that?

Thanks so much.

Diane Marcussen
Altadena Town Council
altadenatowncouncil.org
626-296-6633

From: Daniel Dokhanian
To: Ayala Scott
Cc: DRP Housing
Subject: Re: LA County General Plan Update
Date: Monday, June 28, 2021 11:09:56 AM

CAUTION: External Email. Proceed Responsibly.

Thank you very much, Ayala.

--

Daniel Dokhanian
The Mulholland Drive Company
1875 Century Park East, Suite 750
Los Angeles, CA 90067
dd@mulhollanddrive.com

On Mon, Jun 28, 2021 at 9:34 AM Ayala Scott <AScott@planning.lacounty.gov> wrote:

> Hi Daniel,
>
> My name is Ayala Scott and I received your inquiry about the Housing Element Update. Our agency regulates land uses in the unincorporated areas only (not within a city). If you are interested in the Housing Element Update for the City of Los Angeles or any other city, please contact that city's planning department.
>
> The preliminary draft Housing Element Update for the unincorporated areas is posted at https://planning.lacounty.gov/housing/he. Because there are not sufficient sites to accommodate the unincorporated areas' share of the regional housing need for the planning period under existing densities and zoning, we are including a rezoning program. The sites are shown in Appendix B of the above link. This is subject to change, so is not currently available as a CSV. You can view existing land use policy and zoning information on our GIS site: https://planning.lacounty.gov/gisnet or download shapefiles at the County's open data portal here.
>
> The Housing Element Update will be adopted by the end of this year.
>
> Thanks,

Ayala Scott

County of Los Angeles

Department of Regional Planning

320 W. Temple St.

Los Angeles, CA 90012

(213) 974-6417

From: Patricia Hachiya <phachiya@planning.lacounty.gov>
Sent: Monday, June 28, 2021 8:31 AM
To: Daniel Dokhanian <dd@mulhollanddrive.com>
Cc: Tina Fung <tfung@planning.lacounty.gov>
Subject: Re: LA County General Plan Update

Hi Daniel -

My name is Pat Hachiya and I am the Supervising Planner for the General Plan/Transit-Oriented Communities section.

The County is currently in the process of updating its Housing Element and that will require changes to our land use and zoning maps, including upzoning.

I am copying the Supervising Planner, Tina Fung, who oversees this update to provide details as to when information is being made available.

Hopefully, this will give you what you need.

Patricia Lin Hachiya, AICP

Supervising Regional Planner

General Plan/Transit-Oriented Communities

Department of Regional Planning

Office: (213) 974-6316 (fastest way to reach me during the COVID period is via email)

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From: Daniel Dokhanian <dd@mulhollanddrive.com>
Sent: Monday, June 21, 2021 8:47 AM
To: Patricia Hachiya <phachiya@planning.lacounty.gov>
Subject: Re: LA County General Plan Update

CAUTION: External Email. Proceed Responsibly.

Hi Amy,

Hope you had a good weekend. Just kindly following up on my below email.

Thank you,

--

Daniel Dokhanian
The Mulholland Drive Company
1875 Century Park East, Suite 750
Los Angeles, CA 90067
dd@mulhollanddrive.com

On Thursday, June 10, 2021 at 3:04 PM, Daniel Dokhanian <dd@mulhollanddrive.com>

wrote:

> Hi Amy,
>
> I'm a real estate developer interested in learning more about opportunities in LA County. As you know much better than I, the city would really benefit from new housing development, and hopefully I could be a part of furthering that goal.
>
> I understand the city is currently in the process of updating its General Plan, and I was hoping to have a discussion regarding the Land Use Element component, in particular. Would you be free for a call sometime today or tomorrow?
>
> The questions I'd like to go over are:
>
> 1. Most updates in California lead to higher density zoning to encourage more housing development. I'm assuming that's the case with LA County as well?
> 2. Has a draft land use element (and map) been released yet?
> 3. If so, would it be possible to get the underlying data (both general plan and zoning) in a shapefile / CSV format?
> 4. Is the former (earlier) general plan + zoning data available in shapefile/CSV format as well?
> 5. What is the expected adoption date?
>
> If easier for you, feel free to just reply here via email instead of hopping on a call. Thank you so much, and I look forward to connecting.
>
> Daniel
>
> --
>
> Daniel Dokhanian
> The Mulholland Drive Company
> 1875 Century Park East, Suite 750
> Los Angeles, CA 90067
> dd@mulhollanddrive.com

From: Ayala Scott
To: DRP Housing
Subject: FW: LA County Housing Element Update - Cerritos Island
Date: Wednesday, June 16, 2021 1:51:51 PM
Attachments: Gateway.pdf

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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-----Original Message-----
From: Eduardo Vega <evega@cerritos.us>
Sent: Wednesday, June 16, 2021 1:46 PM
To: Ayala Scott <AScott@planning.lacounty.gov>
Subject: RE: LA County Housing Element Update - Cerritos Island

CAUTION: External Email. Proceed Responsibly.

Hello,

I reviewed the site analysis and no site was identified for the Cerritos Island neighborhood. However, there is this map with a small section identified as a rezone. Where is this site located? See attachment.

Eduardo

>>> Ayala Scott <AScott@planning.lacounty.gov> 6/16/2021 1:20 PM >>>
Hi Eduardo,

Please refer to Appendix B of the Preliminary Draft Housing Element
Update:
(https://urldefense.proofpoint.com/v2/url?u=https-3A__planning.lacounty.gov_assets_upl_project_housing-5Fperliminary-2Ddraft-2Dhousing-2Delement-2Dupdate-2DappendixAandB.pdf&d=DwIGaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=r31ChrcSKT39CnAPM3d3SVeUuk3mA89mb2DVo1P4Nc0&m=CsnNlF1898WPOayk36rJqQTPiCjg6SB_ydjeHFSfjaI&s=CBxkJiTA0-Q6Nx9_hWuD-11PqdkgbO5xPRndQtv6fHQ&e=).
This is the list of sites identified for future rezoning. Cerritos Island is not included.

Please let me know if you would still like to discuss by phone.

Thanks,

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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-----Original Message-----
From: Eduardo Vega <evega@cerritos.us>
Sent: Wednesday, June 16, 2021 1:11 PM
To: Ayala Scott <AScott@planning.lacounty.gov>
Subject: RE: LA County Housing Element Update - Cerritos Island

CAUTION: External Email. Proceed Responsibly.

Hello,

Can you please give me a call to discuss.

Eduardo Vega
City of Cerritos
(562) 916-1201

>>> Ayala Scott <AScott@planning.lacounty.gov> 6/15/2021 1:25 PM >>>
Hi Eduardo,

No rezoning is proposed for Cerritos Island.

Thanks,

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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-----Original Message-----
From: Eduardo Vega <evega@cerritos.us>
Sent: Tuesday, June 15, 2021 11:26 AM
To: Ayala Scott <AScott@planning.lacounty.gov>
Subject: LA County Housing Element Update - Cerritos Island

CAUTION: External Email. Proceed Responsibly.

Hello,

The City of Cerritos would like to have more information regarding the proposed Rezone Program for the Gateway Planning Area. An area was identified just north of the 91 Freeway and the 605 Freeway. It appears that it is in the Cerritos Island neighborhood. Please confirm your intentions with this location.

Please advise.

Eduardo Vega
Associate Planner
City of Cerritos
(562) 916-1201

From: Kimi Lent
To: DRP Housing
Subject: ADU
Date: Tuesday, June 15, 2021 7:49:58 AM

CAUTION: External Email. Proceed Responsibly.

I live in Long Beach and would like to turn my garage into a ADU for the re entry homeless population. Are there funds/grants available to assist with the costs?

Thank you!
Kimi Lent
323-316-3346

From: Anastasia Preedge
To: DRP Housing
Subject: 2206, 2212, 2238 Desire Avenue, Rowland Heights
Date: Wednesday, June 16, 2021 3:12:27 PM
Attachments: image002.png
image003.png

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

My name is Anastasia Preedge and I am a Development Associate at City Ventures, a for-sale residential and mixed-use developer and homebuilder. I'm currently looking at the ±8.1 acre property located at 2206, 2212, and 2238 Desire Avenue in Rowland Heights, and I am hoping to get some clarity on the County's Inclusionary Housing requirement. Specifically, what is the inclusionary housing requirement for a for-sale residential development and is there an in-lieu fee option?

I read through the Inclusionary Housing Ordinance Fact Sheet on the County's website but it didn't specifically state the requirements, so any information you can provide me with is greatly appreciated.

Thank you,

Anastasia Preedge | Development Associate
949.929.3134 {mobile} | apreedge@cityventures.com {email}

City Ventures
3121 Michelson Drive, Suite 150 | Irvine, California 92612
www.CityVentures.com

From: DRP LDCC <zoningldcc@planning.lacounty.gov>
Sent: Wednesday, June 16, 2021 2:51 PM
To: Anastasia Preedge <apreedge@cityventures.com>; DRP LDCC <zoningldcc@planning.lacounty.gov>
Subject: RE: 2206, 2212, 2238 Desire Avenue, Rowland Heights

Hi,

Please see this link: https://planning.lacounty.gov/housing/initiatives

Please submit a separate email to our housing section for further questions: housing@planning.lacounty.gov

Uriel
Land Development Coordinating Center Section
Department of Regional Planning
320 W. Temple Street, Room 1360

Los Angeles, CA 90012
http://planning.lacounty.gov/
General inquiries: 213-974-6411
Hours: 7:30am-5:30pm
Closed every Friday

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Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
https://bit.ly/LACoCSSSurvey

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From: Anastasia Preedge <apreedge@cityventures.com>
Sent: Wednesday, June 16, 2021 2:30 PM
To: DRP LDCC <zoningldcc@planning.lacounty.gov>
Subject: RE: 2206, 2212, 2238 Desire Avenue, Rowland Heights

CAUTION: External Email. Proceed Responsibly.

Hi Alice,

Thank you for providing me with the land use and entitlement information I requested. It is very helpful for my underwriting.

I was also wondering if the County has an inclusionary housing requirement or in-lieu fee option for residential developments?

Best,

Anastasia Preedge | Development Associate
949.929.3134 {mobile} | apreedge@cityventures.com {email}

City Ventures
3121 Michelson Drive, Suite 150 | Irvine, California 92612
www.CityVentures.com

From: DRP LDCC <zoningldcc@planning.lacounty.gov>
Sent: Tuesday, June 1, 2021 4:20 PM
To: Anastasia Preedge <apreedge@cityventures.com>
Subject: RE: 2206, 2212, 2238 Desire Avenue, Rowland Heights

These properties are zoned A-1-25000 (Light Agriculture – 25,000 square feet Minimum Required Area) and is located within the Rowland Heights Community Standards District (CSD). They also have a Rowland Heights Community Plan category of N2 – Non Urban (0.3 to 1.0 dwelling unit per gross acre).

A-1: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.16AGOPSPREREWAZO_22.16.010PU

CSD: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV10COSTDI_CH22.332ROHECOSTDI

Rowland Heights Community Plan:
https://planning.lacounty.gov/assets/upl/data/pd_rowland-heights.pdf

Please review the links regarding allowable uses and development standards.

If you want to have a higher density, you would need to propose a Plan Amendment and Zone Change. If you want to go this route, please sign up for a 1-Stop Meeting with our Land Divisions Section to talk about that possibility. Here is the application:
https://planning.lacounty.gov/apps

And, please submit this online to us here by registering for an account, log in, and select "Apply → Base Application- Regional Planning"

https://epicla.lacounty.gov/SelfService/#/home

Regards,

Alice
Land Development Coordinating Center Section
Department of Regional Planning
320 W. Temple Street, Room 1360
Los Angeles, CA 90012
http://planning.lacounty.gov/

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We Appreciate Your Feedback!
Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below: https://bit.ly/LACoCSSSurvey

Closed every Friday

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From: Anastasia Preedge <apreedge@cityventures.com>
Sent: Tuesday, June 1, 2021 2:36 PM
To: DRP LDCC <zoningldcc@planning.lacounty.gov>
Subject: RE: 2206, 2212, 2238 Desire Avenue, Rowland Heights

CAUTION: External Email. Proceed Responsibly.

Hi Alice,

The APNs are 8272-003-007, -008, and -009.

Best,

Anastasia Preedge | Development Associate
949.929.3134 {mobile} | apreedge@cityventures.com {email}

City Ventures
3121 Michelson Drive, Suite 150 | Irvine, California 92612

www.CityVentures.com

From: DRP LDCC <zoningldcc@planning.lacounty.gov>
Sent: Tuesday, June 1, 2021 2:33 PM
To: Anastasia Preedge <apreedge@cityventures.com>
Subject: RE: 2206, 2212, 2238 Desire Avenue, Rowland Heights

Thank you for contacting the Department of Regional Planning, Land Development Coordinating Center.

In order for us to assist you with your inquiry, please provide the following information: APN (Assessor's Parcel Number)

Thank you,

Alice
Land Development Coordinating Center Section
Department of Regional Planning
320 W. Temple Street, Room 1360
Los Angeles, CA 90012
http://planning.lacounty.gov/

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From: Anastasia Preedge <apreedge@cityventures.com>
Sent: Tuesday, June 1, 2021 2:09 PM
To: DRP LDCC <zoningldcc@planning.lacounty.gov>
Subject: 2206, 2212, 2238 Desire Avenue, Rowland Heights

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

My name is Anastasia Preedge and I am a Development Associate at City Ventures, a for-sale residential and mixed-used developer and homebuilder. I'm currently looking at the ±8.1 acre property located at 2206, 2212, and 2238 Desire Avenue in Rowland Heights, and I am hoping to get some clarity as to what the County would be open to seeing developed on the site. The property is currently zoned for Light Agricultural uses (A-1-25000), and I'm not sure what the property's General Plan land use designation is, but I am wondering if the County would be open to a developer processing a Zone Change and General Plan Amendment to allow for a higher density residential development on the property. It appears that the surrounding neighborhood consists of single-family detached homes on 6,000 square foot lots, so does the County have any interest in seeing that same product type or a higher density product type developed on this particular property?

Any insight or information you can provide is greatly appreciated. I look forward to hearing from you.

Best,

Anastasia Preedge | Development Associate
949.929.3134 {mobile} | apreedge@cityventures.com {email}

City Ventures
3121 Michelson Drive, Suite 150 | Irvine, California 92612
www.CityVentures.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Laura Howard
To: DRP Housing
Subject: More information?
Date: Saturday, June 19, 2021 10:17:32 AM

CAUTION: External Email. Proceed Responsibly.

Hello my name is Olive Howard and I am a home owner in Eagle Rock and I am looking to build a ADU and hopefully get my adult daughter off the streets.
Please provide any information?
Thank you
Olive
Sent from my iPad

From:	Ayala Scott
To:	DRP Housing
Subject:	FW: LA County site inventory data
Date:	Tuesday, June 29, 2021 9:57:47 AM
Attachments:	Entitled Subdivision Projects 10+ Units APNs and Zoning_Abundant Housing.docx image001.png image002.png

---

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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From: Ayala Scott
Sent: Tuesday, June 29, 2021 9:55 AM
To: Anthony Dedousis <anthony@abundanthousingla.org>; Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Cc: Tina Fung <tfung@planning.lacounty.gov>
Subject: RE: LA County site inventory data

Hi Anthony,

Please see attached. This list is also subject to change because we have since found some more entitled subdivisions that were not included, while some that were included on the list have received building permits.

Thanks,

Ayala Scott
County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
(213) 974-6417

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From: Anthony Dedousis <anthony@abundanthousingla.org>
Sent: Friday, June 25, 2021 3:18 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Cc: Tina Fung <tfung@planning.lacounty.gov>; Ayala Scott <AScott@planning.lacounty.gov>
Subject: Re: LA County site inventory data

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Thank you! And yes, I'd be glad to have the subdivision APNs also if possible.

On Thu, Jun 24, 2021 at 7:28 PM Elsa Rodriguez <ERodriguez@planning.lacounty.gov> wrote:

> Hi Anthony,
> Below are the APNs and current zoning designations for the entitled non-subdivision projects. Ayala will follow up on the subdivision ones, as you may know the APNs for subdivisions will change.
>
> 1. 2018-003111 APN: 7344007038 Zoning: C-3 Unlimited Commercial
> 2. 2019-000236 APN: 4057027007 Zoning: Mixed Use 2
> 3. 2020-000615 APN: 6079020047 Zoning Mixed Use 1
> 4. 2019-003083 APNs: 5250017901; 902; 904; 900; 903 Zoning: 3rd Street TOD
> 5. 2019-003677 APN: 6086020063 Zoning: C-2 Limited Commercial
> 6. 2020-002381 APN: 6201023034 Zoning: C-3 Unlimited Commercial
> 7. 2020-000134 APN: 8401021003 Zoning: C-3-BE Unlimited Commercial Billboard Exclusion Zone
>
> Thanks,
>
> Elsa M. Rodriguez | *Senior Regional Planner*
> L.A. County Department of Regional Planning
> 320 W. Temple St. Los Angeles, CA 90012
> http://planning.lacounty.gov (213) 974-6462
>
> *In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov. We are closed every Friday.*
>
> Is EpicLA working for you? Fill out a customer survey here.
>
> ---
>
> **From:** Anthony Dedousis <anthony@abundanthousingla.org>
> **Sent:** Thursday, June 24, 2021 5:04 PM
> **To:** Tina Fung <tfung@planning.lacounty.gov>

Cc: Ayala Scott <AScott@planning.lacounty.gov>; Elsa Rodriguez <ERodriguez@planning.lacounty.gov>; Leon Freeman <lfreeman@planning.lacounty.gov>
Subject: Re: LA County site inventory data

CAUTION: External Email. Proceed Responsibly.

That makes sense - thank you for explaining.

One other thing: do you happen to have APNs, geocode, and zoning code information for the parcels that are currently in the pipeline of projects, that are being counted towards the 6th Cycle RHNA goal? I saw that APNs are included for pipeline projects on publicly-owned sites, but I can't find them for other sites. It looks like some details were included in Table III-37 (on page 160 of the draft HE), but I could really use APNs and ideally the zoning code for the parcel.

Table III-37: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Entitled Subdivision Projects, 10+ Units					
Sloan Canyon TR072680 (Santa Clarita Valley)	0	0	0	137	137
La Terra TR073203 (West Carson)	0	2	5	104	111
TR063296 (West Carson)	0	0	5	53	58
Subtotal	0	2	18	2,310	2,330
Entitled Non-Subdivision Projects, 10+ Units					
Project No. 2018-003111 (West Carson)	0	9	0	90	99
Project No. 2019-000236 (West Athens-Westmont)	0	56	0	1	57
Project No. PRJ2020-00615 (West Athens-Westmont)	0	2	0	8	10
Project No. 2019-003083 (East Los Angeles)	0	77	0	1	78
Project No. 2019-003677 (West Rancho Dominguez-Victoria)	0	87	0	1	88
Project No. PRJ2020-002381 (Walnut Park)	0	62	0	2	64
Project No. 2020-000134 (Charter Oak)	0	2	0	24	26
Subtotal	0	295	0	127	422
Total	0	297	18	2,437	2,752

Thank you!

On Thu, Jun 24, 2021 at 3:52 PM Tina Fung <tfung@planning.lacounty.gov> wrote:

> Yes, this is based on the HCD template we are required to use. Table A is the Adequate Sites Inventory. Table B is the Rezoning Program.
>
> Note that this is the Preliminary Draft we sent to HCD for their initial review. But as we get closer to the RPC Public Hearing, an updated Public Hearing Draft will be available for public review later in the summer, and you will receive an email alert from us when that is available online.
>
> Thanks,
>
> **Tina Fung | Supervising Regional Planner**
> **Housing Policy Section**

Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
(213) 974-6417

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From: Anthony Dedousis <anthony@abundanthousingla.org>
Sent: Thursday, June 24, 2021 3:48 PM
To: Tina Fung <tfung@planning.lacounty.gov>
Cc: Ayala Scott <AScott@planning.lacounty.gov>; Elsa Rodriguez <ERodriguez@planning.lacounty.gov>; Leon Freeman <lfreeman@planning.lacounty.gov>
Subject: Re: LA County site inventory data

CAUTION: External Email. Proceed Responsibly.

Hi Tina,

Gotcha - this is the PDF that you were referring to, right? If so, I think that gives me what I need.

Thanks,

Anthony

On Thu, Jun 24, 2021 at 2:33 PM Tina Fung <tfung@planning.lacounty.gov> wrote:

> The APNs are there (the 4th column). We used the HCD template (Table A & B).
>
> Thanks,
>
> **Tina Fung | Supervising Regional Planner**
> **Housing Policy Section**
> Los Angeles County Department of Regional Planning
> 320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
> (213) 974-6417
>
> **In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit http://planning.lacounty.gov/.**
>
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From: Anthony Dedousis <anthony@abundanthousingla.org>
Sent: Thursday, June 24, 2021 2:04 PM
To: Tina Fung <tfung@planning.lacounty.gov>; Ayala Scott <AScott@planning.lacounty.gov>; Elsa Rodriguez <ERodriguez@planning.lacounty.gov>; Leon Freeman <lfreeman@planning.lacounty.gov>
Subject: LA County site inventory data

CAUTION: External Email. Proceed Responsibly.

Hi all,

Hope you're doing well this week. I'm reaching out because I'm reviewing the draft housing element, and I've noticed that the list of site inventory parcels and parcels proposed for rezoning lacks APNs or geocode/location information. Would you mind sharing a spreadsheet with the list of sites and their APN, geocodes, or addresses, and/or a GIS map? This would make it much easier for me to analyze the site list and tally up sites by location.

Thanks very much,

Anthony

--

Anthony Dedousis
Director, Policy and Research
Abundant Housing LA
515 S Flower Street, 18th Floor
Los Angeles, CA 90071
516-660-7402

--

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Director, Policy and Research
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Anthony Dedousis
Director, Policy and Research
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Housing
Element Update

Housing Element Update Survey

The County of Los Angeles is currently updating the Housing Element of the General Plan. The County's Housing Element serves as a policy guide to address housing needs for the unincorporated areas of Los Angeles County. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. Your voice is important in this process. We invite you to help inform the Housing Element Update by answering the following questions.

Please email the completed survey to housing@planning.lacounty.gov

1.Where do you live? (ZIP code). Single line text.

91214

2.Do you live, work, or own property in an unincorporated community of Los Angeles County? Single choice.

An unincorporated community is an area that is not within the City of Los Angeles or any other city.

- [x] Yes, I live, work, or own property in an unincorporated community of Los Angeles County
- [ ] No, I do not live, work, or own property in an unincorporated community of Los Angeles County
- [ ] I don't know

3.If you live, work, or own property in an unincorporated community of Los Angeles County, which community(ies)? Please explain below.

La Crescenta

4.What type of housing do you live in? Single choice.

- [ ] Apartment
- [ ] Condominium
- [x] Single-family home
- [ ] Townhome
- [ ] Fourplex/triplex
- [ ] Duplex
- [ ] Senior citizen housing
- [ ] Mobilehome park
- [ ] Vehicle/RV
- [ ] Supportive housing
- [ ] Interim/transitional housing (for example, shelter)
- [ ] Accessory dwelling unit (ADU)

- [ ] Experiencing homelessness (unsheltered)
- [ ] Other _____

5. What types of housing would you like to see more of in your community? Choose all that apply. Multiple choice.

- [ ] Apartments
- [ ] Condominiums
- [x] Single-family homes
- [ ] Townhomes
- [ ] Fourplexes/triplexes
- [x] Duplexes
- [x] Senior citizen housing
- [ ] Mobilehome parks
- [ ] Supportive housing
- [ ] Interim/transitional housing (for example, shelters)
- [x] Accessory dwelling units (ADUs)
- [ ] Other _____

6. What should the County do to address the housing crisis in the unincorporated areas? Choose your top three policy areas. Multiple choice.

- [ ] Allocate more money to build housing
- [ ] Remove red tape to help housing get built faster
- [x] Help people locate available housing
- [ ] Help residents with housing costs
- [x] Encourage more housing next to transit and jobs
- [x] Encourage innovation in housing design and development
- [ ] Protect owners and renters from fraud, displacement, and discrimination
- [ ] Other _____

7. The County will identify several goals to address housing needs in unincorporated areas. Please indicate your level of support for the following goals:

The unincorporated areas should have a variety of housing types, such as single family houses, apartments, townhouses, fourplexes, etc.

- [x] Support
- [ ] Somewhat support
- [ ] Do not support

The unincorporated areas should have housing to accommodate all incomes and special needs.

- [x] Support
- [ ] Somewhat support

☐ Do not support

Housing should be livable and well-designed, and contribute to the quality of neighborhoods.

☒ Support

☐ Somewhat support

☐ Do not support

Preserving existing housing, particularly affordable housing, is just as important as building new housing.

☒ Support

☐ Somewhat support

☐ Do not support

Housing should be accessible to people with disabilities without discrimination.

☒ Support

☐ Somewhat support

☐ Do not support

8.Additional comments/suggested additional goals?

To encourage economic growth in La Crescenta, could we encourage multi-use structures,

converting the ground-floor of these buildings to be available for small business?

This way we elevate the entire community long-term, encouraging more foot traffic in our business sectors.

While our population grows, so does our overall community prosperity.

From: Janice Munson
To: DRP Housing
Subject: Housing Survey from Unincorporated La Crescenta Resident
Date: Monday, June 28, 2021 12:16:22 PM

CAUTION: External Email. Proceed Responsibly.

Please email the completed survey to housing@planning.lacounty.gov

1.Where do you live? (ZIP code). Single line text.

91214

2.Do you live, work, or own property in an unincorporated community of Los Angeles County? Single choice.

Yes, I live, work, or own property in an unincorporated community of Los Angeles County

3.If you live, work, or own property in an unincorporated community of Los Angeles County, which community(ies)? Please explain below.

Own/Live in unincorporated La Crescenta

4.What type of housing do you live in?

Single family home.

5. What types of housing would you like to see more of in your community? Choose all that apply. Multiple choice.

Apartments Condominiums
Single-family homes
Townhomes
Fourplexes/triplexes Duplexes
Senior citizen housing
Supportive housing
Interim/transitional housing (for example, shelters)
Accessory dwelling units (ADUs)

Other __Shelters for pre-screened people who are capable of functioning in society but are down on their luck.

6. What should the County do to address the housing crisis in the unincorporated areas? Choose your top three policy areas. Multiple choice.

Encourage more housing next to transit and jobs

Encourage innovation in housing design and development

Protect owners and renters from fraud, displacement, and discrimination

7. The County will identify several goals to address housing needs in unincorporated areas. Please indicate your level of support for the following goals:

The unincorporated areas should have a variety of housing types, such as single family houses, apartments, townhouses, fourplexes, etc.

Support

The unincorporated areas should have housing to accommodate all incomes and special needs.

Support

Housing should be livable and well-designed, and contribute to the quality of neighborhoods.
Support

Preserving existing housing, particularly affordable housing, is just as important as building new housing.
Support

Housing should be accessible to people with disabilities without discrimination.
Support

8.Additional comments/suggested additional goals?

I understand that we need housing and therefore will accept more congestion and people in my neighborhood.

Money should be available to improve infrastructure to provide water etc, but I also understand that all of us in SoCal are talking water from elsewhere and need to conserve regardless.

I want housing to reflect the charm of each community so no shortcuts on local approval.

I do not want tall (4 or 5 story!) buildings that are out of character. I prefer infill. Lots of small 2-3 story buildings. Commercial mixed with residential design is good.

Less emphasis on luxury housing, more low-income or modest housing. There should be one-bedroom housing for single people so they can live alone if desired.

I am in favor of ADUs if they don't involve tearing down existing homes.

Our mass-transit options are not good enough to use as justification for getting around zoning. I would love to use mass-transit especially as I am aging, however other than local driving, my biggest commute is to my mother's house. I can drive there in 15 minutes, mass transit would take 102 minutes. Proximity to mass-transit may be useful for some workers if the route to their job is available, but this is not often the case.

In short: More people okay, but tall buildings that are out of character with our community are not okay.

From: ARTC- AV
To: DRP Housing
Subject: Housing Element Update
Date: Tuesday, June 29, 2021 3:53:25 PM

CAUTION: External Email. Proceed Responsibly.

Greetings,

I am looking at the Housing Element Update, and would like to know if A-1 and A-2 zoned properties are considered for rezoning. The map shows areas in the Antelope Valley in dark gray that are RL-1 agriculturally zoned, and in rural community areas.

Kind regards,

Susan Zahnter
Director
661.724.2043

From:	Higgins, Anthony@DOT
To:	DRP Housing
Cc:	state.clearinghouse@opr.ca.gov
Subject:	Caltrans District 7 Comment Letter - County of Los Angeles Housing Element Update - DPEIR - SCH# 2021010016 - GTS# 07-LA-2021-03616
Date:	Friday, July 9, 2021 8:07:02 AM
Attachments:	07-LA-2021-03616 County of Los Angeles Housing Element Update - DPEIR - SIGNED.pdf

---

CAUTION: External Email. Proceed Responsibly.

Greetings,

Please see the attached Caltrans comment letter for the following project:

County of Los Angeles Housing Element Update – DPEIR
SCH# 2021010016
GTS# 07-LA-2021-03616

Best,

Anthony Higgins
Associate Transportation Planner
Caltrans District 7, Division of Planning
100 S. Main Street, MS-16
Los Angeles, CA 90012
(213) 266-3574
anthony.higgins@dot.ca.gov

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

July 9, 2021

Tina Fung, Supervising Regional Planner
Housing Policy Section
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

RE: County of Los Angeles Housing Element Update – Draft Program Environmental Impact Report (DPEIR)
SCH# 2021010016
GTS# 07-LA-2021-03616
Vic. LA Multiple

Dear Tina Fung,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The County is updating the Housing Element of the General Plan for the 2021-2029 planning period. The Housing Element is one of the seven required elements of the General Plan per the California Government Code, beginning at Section 65583. Generally, State law mandates updates to the Housing Element every eight years. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (unincorporated areas). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. The County is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation.

After reviewing the DPEIR, Caltrans concurs with the following Mitigation Measures: MM TRA-1, MM TRA-2, MM TRA-3, MM TRA-4, MM TRA-5, MM TRA-6, and MM TRA-7.

These measures are in direct alignment with State-level sustainable transportation policy goals which seek to reduce the number of trips made by driving, reduce Greenhouse Gas (GHG) emissions, and encourage alternative modes of travel. Caltrans' Strategic Management Plan has set targets of tripling trips made by bicycle and doubling trips made by walking and public transit, as well as achieving a reduction in statewide, per capita, vehicle miles traveled (VMT). Similar goals are embedded in the California Transportation Plan 2040, California Transportation Plan 2050, and Southern California Association of Governments (SCAG) Connect SoCal (2020-2045

Regional Transportation Plan/Sustainable Communities Strategy). Statewide legislation such as AB 32 and SB 375, as well as Executive Order S-3-05 and N-19-19, echo the need to pursue more sustainable development. Projects, like the one proposed, can help California meet these goals.

If the mitigation measures listed above are effectively implemented, then Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03616.

Sincerely,

Emily Gibson

Emily Gibson
Acting IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

From: Tim Ramm
To: DRP Housing
Subject: RE: 504 Rimgrove Drive
Date: Wednesday, July 21, 2021 4:26:47 PM

CAUTION: External Email. Proceed Responsibly.

Ayala,

Thanks for the quick reply. I appreciate it. With a site on the inventory list, it makes our job much easier to get a housing project approved and can help quiet some of the NIMBY opposition that we always seem to face. Again, many thanks for the prompt response.

Regards,

Tim Ramm
Province Group, LLC / Newport Equities, LLC
(949) 553-4800 x. 8206

From: DRP Housing <housing@planning.lacounty.gov>
Sent: Wednesday, July 21, 2021 4:04 PM
To: Tim Ramm <tramm@provincegroup.com>
Subject: RE: 504 Rimgrove Drive

Hi Tim,

Thanks for your interest in the LA County Housing Element. APN 8262-007-030 is part of the Adequate Sites Inventory, meaning that according to State criteria, it is adequate to accommodate housing based on its size, vacancy, and allowable density. However, being on the sites inventory doesn't change what can actually be done with the property. The other parcels are not included in the sites inventory or rezoning program because of various factors, including minimum size, current use, and/or low existing density. The rezoning program did not include sites with current allowable densities of less than 18 units per acre.

There is another long-range plan in the works called the East San Gabriel Valley Area Plan, which goes beyond State criteria to assess opportunities for more housing, specifically in the East San Gabriel Valley. More information is at https://planning.lacounty.gov/site/esgvap/. The contact information for the team working on the plan is there as well, if you would like to bring these sites to their attention.

Best,
Ayala Scott

From: Tim Ramm <tramm@provincegroup.com>
Sent: Wednesday, July 21, 2021 2:00 PM
To: DRP Housing <housing@planning.lacounty.gov>
Subject: 504 Rimgrove Drive

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

The LA County Housing Element update for 2021-2029 shows APN 8262-007-030 as a housing inventory site, but not the other 3 parcels shown in the aerial below (with corresponding APNs shown below the aerial). We understand that all of these parcels can be purchased for development. This is a good housing site and we'd like to develop all

four parcels (3.9 acres total) into a for-sale townhome community on the property at approximately 20 units per acre and meet the 20% inclusionary requirement.

Is it possible for the County to include all 4 of the parcels in the housing element update 2021-2029 at a 20 du/acre density? The site is too small to undertake a zone change and general plan amendment process initiated by an applicant and the County could do it much more easily as a part of its current planning efforts.

Property Search (4 Records)

Options	#	APN	SITE ADDR	SITE CITY	SITE ZIP	OWNER NAME 1	Owner Address
	1	8262-007-030	445 N AZUSA AVE	LA PUENTE	91744	ROMAN CATHOLIC ARCHBISHOP LOS ANGELES	3424 WILSHIRE BLVD # 4THFL
	2	8262-007-049	435 N AZUSA AVE	LA PUENTE	91744	ROMAN CATHOLIC ARCHIBISHOP OF LOS ANGELES	3424 WILSHIRE BLVD # 4THFL
	3	8262-007-050	504 RIMGROVE DR	LA PUENTE	91744	N K INVESTMENTS LLC	17583 AMARANTH PL
	4	8262-007-051	504 RIMGROVE DR	LA PUENTE	91744	N K INVESTMENTS LLC	17583 AMARANTH PL

Thanks for the consideration. Please do not hesitate to call me if you have any questions.

Regards,

Tim Ramm
Province Group, LLC / Newport Equities, LLC
26 Corporate Plaza, Suite 260
Newport Beach, California 92660
Phone (949) 553-4800 ext. 8206
Fax (949) 706-7979
TRamm@ProvinceGroup.com
www.ProvinceGroup.com

From: David VonStowver
To: DRP Housing
Subject: Re: Your math is flawed
Date: Thursday, July 22, 2021 5:18:31 PM

CAUTION: External Email. Proceed Responsibly.

Thank you so much for responding to my comments. I do want to help make a difference for families and individuals in Los Angeles County. My older boy moved out of California because he did not believe he could afford to live here. This is not an isolated experience. I am encouraged by the fact that some action will be taken.

Your team is enthusiastic and I know it is going to take a lot of that.

Keep up the good work.

Still your friend and neighbor,

David Von Stowver

On Thu, Jul 22, 2021 at 3:20 PM DRP Housing <housing@planning.lacounty.gov> wrote:

> Dear Mr. Von Stowver:
>
> Thank you for your feedback and for attending last night's Big Ideas meeting to illustrate the goals of the County's Housing Element. The fictitious scenario with the "single mom of three working at a senior assisted living facility" showcased how she was able to secure an affordable apartment in a mixed income building because the developer of that building was required to set-aside a percentage of the units as affordable. Therefore, her rent would never be more than 30% of her annual income. Regardless of what her annual income is.
>
> The affordable rents/housing costs for L.A. County are outlined by the state and updated annually: https://planning.lacounty.gov/assets/upl/project/housing_2021-income-limits-costs.pdf
>
> The Housing Element Update (HEU) includes over 50 Implementation Programs, many of which encourage a variety of housing types that are not “luxury apartments.” Instead, our department is studying the feasibility of workforce housing opportunity zones and an Acutely Low Income Households Program, where the rent would be capped at the product of 30 percent times 15 percent of the area median income adjusted for family size appropriate for the unit.
>
> The County’s Density Bonus Ordinance (DBO), where applicants can obtain more market rate units to offset the cost of providing affordable units for 55 years and the County’s Inclusionary Housing Ordinance (IHO) where applicants are required to provide a minimum percentage of affordable units – are both mechanisms to create mixed income developments. Therefore, for-profit "luxury apartment" developers under both ordinances also contribute to the production of affordable, income-restricted housing units.
>
> Another example to increase a variety of housing types is the Interim and Supportive Housing Ordinance (ISHO) adopted by the Board earlier this year. The ordinance allows for motels/hotels to be converted into Interim housing with services for people experiencing

homelessness until they are connected with permanent housing.

In the scenario with the "vacant single family home near goods and services" the "big idea" was to demonstrate the utility of the land and how the couple in the fictitious scenario achieved homeownership under the median home price in Los Angeles County, currently 600K+

The Housing Element can incentivize underutilized land precisely by increasing the minimum density thresholds on lots near goods and services; therefore, yielding four units instead of one and increasing overall housing supply.

Thank you,
Housing Policy Section

-----Original Message-----
From: David VonStowver <davidvonstowver@gmail.com>
Sent: Wednesday, July 21, 2021 7:33 PM
To: DRP Housing <housing@planning.lacounty.gov>
Subject: Your math is flawed

CAUTION: External Email. Proceed Responsibly.

Hi LA County Planning. Thank you for representing how we, as a culture created the housing problems that exist. The reason I say your math is flawed is because I took your small family scenario and “crunched the numbers”. You represented this family as being able to afford this newly created apartment as being affordable by a single mom that had a job working at an adult day care(?) My son was fully licensed and doing the same line of work he was earning $25.00 per hour. You made it sound like this mom had enough money to afford this new lifestyle at an annual income of $50,000.00 but she is not making that much money. The other costs you put forward translated to an income of more like 60,000.00, a wage that is more in the range of a $39.00 per hour worker.

You are smart people, I am sure you understand that all you are doing is paving the way for the rich to get richer and for home ownership to come to an end in LA County. You only need to pay attention to the types of apartments that have been built in LA County in the past 8 years. A low income single family neighborhood gets bulldozed and a community of luxury apartments get put into there place. You have no control over the rent of an apartment owners rent charged.

The law does not require the land owner to build higher density construction but they will make more money off of, as you say in one of your other HE models, a boarded up one bedroom knocked down and build 4 units in it’s place. As I said, the end of the single family home owner in LA County.

Your friend and neighbor,
David Von Stowver

From:	Tina Fung
To:	Leon Freeman
Cc:	Ayala Scott
Subject:	Fwd: Follow Up: BIA-LAV LA County Housing Element NOP Letter - Comment Period Request
Date:	Thursday, July 22, 2021 1:08:58 PM
Attachments:	image008.png image009.png image010.png image011.png image012.png image002.png BIA-LAV Letter_Comment Period EIR_Housing Element_07.22.2021.pdf

---

Hi Leon,

Here's one for Asha.

Get Outlook for iOS

From: Diana Coronado <dcoronado@bialav.org>
Sent: Thursday, July 22, 2021 12:27:55 PM
To: Tina Fung <tfung@planning.lacounty.gov>; Ayala Scott <AScott@planning.lacounty.gov>
Subject: Follow Up: BIA-LAV LA County Housing Element NOP Letter - Comment Period Request

CAUTION: External Email. Proceed Responsibly.

Hi Tina and Ayala,

I am attaching a BIA-LAV comment letter related to the comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element. Our members are requesting that the 45-day formal public review be extended to a minimum of 60-days and preferably for 75 days.

Thank you for considering this! We will follow up with a more detailed comment letter on the plan, too.

Ayala, see you at today's meeting, thank you for your help!

Diana

BUILDING FORWARD

ADVOCATING FOR BUILDERS SINCE 1923

Diana Victoria Coronado
Vice President

Building Industry Association of Southern California, Inc.
dcoronado@bialav.org
ph: (951) 233-1506 w: bialav.org
New Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623
Baldy View • Los Angeles/Ventura • Orange County • Riverside County

From: Tina Fung <tfung@planning.lacounty.gov>
Sent: Thursday, February 4, 2021 3:36 PM
To: Diana Coronado <dcoronado@bialav.org>
Subject: RE: BIA-LAV LA County Housing Element NOP Letter - For Review

Thanks Diana!

Thanks,

Tina Fung | Supervising Regional Planner
Housing Policy Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
(213) 974-6417

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit http://planning.lacounty.gov/.

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From: Diana Coronado
Sent: Thursday, February 4, 2021 3:34 PM
To: Tina Fung
Cc: DRP Housing
Subject: BIA-LAV LA County Housing Element NOP Letter - For Review
Importance: High

CAUTION: External Email. Proceed Responsibly.

Hi Tina,

Attached is BIA-LAV's letter on the County of Los Angeles' Program Environmental Impact Report (PEIR) Notice of Preparation for the upcoming Housing Element.

Please let me know if you have any questions.

Thank you,
Diana

Diana Victoria Coronado
Vice President

BUILDING FORWARD

ADVOCATING FOR BUILDERS SINCE 1923

Building Industry Association of Southern California, Inc.
dcoronado@bialav.org
ph: (951) 233-1506 w: bialav.org
New Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623
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July 22, 2021

Ms. Tina Fung
Supervising Regional Planner
Housing Policy Section
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: BIA-LAV Comment Letter – Comment Period for Draft Program Environmental Impact Report (Housing Element Update)

Dear Ms. Fung,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, we respectfully request that the 45-day formal public review and comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element for the planning period 2021-2029 ("Draft Housing Element"), be extended to a minimum of 60-days and preferably for 75 days.

On June 9, 2021, the County of Los Angeles ("LA County") issued a Notice of Availability ("NOA") announcing the availability of the Draft PEIR and the 45-day public comment period. When the draft document is submitted to the State Clearinghouse, as appears to be the case here, the 45-day comment period "shall not be less than 45 days". [1] Regardless, the 45-day PEIR public comment period for a project as critical as this 2021-2029 Housing Element is inadequate given the unusual circumstances facing the County and the public with respect to the current housing crisis. A public review period longer than 60 days is warranted under the law when such "unusual circumstances" are present.[2]

There is no question that the ongoing housing shortage in the County has reached epidemic and crisis proportions with unhoused persons dying on the streets on a daily basis. As we pointed out in our Notice of Preparation

[1] (CEQA Guidelines Sec. 15105(a).)
[2] *Id.*

comment letter, "[t]he lack of housing being produced in the unincorporated areas is alarming with only 6,157 total permitted housing units in all affordability categories from 2014 through the end of 2019."[3] Looking back further in time presents even more alarm. According to the Draft Housing Element, in the unincorporated areas during the 20-year period between 2000 and 2020, single family residences increased by 11,564 units, multifamily residences increased by 6,742 units, and mobile homes decreased by 406 units; only approximately 18,000 units gained in 20 years.[4]

For the next Housing Element cycle (2021-2029), LA County's Regional Housing Needs Allocation ("RHNA") is approximately 90,000 housing units. That means the County must have zoning in place that can accommodate those additional 90,000 housing units. It is clear LA County cannot accommodate these 90,000 units under current zoning and will need to embark on a massive rezoning program of unprecedented scale. According to the PEIR, the County needs to rezone land in the unincorporated areas to accommodate, at minimum, an additional 51,000 housing units to meet their 90,000 unit RHNA.

Against this backdrop, the Draft Housing Element takes on added significance as does PEIR's review and analysis of the potential environmental effects of the proposed goals, policies and programs needed to meet LA County housing needs. Added to the critical importance of housing goals, policies and programs at this juncture in time are the lingering and ongoing effects of the COVID-19 pandemic which has altered daily life in the County and across the State and Nation. All of these circumstances amount to "unusual circumstances" under the law which justify a longer than 45-day public comment period. Given the importance of this Draft Housing Element planning effort and the massive rezoning program that will be required to accommodate LA County's housing shortage, a minimum 60-day PEIR public review period is warranted and perhaps even longer.

We again respectfully request that the PEIR be circulated for public comment for at least 60 days and preferably for at least 75-day. Anything less would be a disservice to the public. Thank you for your consideration. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado at dcoronado@bialav.org.

Sincerely,

Diana Victoria Coronado
Vice President
BIA-Los Angeles/Ventura

Sent via e-mail

---

[3] County *General Plan And Housing Element Progress Reports CY 2019, Table B.*
[4] Draft Housing Element, p. 96.

From:	Carol Zagaria
To:	DRP Housing
Subject:	Re: Median Income
Date:	Monday, July 19, 2021 1:46:43 PM
Attachments:	image001.png Outlook-t1pzlbfz.png

CAUTION: External Email. Proceed Responsibly.

Thank you so very much!!!

CAROL ZAGARIA
PRINCIPAL PROJECT MANAGER

PACIFIC CREST CONSULTANTS
Since 1964

29635 Agoura Rd, Agoura Hills, CA 91301
C: 310-413-4296| O: 818-591-9309
Carol@pccla.com | www.pccla.com

From: DRP Housing <housing@planning.lacounty.gov>
Sent: Monday, July 19, 2021 1:45 PM
To: Carol Zagaria <carol@pccla.com>
Subject: RE: Median Income

Hi Carol,

The 2021 Affordable Housing Income and Housing Cost Limits are derived from the State Department of Housing and Community Development. Please see here: https://planning.lacounty.gov/assets/upl/project/housing_2021-income-limits-costs.pdf

Sincerely,

Ayala Scott

From: Carol Zagaria <carol@pccla.com>
Sent: Monday, July 19, 2021 10:46 AM
To: DRP Housing <housing@planning.lacounty.gov>
Subject: Fw: Median Income

CAUTION: External Email. Proceed Responsibly.

Hi,

Can you tell me what source are you using to determine the Median Income for density bonus projects?

Thank you

CAROL ZAGARIA
PRINCIPAL PROJECT MANAGER

PACIFIC CREST CONSULTANTS
Since 1964

29635 Agoura Rd, Agoura Hills, CA 91301
C: 310-413-4296| O: 818-591-9309
Carol@pccla.com | www.pccla.com

From:	Anthony Dedousis
To:	firstdistrict@bos.lacounty.gov; HollyJMitchell@bos.lacounty.gov; Sheila; fourthdistrict@bos.lacounty.gov; Barger, Kathryn; PublicComments@bos.lacounty.gov; Tina Fung; Ayala Scott; Elsa Rodriguez; Leon Freeman; DRP Housing
Cc:	Leonora Camner; Grace Peng; Sonja Trauss; Jon Wizard; Jes McBride; Fatima Malik
Subject:	Comment letter - LA County draft housing element
Date:	Monday, July 26, 2021 11:35:59 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisors and Planning team members,

I'm reaching out to share a letter from Abundant Housing LA, YIMBY Law, and the League of Women Voters of Los Angeles County, regarding the County's draft housing element. We have major concerns about the County's intended approach to updating the housing element. We believe that the County's intended approach does not satisfy the intent of state law, which is to expand housing availability at all income levels.

The attached letter contains a detailed explanation of where we view this effort as having fallen short of HCD's standards and state law.

We respectfully request the opportunity to discuss the issues raised in this letter. Thank you for your consideration.

Regards,

Anthony Dedousis

--

Anthony Dedousis
Director, Policy and Research
Abundant Housing LA
515 S Flower Street, 18th Floor
Los Angeles, CA 90071
516-660-7402

July 26, 2021

County of Los Angeles Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

Thank you for the opportunity to comment on the process of updating the housing element of Los Angeles County's general plan. We are writing on behalf of **Abundant Housing LA**, **YIMBY Law, and the League of Women Voters of Los Angeles County** regarding the 6th Cycle housing element update.

- **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis.
- **YIMBY Law**'s mission is to make housing in California more accessible and affordable through enforcement of state housing law.
- **The League of Women Voters of Los Angeles County** is a nonpartisan political organization encouraging the informed and active participation of citizens in government.

We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

We have reviewed the County's draft Housing Element, and believe that **portions of the approach deserve commendation.** It acknowledges the need for significant rezoning in order to achieve the Regional Housing Needs Assessment (RHNA) target, and proposes to accommodate 55,000 homes (over 60% of the RHNA goal) through rezoning. Additionally, Planning's rezoning strategy is systematic, relying on a scoring model to identify parcels where redevelopment is likely, and prioritizes relatively well-resourced areas with higher environmental quality. Many parcels identified for rezoning are in high-resource areas, with only 6% of the lower-income RHNA goal accommodated in racially or ethnically concentrated areas of poverty (R/ECAPs), which helps to affirmatively further fair housing. Planning has also avoided sites that are in very high fire risk zones or are environmentally sensitive; these locations are often far from jobs, transit, and infrastructure.

However, we still have serious concerns about the County's plan to meet its state-mandated RHNA targets. The staff report and draft site inventory contain significant inconsistencies with the State Department of Housing and Community Development (HCD)'s instructions and the requirement that housing element updates affirmatively further fair housing (AFFH) under Assembly Bill 686.

<u>The following issues are of particular concern to us:</u>

1. Protections and preservation

A. The housing element does not adequately prioritize rezoning in transit-rich, job-rich, and high-resource neighborhoods, including single-family zoned areas. This is necessary to expand affordable housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.

HCD requires that a housing element's site inventory and rezoning programs must not concentrate opportunities for affordable housing development in areas of segregation or high poverty. Rather, "sites must be identified throughout the community in a manner that affirmatively furthers fair housing."[1] HCD recommends that jurisdictions distribute affordable housing opportunities throughout the jurisdiction, and first identify development potential for affordable housing in its best-resourced neighborhoods[2], as defined in the TCAC/HCD Opportunity Map. Additionally, HCD's AFFH Guidance Memo defines "high-opportunity" holistically, defining areas with strong access to public transportation and job centers as being locations where affordable housing should be promoted through the housing element.[3] These policies will create more affordable housing in well-resourced areas, promoting inclusion of people of all backgrounds and income levels in formerly exclusionary neighborhoods.

Unfortunately, the County has only proposed rezoning parcels that are already zoned for multifamily residential or mixed-use development, and has not proposed any rezoning of parcels where apartments are currently banned. The County does not propose the legalization of apartments in R1-zoned areas, which today make up over 80% of the unincorporated County's residentially-zoned land.

Single-family zoning is particularly prevalent in high-income communities like Altadena, East Pasadena, Ladera Heights/View Park, and La Crescenta, effectively blocking new housing opportunities, including housing that is affordable to lower- and moderate-income families, in these areas. An overreliance on parcels where multifamily housing already exists may lead to greater demolition of rent-controlled housing units, risking the loss of affordable homes and displacement of lower-income communities of color.

While we applaud the County for proposing to accommodate 36% of the lower-income RHNA goal in high- or highest-resource census tracts, as defined by the California Tax Credit

[1] HCD, Site Inventory Guidebook, pg. 9
[2] HCD Site Inventory Guidebook, pg. 3
[3] HCD, AFFH Guidance Memo, pg. 48

Allocation Committee (TCAC) [4], the County must go further in order for the housing element to advance socioeconomic integration and greater housing affordability, especially given the heavy existing concentration of lower-income households in low-resource neighborhoods within unincorporated L.A. County.

B. The housing element fails to institute appropriate local programs and funding sources for preservation of existing affordable housing.

Under state law, a housing element must affirmatively "[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households" (Gov't Code 65583(c)(2)). Additionally, HCD's AFFH Guidance Memo states that "The schedule of actions generally must (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places."[5]

Housing elements should use available public resources, including real estate transfer taxes and publicly owned land, in order to fund and encourage the preservation of existing affordable housing, potentially through a local Tenant Opportunity to Purchase Act, community land trusts, land banks, or assisting mission-driven nonprofits with acquisition of housing whose affordability covenants are close to expiration. This is important to ensure that lower-income households are able to maintain access to quality affordable housing options.

While the draft housing element references new and ongoing programs that preserve or create affordable housing, such as the Affordable Housing Programs Budget[6], the Public Housing Modernization Program[7], and Ownership Housing Rehabilitation Assistance[8], the housing element anticipates that only about 3,000 affordable homes will be preserved as a result of these programs[9]. **This is far from adequate, and we urge the County to increase its commitment to funding and supporting affordable housing preservation and production.**

<u>Recommendations - Protections and preservation:</u>

- **Rezone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in high- and highest-resource areas, including R1 parcels where single-family detached homes are currently mandated by law.**
- **Identify additional funding sources to support the preservation of existing affordable housing.**

<u>2. Prioritization of affordable housing</u>

[4] Appendix, p. 88
[5] AFFH Guidance Memo, p. 54
[6] Draft Housing Element, p. 58
[7] Draft Housing Element, p. 59
[8] Draft Housing Element, p. 70
[9] Draft Housing Element, p. 13

A. The housing element does not adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.

Under state law, a housing element must affirmatively "[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households" (Gov't Code 65583(c)(2)). Additionally, HCD's AFFH Guidance Memo makes clear that "The schedule of actions generally must (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places."[10]

To accomplish these goals, housing elements should incorporate a program that creates affordable units, such as a density bonus program or base-bonus incentive system, that would apply to rezoned parcels. This will ensure that new housing development will directly create affordable units within mixed-income properties.

The City of Los Angeles's Transit Oriented Communities program, which offers generous by-right density bonuses to developers who include affordable housing in new developments near mass transit, is worth emulating. Transit Oriented Communities has led to the proposal of over 35,000 homes (of which 20% are deed-restricted affordable units) in Los Angeles.

While Los Angeles County recently updated its density bonus program and passed an inclusionary zoning ordinance, these programs do not apply to residential parcels where apartments are banned. This acts as a significant barrier to the production of mixed-income housing with subsidized units in many high-resource neighborhoods. **Rezoning R1 parcels to legalize small apartment buildings, especially in high-resource, high-demand neighborhoods, would expand usage of the density bonus program and lead to greater production of subsidized housing units for lower-income households.**

Additionally, the draft housing element states that County-owned sites will accommodate over 7,000 affordable homes for lower-income households by 2029.[11] **However, the County provides no evidence that production of any housing, affordable or market-rate, is likely on these sites.** There is no information provided on active RFPs or ongoing development agreement negotiations for new housing on these sites, nor has the County offered a credible plan for funding the subsidized units that are being counted towards the RHNA goal.

B. The housing element fails to streamline housing production.

Housing element law requires cities to provide an analysis of governmental constraints on housing development, as well as a program to mitigate or remove these governmental

[10] AFFH Guidance Memo, p. 54
[11] Draft Housing Element, p. 162

constraints. This is important because local governmental constraints are a major reason why affordable housing production in most California cities is low.

Unfortunately, building housing in unincorporated L.A. County is slow and difficult, due to the County's complex regulatory regime. The County's housing stock growth was flat between 2015 and 2020[12] (putting it 85th out of 89 jurisdictions in Los Angeles County), while the median renter household pays $1,550/month, 40th-highest in Los Angeles County)[13]. Just 7% of the unincorporated County's housing stock was built after 2000.[14] Per Professor Chris Elmendorf of the University of California, Davis and his co-authors of Superintending Local Constraints on Housing Development, the above data suggest that restrictive land use rules are making homebuilding difficult in the County, leading to continued shortage and high costs.

While the housing element discusses governmental constraints in detail, including minimum lot sizes, parking requirements, strict limits on building height and size, high construction costs, slow approval processes, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production at all levels of income.

Other cities in California have successfully implemented process reforms that streamline housing production. For example, the City of Los Angeles' Transit Oriented Communities program approves qualifying mixed-income and 100% affordable projects by-right, leading to an average approval time of 6 months for these projects. This would dramatically streamline the process of building new affordable housing. **We urge the County to commit to major constraint removal policies in order to streamline housing growth.**

Recommendations - Prioritization of Affordable Housing:

- **Strengthen the County's density bonus program to apply to low-density parcels where apartments are banned today.**
- **Decline to count housing on County-owned sites towards the lower-income RHNA goal, or provide strong evidence that affordable housing development on these sites is likely during the 6th Cycle.**
- **Establish a fast by-right review process for all new multifamily and mixed-use buildings which meet the zoning law and the General Plan.** Sacramento's Ministerial Housing Ordinance is an excellent model to follow.
- **Pre-approve standard accessory dwelling unit (ADU), small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.**
- **Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.**
- **Reduce restrictions on maximum height, floor-area ratio, unit size, setbacks, and lot coverage.**

[12] California Department of Finance, Report E-5, 2020
[13] American Community Survey
[14] Draft Housing Element, p. 100

3. Site Capacity Assessment

A. The housing element fails to estimate and report both the likelihood of development and the net new units if developed of inventory sites, both vacant and nonvacant.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

While the Housing Element Law does not expressly use the term "likelihood of development," legal scholars from across the state have shown that AB 1397 (2017), read together with other recent laws, requires cities to discount sites' capacity by the sites' probability of development during the planning period. The Legislature has also put HCD in the driver's seat for purposes of resolving any ambiguities about the definition or calculation of site capacity. Specifically, SB 6 (2019) authorizes HCD to promulgate "standards, forms, and definitions" for the site inventory and associated assessment of site capacity and constraints. An accurate assessment of the site inventory's housing capacity is necessary in order for the housing element to achieve sufficient housing production.

The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**[15] and **net new units if developed**[16] factors, as required by HCD guidelines. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

***(likelihood of development) x (net new units if developed) = realistic capacity*.**

The draft housing element has made reasonable estimates of sites' net new units if developed, adjusting their capacity down by 20% based on a sample of recently completed multifamily projects.[17] However, the analysis doesn't estimate a likelihood of development for the site inventory or rezoned parcels, effectively assuming that all parcels will be redeveloped during the 6th Cycle.

This is a very unlikely outcome, given that during the 5th Cycle, only about 17% of the county's theoretical zoned capacity was actually built. Through 2019, the County permitted 6,157 housing units, which equates to 8,209 housing units permitted by the end of the 5th Cycle (assuming that the same annual permitting pace continues through 2021). Additionally, as of the

[15] HCD Site Inventory Guidebook, pg. 20
[16] HCD Site Inventory Guidebook, pg. 21
[17] Draft Housing Element, p. 165

end of 2020, the County had only built 7,116 homes during the 5th Cycle, or 26% of the County's 5th Cycle RHNA goal of 27,440 homes.[18]

The County must *fairly* estimate the likelihood of development for all parcels on the suitable sites inventory. There are multiple acceptable approaches: the City of Los Angeles' draft housing element includes a sophisticated parcel-level regression model that uses recent development trend data to estimate parcels' likelihood of redevelopment during the 6th Cycle. The City of Sacramento's draft site inventory provided a high-quality, numerical analysis of the likelihood of their sites' development through a "tiered classification system to classify the non-vacant underutilized sites".[19] Either of these approaches offers a good model for the County to build on.

B. The housing element does not report the proportion of sites from the previous housing element's inventory that were developed during the previous planning period, and HCD-recommended methodologies and data sources were not used in order to conduct a thorough "factors" analysis of sites' realistic development capacity.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

To assess the likelihood of development, a city can calculate a citywide discount factor, using the proportion of 5th Cycle sites subsequently developed as a starting point. One approach could be to create a citywide estimate of a site's redevelopment likelihood during the 6th Cycle, and apply that discount factor to all housing element sites. The Site Inventory Guidebook states, "if no information about the rate of development of similar parcels is available, report the proportion of parcels in the previous housing element's site inventory that were developed during the previous planning period".[20]

Alternatively, cities could estimate a citywide discount factor by comparing citywide unbuilt capacity at the beginning of the 5th Cycle to the number of homes permitted citywide during the 5th Cycle. Cities could also make reasonable neighborhood-specific estimates of redevelopment likelihood, based on recent development trends and market conditions.

The proportion of 5th Cycle sites that were later developed is an important piece of evidence validating the 6th Cycle housing element's assumptions about redevelopment likelihood, which is why cities must report it. **Unfortunately, the County does not report the proportion of 5th Cycle sites subsequently developed, nor does it undertake a quality "factors" analysis using any of the above suggested methodologies.**

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[18] Appendix, p. 5
[19] Public Review Draft, City of Sacramento Housing Element 2021-2029, p. H-2-15
[20] HCD Site Inventory Guidebook, pg. 21

C. The housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, but fails to use statistical methods (e.g. surveying a random sample of owners of nonvacant sites) to determine that the sites' existing uses are likely to be discontinued during the planning period.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

When cities allocate over 50% of their lower-income RHNA targets to nonvacant sites, they must demonstrate through *substantial evidence* that the current use of these sites is likely to be discontinued during the planning period. This is necessary in order to ensure that enough parcels for affordable housing production are identified, and that the lower-income RHNA targets are ultimately achieved.

HCD requires housing elements to describe the methodology used to estimate sites' realistic development capacity[21], while also giving cities leeway on how to arrive at these estimates[22]. One option we recommend is the Survey Method; the city would survey the owners of each lower-income sample site and ask whether they intend to discontinue the site's current use and sell or redevelop the site during the next eight years. Another option is the Historical Redevelopment Rate Method; the city would calculate the share of owners in each category who filed permits for demolition, change of use, or redevelopment during the previous planning period.

While the draft housing element describes a reasonable methodology for removing sites with a low likelihood of development from the site inventory and rezoning plan, this is not the same as undertaking a robust quantitative analysis to demonstrate that sites are likely to have their existing uses discontinued during the 6th Cycle. The County's draft housing element does not utilize either the Survey Method or the Historical Redevelopment Rate Method to provide evidence that redevelopment has a high likelihood of occurring on the parcels in the site inventory and rezoning plan. This appears to violate AB 1397.

D. A buffer of at least 15-30% extra capacity is not included in the housing element site inventory. This capacity buffer is especially necessary in order to accommodate the lower-income RHNA target.

The No Net Loss law established by SB 166 (2017) requires adequate sites to be maintained at all times throughout the planning period to accommodate the remaining RHNA target **by each income category**.[23] If a jurisdiction approves a development on a parcel listed in the site inventory that will have fewer units (either in total or at a given income level) than the number of

[21] HCD, Site Inventory Guidebook, pg. 19
[22] HCD, Site Inventory Guidebook, pg. 20-21
[23] HCD No Net Loss Law Memo, pg. 1

units (either in total or at a given income level) anticipated in the site inventory, then the jurisdiction must identify and make available enough sites to accommodate the remaining unmet RHNA target for each income category.[24]

If additional sites with adequate zoned capacity don't exist, then the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA target within 180 days. If the jurisdiction fails to accomplish this rezoning in the required period, then the consequences will include decertification of the housing element and potential state legal action. HCD recommends that "the jurisdiction create a buffer in the housing element inventory of at least 15-30% more capacity than required, especially for capacity to accommodate the lower income RHNA."[25] **This is important because it ensures that adequate affordable housing capacity exists in the housing element through the 6th Cycle.**

The County's draft housing element claims to provide capacity for 94,474 housing units, only 5% higher than the RHNA goal of 90,052 homes. **This does not fulfill HCD's recommendation to maintain a 15-30% capacity buffer <u>at each income level,</u>** giving the City little margin in the event that a site intended for affordable housing is developed with market-rate housing**.** Additionally, it seems unlikely that the County would achieve more than double the low-income RHNA target while falling 36% short of the above moderate income RHNA target; this suggests that the County is counting a large number of sites rezoned to the Mullin density towards the low-income target, even though most new development on these sites is likely to be unsubsidized.

Income Category	**RHNA Target**	**Claimed Capacity**	**Buffer**
Very Low Income	25,648	28,405	7%
Low Income	13,691	28,130	105%
Moderate Income	14,180	14,692	4%
Above Moderate Income	36,533	23,247	-36%
Total	**90,052**	**94,474**	**5%**

The City should ensure that enough housing capacity is created to provide 15-30% capacity buffers at each level of income, to avoid violating the No Net Loss requirement. Otherwise, the City risks falling afoul of the No Net Loss requirement, making it vulnerable to mid-cycle rezoning, a costly process in terms of time, money, and political will.

E. The housing element does not provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and does not adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.

[24] HCD Site Inventory Guidebook, pg. 22
[25] HCD Site Inventory Guidebook, pg. 22

HCD allows cities to count permitted or entitled units towards its 6th Cycle RHNA goals, on the grounds that some of these projects will be built during the 6th Cycle. However, the city must **realistically** estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. This is necessary because not every pending project gets approved, and not every approved project gets built. Assuming that all permitted or entitled projects will ultimately be built is a faulty assumption, and would make it likelier that the city does not achieve its 6th Cycle RHNA goals.

Unfortunately, the County has made this faulty assumption, counting towards the 6th Cycle RHNA target 2,752 units in projects that have been approved but not yet permitted. The County has therefore assumed that all 2,752 units will ultimately be built, without adjusting for the likelihood that some will not.

The County should instead emulate the approach taken by the City of Los Angeles. Their Initial Study counted active planning entitlements, approved planning entitlements with no building permit, and permitted projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.

The County must incorporate a similar estimate into its Inventory Analysis. Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed.[26] **The County** should discount the number of pending and approved entitlements counted toward its RHNA target by *at least* the same factors:

2,752 units entitled x 45% chance of completion = 1,238 units

Thus, the County might reasonably claim 1,238 units from entitled projects towards the RHNA target. Alternatively, the County could use local data from recent projects to estimate these percentages. **But the County should certainly not count 2,752 units towards its 6th cycle RHNA goal.**

F. The housing element does not commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.

No city can perfectly forecast future redevelopment trends, and it is entirely possible that despite best efforts, a city's 6th Cycle housing production falls short of the RHNA target due to less redevelopment than expected.

For this reason, **the County should commit to a mid-cycle review of all housing production relative to the RHNA target**, perhaps by comparing the proportion of sites that were developed by midcycle to the housing element's assumed likelihood of development at the start of the

[26] Initial Study, City of Los Angeles, pg. 21

cycle. The housing element should provide for by-right density bonuses on inventory sites and/or implement a fallback rezoning plan, which would automatically take effect mid-cycle in the event of a production shortfall. This is necessary in order to ensure that the County remains on track to achieve its RHNA target by the end of the 6th Cycle.

Recommendations - Site Capacity Assessment:

- **Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.**
- **Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.**
- **Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.**
- **If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.**
- **Identify sufficient sites to provide a 15-30% No Net Loss buffer, especially for the very-low income (VLI), low-income (LI), and moderate-income (MI) categories, and rezone more parcels if there aren't enough suitable sites to provide this buffer.**
- **Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.**
- **Commit to a mid-cycle review to verify Planning's assumptions about development probabilities**. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.

4. Affirmatively Furthering Fair Housing

A. The housing element fails to meaningfully increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low.

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.

HCD's AFFH Guidance Memo establishes a number of important principles for promoting fair housing, including that the distribution of housing-element inventory sites with lower or moderate income capacity must not be skewed toward lower-income neighborhoods. This is necessary in order to reverse the concentration of lower-income households and communities of color in high-poverty neighborhoods that lack economic and educational opportunities.

The guidance memo requires cities to calculate the percentage of households at lower, moderate, and above-moderate income levels in each census tract or "block group" in the city, and then do the same for the lower, moderate, and above-moderate-income RHNA units assigned to the tract or block group. The share of lower-income RHNA units assigned to tracts (or block groups) with a higher-than-average share of lower-income households should be less than the current share of lower-income households in those tracts.[27]

The draft housing element takes some positive steps towards promoting more lower-income housing opportunities in higher-resource areas; 36% of the lower-income RHNA units are planned for in census tracts with a high- or highest-resource TCAC designation. **However, this isn't nearly enough to meaningfully reduce the concentration of lower-income households in disadvantaged neighborhoods.**

This is because the housing element's rezoning plan is too modest to meet the 90,000-unit RHNA goal by 2029, which means that many of the planned-for 17,500 lower-income RHNA units in high-resource areas will not be built during the 6th Cycle. Additionally, even if these 17,500 units are built, few of them will actually be occupied by lower-income households. This is because most of these units are located on parcels that will be rezoned to the Mullin density, technically making them appropriate to count towards the lower-income RHNA target, but aren't subsidized units within all-affordable or mixed-income residential projects.

By the County's own admission, 62% of the lower-income RHNA units are being planned for in areas where the majority of households have low or moderate incomes.[28] The final housing element must instead present convincing data that its rezoning program will significantly reduce the number of lower-income households living in areas with heavy concentrations of low- and moderate-income households. **HCD's recent AFFH guidance makes it abundantly clear that this benchmark will be used to help determine AFFH compliance.[29]** Additional rezoning of high-resource neighborhoods, including parcels where apartments (and thus affordable housing) are currently banned, will be needed for the housing element to meaningfully reduce the concentration of lower-income households in disadvantaged neighborhoods.

B. The housing element fails to meaningfully reduce the concentration of lower-income households in areas with significant exposure to noise/pollution.

HCD's AFFH guidance memo also requires cities to consider locations' environmental quality when developing a housing element's site inventory and rezoning program. "The analysis should not only address an overall score value of access to opportunity, but must also individually address access to...environmentally healthy neighborhoods and other important opportunities."[30]

[27] AFFH Guidance Memo, p. 47
[28] Appendix, p. 90
[29] AFFH Guidance Memo, p. 47
[30] AFFH Guidance Memo, p. 48

This is important because access to safe and affordable housing has a direct impact on public health. The very communities facing the highest rent burden are often the same frontline communities who bear the brunt of the negative impacts of pollution, noise, and low overall environmental quality, worsening health disparities by income and race. Cities must therefore promote affordable housing opportunities in locations with high environmental quality.

While the draft housing element acknowledges that a high share of lower-income households live in neighborhoods with poor environmental quality, it does not provide evidence that its proposed distribution of lower-income housing opportunities would reduce the concentration of lower-income households in locations with lower environmental quality or significant exposure to pollution and noise. **The County must provide this evidence, or must rezone additional parcels where environmental quality is relatively high.**

C. The housing element fails to meaningfully reduce the concentration of lower-income households and communities of color in R/ECAPs (Racially or Ethnically Concentrated Areas of Poverty).

HCD requires that a housing element's site inventory and rezoning programs must not concentrate opportunities for affordable housing development in areas of segregation or high poverty. Rather, "sites must be identified throughout the community in a manner that affirmatively furthers fair housing."[31] Additionally, the site inventory must not only include an analysis of site capacity to accommodate the RHNA target for each income level, "but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity".[32] This is necessary to ensure that patterns of racial and income segregation are reversed, and that people of all backgrounds and walks of life are able to access economic and educational opportunities.

To the County's credit, just 6% of the lower-income RHNA goal is planned for R/ECAPs.[33] However, for the reasons outlined in Sections 1A, 2A, and 4A, the draft housing element is unlikely to create the conditions where a large number of lower-income housing opportunities are built in high-resource areas. This means that the concentration of lower-income households in R/ECAPs will, at best, only fall a small amount because of the draft housing element and rezoning program. **This is inadequate.**

D. The housing element does not adequately prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities.

High-income neighborhoods with good access to jobs, transit, schools, and parks tend to have very high housing costs. Racially motivated zoning created many of these neighborhoods, and

[31] HCD, Site Inventory Guidebook, pg. 9
[32] HCD, Summary of AB 686, pg. 6
[33] Appendix, p. 86

today's single-family zoning reinforces historical patterns of racial and income segregation, disproportionately harming Black, Indigenous, and People of Color (BIPOC) communities.

AB 686 requires jurisdictions to analyze fair housing issues and to affirmatively further fair housing (AFFH) through their housing element. It's no longer permissible to allow relatively affordable housing to be built only in areas of socioeconomic disadvantage. HCD recommends that jurisdictions distribute affordable housing opportunities throughout the jurisdiction, and first identify development potential for affordable housing in its best-resourced neighborhoods[34], as defined in the TCAC/HCD Opportunity Map. Additionally, HCD's AFFH Guidance Memo defines "high-opportunity" holistically, defining areas with strong access to education, transportation, economic prosperity, safety, parks and recreation areas, and environmental quality as being locations where affordable housing should be promoted through the housing element.[35]

As described in Sections 1A, 2A, and 4A, the draft housing element does not take meaningful steps towards legalizing affordable housing in exclusionary neighborhoods where apartments are today banned, despite the heavy prevalence of R1 zoning in the County's best-resourced, highest-income neighborhoods. By failing to reform exclusionary zoning and encourage strong housing growth in all of the County's unincorporated areas, the draft housing element will continue to steer housing opportunities for lower-income households away from high-income neighborhoods where apartments are currently banned, and will fail to achieve the lower-income RHNA target. It is very hard to see how such a policy affirmatively furthers fair housing.

Therefore, the County must further rezone transit-rich, job-rich, and well-resourced neighborhoods, including single-family zoned areas, in order to expand housing opportunities at all levels of income and achieve the RHNA target.

E. The jurisdiction did not adequately solicit public feedback and commentary on the housing element in a way that accurately reflects the jurisdiction's socioeconomic makeup.

Under state law, cities are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." (Gov't Code 65583(c)(7)). This is necessary in order to ensure that all segments of the community, including those who are frequently excluded from decision-making, have a seat at the table in determining the future of their city. Housing element outreach and public feedback should not cater to the predominantly wealthy, white, and homeowning populations that customarily dominate land-use policy forums.

To overcome bias in patterns of public participation, jurisdictions should sample a random cross-section of the community (e.g., using postal service addresses), and elicit the respondents' preferences and priorities regarding zoning and residential development. If response rates favor privileged groups, the survey results should be reweighted accordingly so

[34] HCD Site Inventory Guidebook, pg. 3
[35] HCD, AFFH Guidance Memo, pg. 48

that they more accurately reflect the distribution of opinion within the community. Additionally, the City should consider giving increased weight to members of groups disproportionately affected by high housing costs and housing discrimination.

Additionally, when the jurisdiction takes public comment on its draft housing element, it should determine whether public comments accurately reflect the diversity of the community. If the pattern of participation proves to be demographically skewed, the jurisdiction should not include these comments as a valid representation of community input.

While the County undertook a public comment outreach effort throughout the housing element update process that included focus groups, surveys, and engagement with a wide range of community organizations, housing advocates, and other nonprofits, these efforts did not go far enough. The County did not undertake statistically robust random polling or surveying of the population, nor did it reweight the results of surveys it did conduct in order to reflect the distribution of opinion among the County's population groups.

Recommendations - Affirmatively Furthering Fair Housing:

- **Upzone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in the County's highest-opportunity areas. This should include R1 zoned parcels where single-family detached homes are currently mandated by law.**
- **Do more to reduce the concentration of lower-income households in neighborhoods with high concentrations of low- and moderate-income households, in neighborhoods with high exposure to pollution, and in R/ECAPs.**
- **Identify new funding sources and public resources to encourage the production of affordable housing, such a real estate transfer tax, an introduction of congestion pricing, and expansion of the County's density bonus program.**
- **Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning.**
- **Ensure that "no net loss" provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program.**
- **Prioritize the production of affordable housing on publicly-owned land.**
- **Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.**

5. Forecasts of ADU Development

A. The housing element did not use an HCD-recommended safe harbor methodology for forecasting future ADU production.

Local jurisdictions frequently use overly optimistic estimates of ADU capacity and future production to avoid necessary housing reform and rezoning. This is why HCD has established two safe harbors for forecasting ADU production during the 6th Cycle[36]. One option ("Option

[36] HCD Site Inventory Guidebook, pg. 31

#1") is to project forward the local trend in ADU construction since January 2018**.** The other, for use when no other data is available ("Option #2"), assumes ADU production at five times the local rate of production prior to 2018.

HCD's guidelines ensure that ADU development estimates reflect actual on-the-ground conditions so that they are realistic. This will maximize the likelihood that ADUs will be built to the level forecasted in the housing element update.

Unincorporated L.A. County issued permits for 128 ADUs in 2018, 592 ADUs in 2019, and 395 ADUs in 2020. Under a correct calculation of HCD's "Option #1", the County would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 272 ADUs will be permitted per year during the 6th Cycle. **This would allow for a total 6th cycle forecast of 2,973 ADUs.**

However, the County counts 6,708 ADUs, or 840 ADUs per year, towards the City's RHNA target. The County contends that a modest effort to "develop pre-approved plans and other tools to streamline the ADU approval process, and review and revise permitting procedures" by 2029 will be sufficient to increase ADU permitting to an average of 500 units/year throughout the 6th Cycle.[37] However, the County provides no tangible evidence that providing these relatively minor incentives halfway through the 6th Cycle will yield this outcome. Additionally, the County assumes that 1,354 ADUs that were approved during the 5th Cycle will be permitted during the 6th Cycle, without providing an explanation as to why these permits haven't yet been granted, and how long ago these permits were approved.

The housing element therefore significantly overstates the likely production of ADUs during the 6th cycle, possibly as a tactic to avoid further rezoning. **The County must correct its calculation of the ADU safe harbor, and simply apply the average of annual ADU permits issued between 2018 and 2020, per HCD's guidelines.**

B. The housing element does not provide for mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if ADU production falls short of projections. Mid-cycle adjustments should automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and be large enough to make up for an ADU shortfall.

No city can perfectly forecast future redevelopment trends, and it is entirely possible that despite best efforts, a city's 6th Cycle housing production falls short of the RHNA target due to less redevelopment than expected.

Anticipating this issue for ADUs, HCD's Site Inventory Guidebook states that cities' housing elements "should also include a monitoring program that a) tracks ADU and Junior ADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if

[37] Draft Housing Element, p. 31

production estimates are being achieved."[38] "Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h)and (i)."[39] This wisely provides a fail-safe in the event that ADU development falls short of forecasted production by the midpoint of the planning cycle.

A housing element's provision for mid-cycle adjustment should be feasible to implement at the midpoint of the cycle. Rezoning is generally a multiyear process, often involving extensive California Environmental Quality Act (CEQA) review and litigation. Rezonings initiated at the midpoint may result in little (if any) new zoned capacity during the planning period. For this reason, we recommend that jurisdictions proactively plan for the possibility of an ADU shortfall by providing in the housing element for by-right density bonuses on inventory sites, which would become automatically available mid-cycle if the ADU target is not met.

Unfortunately, the draft housing element does not include a commitment to a mid-cycle adjustment. We recommend that the final housing element be amended to include by-right density bonuses on inventory sites that become automatically available at mid-cycle in the event of an ADU shortfall; this is necessary in order to ensure that the County remains on track to achieve its RHNA target by the end of the 6th Cycle.

C. The housing element does not assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.

HCD requires cities to estimate the affordability of forecasted ADUs[40], and provides the following examples for methodologies:

- Surveying existing ADUs and JADUs for their current market rents, considering factors like square footage, number of bedrooms, amenities, age of the structure and general location, including proximity to public transportation.
- Examining current market rents for comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes of these units to estimate the anticipated affordability of ADUs and JADUs.
- Available regional studies and methodology on ADU affordability can also be a resource to determine the likely affordability mix for ADUs and JADUs.

However, many local jurisdictions' housing elements contain overly optimistic forecasts of production of ADUs that are rented at below-market rates; some cities do this to claim that it can meet its VLI and LI RHNA goals without additional rezoning. As with forecasts of total ADU production, forecasts of affordable ADU production must reflect actual on-the-ground conditions to ensure that they are realistic. This will help ensure that the housing element update accommodates affordable housing production commensurate with the VLI and LI RHNA targets.

The draft housing element assumes that 70% of new ADUs in the County will be affordable to

[38] Site Inventory Guidebook, HCD, pg. 31
[39] Site Inventory Guidebook, HCD, pg. 31
[40] HCD Site Inventory Guidebook, pg. 30

moderate-income households.[41] This assumption is based on the Southern California Association of Governments' (SCAG) ADU Affordability Analysis, which makes the following estimates of ADU affordability in the "Los Angeles II" region (a disparate group of 20 Los Angeles County jurisdictions, including unincorporated areas):

- 15% affordable to extremely low-income (ELI) households
- 9% affordable to VLI households
- 45% affordable to LI households
- 2% affordable to MI households
- 30% affordable to AMI households

This is an unusual interpretation of SCAG's analysis (the analysis doesn't state that 70% of ADUs in the Los Angeles II region are priced to the budget of a moderate-income household), and will likely result in an overestimate of the County's ability to meet the moderate-income RHNA target through ADU production. The County should instead research current market rents in unincorporated areas to assess the likely affordability of new ADUs, and should supplement this analysis with a survey of the owners of recently-constructed ADUs (to determine average rent, as well as the number of ADUs that are rented for free or at a low cost to family members). This would provide a more accurate forecast of the number of ADUs that will be built at each level of income during the 6th Cycle.

Recommendations - Forecasts of ADU Development:

- **The County must use HCD's Option 1 safe harbor, and project that 2,973 ADUs will be permitted during the 6th Cycle.** High-quality data is available on the local trend in ADU construction since January 2018, so this is the appropriate safe harbor to use. If the County believes that higher ADU production forecasts are warranted, it must provide well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain what programs or policy efforts it will adopt that would lead to higher ADU production than it currently observes.
- **Follow HCD's recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved."**[42]
- **The County should follow HCD's guidance, which clearly demonstrates a preference for assessing the affordability of forecasted ADUs using jurisdiction-specific data, rather than regional data.**

***

Los Angeles County has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. The issues that we've highlighted above suggest that the County is not on a path to fulfilling this legal obligation. We urge you to change course and actively embrace this opportunity to provide a variety of attainable housing options for the residents and

[41] Draft Housing Element, p. 159
[42] HCD Site Inventory Guidebook, pg. 31

workers of Los Angeles County.

Finally, state law imposes penalties on jurisdictions that fail to adopt a compliant 6th Cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units or are 100% moderate-rate projects[43]. Noncompliant jurisdictions may also lose the ability to issue building permits, including permits for kitchen and bath renovations. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

In May, HCD declined to certify San Diego's 6th Cycle housing element, on the grounds that it did not adequately meet the legal requirements to affirmatively further fair housing, and to demonstrate the likelihood of redevelopment of non-vacant sites. If San Diego does not meet these requirements by June 16, 2021, HCD will find the housing element out of compliance. This suggests that HCD will be bold in enforcing housing element law, and that the County risks rejection of its 6th Cycle housing element and decertification if it continues down this path.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

Leonora Camner Executive Director Abundant Housing LA	Sonja Trauss Executive Director YIMBY Law	Fatima Malik President League of Women Voters of Los Angeles County

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD
Melinda Coy, Land Use and Planning Manager, HCD
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD
Paul McDougall, Housing Policy Development Manager, HCD

[43] California Government Code 65589.5(d)(5).

From: Diana Coronado
To: Tina Fung; Ayala Scott
Cc: DRP Housing
Subject: BIA-LAV LA County PIER Housing Element Comment Letter
Date: Monday, July 26, 2021 4:04:25 PM
Attachments: image004.png
image005.png
image006.png
image007.png
image010.png
image001.png
image003.png
BIA-LAV Comment Letter Draft PEIR_Housing Element_07.26.2021.pdf

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Hi Tina and Ayala,

I am attaching a BIA-LAV comment letter related to the comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element.

Thank you for reviewing our concerns and comments on the PIER.

Diana

BUILDING FORWARD

ADVOCATING FOR BUILDERS SINCE 1923

Diana Victoria Coronado
Vice President
Building Industry Association of Southern California, Inc.
dcoronado@bialav.org
ph: (951) 233-1506 w: bialav.org
New Mailing Address: 17192 Murphy Ave., #14445, Irvine, CA 92623
Baldy View • Los Angeles/Ventura • Orange County • Riverside County

---

From: Diana Coronado
Sent: Thursday, July 22, 2021 12:28 PM
To: Tina Fung <tfung@planning.lacounty.gov>; Ayala Scott <AScott@planning.lacounty.gov>
Subject: Follow Up: BIA-LAV LA County Housing Element NOP Letter - Comment Period Request
Importance: High

Hi Tina and Ayala,

I am attaching a BIA-LAV comment letter related to the comment period for the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element. Our members are requesting that the 45-day formal public review be extended to a minimum of 60-days and preferably for 75 days.

Thank you for considering this! We will follow up with a more detailed comment letter on the plan, too.

Ayala, see you at today's meeting, thank you for your help!

Diana

BUILDING FORWARD

ADVOCATING FOR BUILDERS
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Diana Victoria Coronado
Vice President

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---

From: Tina Fung <tfung@planning.lacounty.gov>
Sent: Thursday, February 4, 2021 3:36 PM
To: Diana Coronado <dcoronado@bialav.org>
Subject: RE: BIA-LAV LA County Housing Element NOP Letter - For Review

Thanks Diana!

Thanks,

Tina Fung | Supervising Regional Planner
Housing Policy Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
(213) 974-6417

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From: Diana Coronado
Sent: Thursday, February 4, 2021 3:34 PM
To: Tina Fung
Cc: DRP Housing
Subject: BIA-LAV LA County Housing Element NOP Letter - For Review
Importance: High

CAUTION: External Email. Proceed Responsibly.

Hi Tina,

Attached is BIA-LAV's letter on the County of Los Angeles' Program Environmental Impact Report (PEIR) Notice of Preparation for the upcoming Housing Element.

Please let me know if you have any questions.

Thank you,
Diana

BUILDING FORWARD

ADVOCATING FOR BUILDERS SINCE 1923

Diana Victoria Coronado
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July 26, 2021

Ms. Tina Fung
Supervising Regional Planner
Housing Policy Section
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: Updated BIA-LAV Comment Letter – Comment Period for Draft Program Environmental Impact Report (Housing Element Update)

Dear Ms. Fung,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, we would like to share our comments on the Draft Program Environmental Impact Report ("Draft PEIR") prepared for the Housing Element for the planning period 2021-2029 ("Draft Housing Element"). This comment letter is in addition to our letter sent on the PEIR Notice of Preparation ("NOP") on February 4, 2021 and our letter sent on July 22, 2021 requesting that the comment period be extended to a minimum of 60-days and preferably for 75 days.

Ahead of our feedback on the PEIR, we would like to reiterate that the 45-day PEIR public comment period for a project as critical as this 2021-2029 Housing Element is inadequate given the unusual circumstances facing the County and the public with respect to the current housing crisis. A public review period longer than 60 days is warranted under the law when such "unusual circumstances" are present.

General Comment and Rezoning Methodology

For the next Housing Element cycle (2021-2029), LA County's Regional Housing Needs Allocation ("RHNA") is approximately 90,000 housing units. That means the County must have zoning in place that can accommodate those additional 90,000 housing units. To put this

number into perspective, according to the Draft Housing Element, in the unincorporated areas during the 20-year period between 2000 and 2020, single family residences increased by 11,564 units, multifamily residences increased by 6,742 units, and mobile homes decreased by 406 units (Draft Housing Element, p. 96). The documents goes on to state that the County does not have zoning in place that can accommodate all its 90,000 housing units to meet RHNA goals. According to the Program EIR, the County needs to rezone land in the unincorporated areas to accommodate, at minimum, an additional 51,000 housing units to meet their 90,000 RHNA obligation. In order for the County to meaningfully plan for their RHNA units, State law recommends that local agencies rezone more than the minimum needed to create a "buffer" of potential units. For the County to accommodate the recommended buffer, they would need to rezone land to accommodate approximately 63,000 units. The County has announced in the Draft Housing Element and its PEIR that it must embark on a rezoning program to increase densities throughout the unincorporated areas. The zone changes needed to increase density are also referred to as "up-zoning".

BIA's concern is that the County's rezoning program excludes vast swaths of unincorporated areas. The PEIR contains a cursory discussion of the methodology used by the County to identify areas for potential up-zoning. The PEIR says "[t]he rezoning methodology excludes areas identified in Figure C.1, Hazard, Environmental and Resource Constraints Map of the General Plan (County of Los Angeles 2014)" (PEIR, p. 3-5). That map was prepared in connection with the County's adopted General Plan update and is attached to the PIER. It depicts three classes of "Special Management Area[s]" that are each described in Appendix C: Land Use Element Resources of the 2014 General Plan appendices. The purpose of the constraints map and its three classes are described in that Appendix C as follows:

> "*The purpose of the Hazard, Environmental and Resource Constraints Model is to inform the land use policy direction of future community-based planning initiatives, as well as other land use policies, regulations and procedures. In addition, it is a tool to inform stakeholders of potential site constraints and regulations. The Model uses three classifications, which are defined below:*
> • *Class I: Land that has minimal hazard, environmental and resource constraints.*
> • *Class II: Land that has moderate hazard, environmental and resource constraints.*
> • *Class III: Land that has severe hazard, environmental and resource constraints.*
> *Figure C.1 is a visual representation of the Hazard, Environmental and Resource Constraints Model. However, the Model does not represent the constraints cumulatively. For example, if an area is part of a Very High Fire Hazard Severity Zone (Class I) and a Significant Ecological Area (Class II), it is mapped as "Class II".* (Appendix C: Land Use Element Resources, January 2014, p. 8).

In Figure C.1, virtually the entire County is classified as located within some "hazard, environmental and resource constraints" zone. Table C.1, also included in the 2014 General Plan Appendix C, along with the constraints map, identifies the various classes of constraints with more specificity; including, Open Space, Significant Ecological Areas, Mineral Resource Zones, Hillside Management Areas, Very High Fire Severity Zone, just to name a few.

Our main concern is based on the complete exclusion of all land within all three classes from consideration for up-zoning. This has the effect of pushing all of rezoning into urban infill areas and even leaves out many urban areas, thereby concentrating environmental effects on neighborhoods that are already burdened by air quality, traffic, noise and other environmental issues. Additionally, there is a lack of explanation or analysis in the Housing Element PEIR section that discusses rezoning methodology. Neither Figure C.1, Hazard, Environmental and Resource Constraints Map, nor the explanatory Table C.1 are reproduced in the PEIR. Also missing are details in the Draft Housing Element PEIR explaining why all areas on the Figure C.1 map are excluded from up-zoning consideration, including those areas classified as having "minimal" hazard, environmental and resource constraints.

The way that the Hazard, Environmental and Resource Constraints Map is currently being used stands to hurt the production of housing in most of the unincorporated areas. In order to meet the County's RHNA allocation responsibility, the County will need to encourage both infill and greenfield development. New development can safely mitigate for many of the concerns that have been presented through the constraints map. There does not appear to be any analysis of whether areas within any of constraints zones can mitigate those constraints to accommodate more housing. While the map is not a prohibition on up-zoning or higher densities in the areas it identifies, it reflects a trend against suburban development that only promises to make housing more difficult and expensive to build. We need all housing types to serve all income levels so that we can have the opportunity to alleviate the housing crisis.

Land Use Comments

The analysis of potential environmental effects on land use from the rezoning is brief and leaves our members with many questions. For example, the analysis of potential environmental effects from possibly physically dividing an established community related to Threshold LU-1 is as follows:

> "*The rezoning program would promote and facilitate new residential development with greater densities than previously permitted in certain areas of the unincorporated areas of Los*

Angeles County. However, the Proposed Project would concentrate rezoning efforts within urban and suburban areas, many of which would be located along commercial corridors. The proposed rezoning areas for additional housing would encourage infill development in areas with existing infrastructure and access to transit, rather than continuing historical sprawling land use patterns. These changes would not introduce radically different land uses into neighborhoods, propose new street patterns, or otherwise divide these areas" (PEIR, p. 4-11.11).

This statement does not include information or citation to evidence to support the assumptions provided, yet is used as a premise for the direction of the land use policy within the PIER and the Housing Element. Moreover, many commercial corridors of the County have shallow lots and abut single family neighborhoods. There is no analysis as to whether increasing density in such areas may conflict with existing neighborhood land use patterns. The existence of such potential conflicts is not discussed or compared. Because none of these issues are addressed, no mitigation is suggested to ensure that the integrity of existing neighborhoods is protected and preserved. Again, it's important to note that the aim of the County should be to encourage all housing types and housing opportunities in all parts of the County. Supporting development along commercial corridors and in greenfield areas are not mutually exclusive.

The analysis under LU-2 concerning conflicts with land use plans, policies and regulations is also concerning. It provides as follows:

"Any future development facilitated by the Proposed Project, including development as part of the rezoning program, would be subject to future discretionary permits and CEQA evaluation. Therefore, impacts related to compatibility between the Proposed Project and applicable plans adopted for the purpose of avoiding or mitigating environmental effects would be less than significant" (PEIR 4-11.12).

The analysis assumes that *all* new development would be subject to discretionary action, but will that actually be the case after the rezoning, or will rezoning not result in many ministerial projects facilitated by the new zoning? There is no explanation of how the significant density increases comport or not with existing community plans, transit oriented districts, specific plans and community standards districts. Unfortunately, the PEIR does not adequately inform decision makers or the public of the potential consequences of the suggested policies within the Draft Housing Element.

Conclusion

Los Angeles/Ventura Chapter

Given the housing crisis and dire need for housing at all affordability levels, the PEIR should carefully consider the environmental consequences of promoting goals, policies and programs that may too narrowly focus new development away from undeveloped land outside of existing urban and suburban development. The PEIR should assess the advances in all environmental mitigation that would allow flexibility in locating new housing throughout the County. The need to achieve a balanced approach to up-zoning across the County is challenging, but necessary to evenly spread needed housing throughout the region. The PEIR should also better evaluate how these and other barriers affect housing supply. Lastly, we again request that the PEIR be circulated for public comment for at least 60 days and preferably for at least 75-day. Anything less would be a disservice to the public. Thank you for your consideration. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado at dcoronado@bialav.org.

Sincerely,

Diana Victoria Coronado
Vice President
BIA-Los Angeles/Ventura

Sent via e-mail

From:	Elizabeth Reid-Wainscoat
To:	DRP Housing
Cc:	J.P. Rose
Subject:	RE: Los Angeles County Housing Element Update
Date:	Monday, July 26, 2021 4:53:51 PM
Attachments:	CommentLetter_LA County Housing Element_2021-7-26-2021.pdf

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CAUTION: External Email. Proceed Responsibly.

Dear Ms. Fung,

On behalf of the Center for Biological Diversity, I am submitting these comments on the Draft Program Environmental Impact Report for the Los Angeles County Housing Element Update.

You can access our references via this folder.

Please confirm that you have received our comments and are able to access the references at the link provided.

Thank you for the opportunity to submit comments. Please add the Center to your notice list for all future actions associated with the Update and do not hesitate to contact us if you have any questions.

Sincerely,

Elizabeth

Elizabeth Reid-Wainscoat (she/her)
Urban Wildlands Campaigner
CENTER *for* BIOLOGICAL DIVERSITY
660 S. Figueroa Street #1000
Los Angeles, CA 90017
Cell: (831) 428-3312
ereidwainscoat@biologicaldiversity.org

July 26, 2021

Sent via email

Tina Fung
Supervising Regional Planner, Housing Policy Section
County of Los Angeles Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
housing@planning.lacounty.gov

Re: Los Angeles County Housing Element Update

Dear Ms. Fung,

These comments are submitted on behalf of the Center for Biological Diversity (the "Center") regarding the Draft Program Environmental Impact Report ("DEIR") for the Los Angeles County Housing Element Update ("Update"). The Center has reviewed the DEIR and Update and provides these comments for consideration to the County of Los Angeles Department of Regional Planning ("Planning").

The Center supports many of the goals of the Update, including providing a wide range of housing types to meet the needs of current and future residents, including extremely low, very low, and low income households. Ensuring those most at risk are given options within their means is critical to tackling the affordable housing crisis. We also strongly support Goal 2—communities with equitable access to employment opportunities, services, and amenities. Too often, ostensibly affordable housing is provided outside the urban core. This results in unequitable access to public services, as well as the personal expenses required to commute to job centers and schools. Furthermore, these housing options are often near known pollution sources like freeways, or vulnerable to other hazards like wildfire.

While we are happy to see that the Rezoning Program excludes wildfire hazard severity areas, we would like to encourage the County to use this Update as an opportunity to ensure *all* future developments reflect these smart growth principles. Beyond the human impact, sprawl development significantly impacts native biodiversity and destroys our natural lands. The 2019 OurCounty Sustainability Plan envisions a more efficient, equitable and resilient county that protects the environment, reduces greenhouse gas emissions, and provides equal access for all communities to open space. As the County works towards ensuring affordability and protecting communities against displacement, the Center urges for a more comprehensive approach to growth that addresses community health as well as the needs of wildlife and habitats that are removed, fragmented, and degraded by sprawl development.

Overall, the Center's comments can be summarized by the following:

- The EIR should analyze the impacts of the entire scope of the Update, not just the proposed zoning program
- The Update should prohibit or limit new residential development in very high and high wildfire hazard severity zones
- The Update should require developers to provide proof of private insurance for the prospective property before a permit to build is approved.
- The Update should include programs for home-hardening against wildfire
- The Update should prohibit new development in key wildlife linkage areas to promote biodiversity conservation and climate resilience, improve driver safety, and reduce costs associated with wildlife vehicle collisions. The Update should also require adoption of a county-wide wildlife connectivity ordinance by the end of 2022.

More detailed comments are provided below.

I. Background on the Center

The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 1.7 million members and online activists throughout California and the United States. The Center and its members have worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people in Los Angeles County and throughout California.

I. The DEIR Appears to Analyze Only A Subset of the Project.

Under CEQA, a "project" is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment . . . ." (*Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007) 155 Cal.App.4th 1214, 1222 (citing CEQA Guidelines § 15378, subd. (a).) An "accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR." (*Cnty. of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193; (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 655 (project description held unstable and misleading) [hereinafter "*San Joaquin Raptor*"].) "However, a curtailed, enigmatic or unstable project description draws a red herring across the path of public input." (*San Joaquin Raptor*, 149 Cal.App.4th, at 655.).

An inaccurate or truncated project description is prejudicial error because it fails to "adequately apprise all interested parties of the true scope of the project." (*See City of Santee v. Cnty. of San Diego* (1989) 214 Cal.App.3d 1438, 1454-55.) "Only through an accurate view of the project may the public and interested parties and public agencies balance the proposed project's benefits against its environmental cost, consider appropriate mitigation measures, assess the advantages of terminating the proposal and properly weigh other alternatives." (*San Joaquin Raptor*, 149 Cal.App.4th, at 655.)

Here, it is unclear what the true extent of the Project is. On the one hand, the DEIR correctly notes that the role of the Update is to demonstrate that the County has zoned capacity to accommodate development of at least 90,052 units consistent with the Regional Housing Needs Allocation ("RHNA") described in the Regional Transportation Plan/Sustainable Communities Strategy ("RTP") adopted by the Southern California Association of Governments ("SCAG"). (DEIR at 3-1 & 3-2.) The DEIR also correctly defines the Project Area as the unincorporated areas of the Los Angeles County, which is approximately 65% of the total land area of the County. (DEIR at 3-2.) However, the DEIR states that the DEIR's analysis focuses on sites in the Rezoning Program, which is a much smaller (though still significant) portion of the County as demonstrated in Figure 3-5A through 3-5G. (*Id*.)

Moreover, while the DEIR perhaps correctly states that this rezoning program will "not effect" planning areas for the Antelope Valley, Coastal Islands, Santa Clarita Valley, and Santa Monica Mountains, the Update has the potential to result in direct or indirect impacts to these areas by maintaining existing zoning in place. Indeed, the Draft Update includes zoning configurations and allocations of the RHNA for these areas. (See e.g., Draft Update at 168-169.)

The DEIR appears to ignore the potential direct and indirect impacts of the Update by comparing the Update to the *existing zoning* and RHNA allocations throughout the Plan Area instead of to the actual conditions on the ground. This is not permissible under CEQA; CEQA requires the impacts of the project to be measured against the "real conditions on the ground." (*Save Our Peninsula Committee v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 121; *Communities for Better Environment v. South Coast Air Quality Management Dist*. (2010) 48 Cal.4th 310, 322 [CEQA requires a project's impacts to be compared to actual, existing pre-project conditions rather than to hypothetical conditions when determining the significance of a Projects impacts].) This means that the DEIR cannot simply compare the Update (and particularly the rezoning program) against hypothetical conditions based on existing RHNA allocations and zoning in the remainder of the Project Area. However, it appears that this is exactly what the DEIR does, in violation of CEQA.

By the same token, the unclear definition of what actually constitutes the "project" (does it include all zoning plans in the unincorporated county, or is the project simply a rezoning program for a fraction of it?) makes it difficult for the public and decisionmakers to ascertain the true impacts of the project and for the DEIR to include appropriate mitigation.

These omissions and lack of clarity are particularly problematic, because, as described below, the Update will pave the way for significant new development in wildfire zones and wildlife habitat needed for connectivity.

II. Wildfire poses a significant threat to the region and the County's stated commitments to addressing the climate crises, protecting habitat, safeguarding human health and increasing access to open space.

According to a report from Governor Gavin Newsom's Office, construction of more homes in the wildland-urban interface is one of the main factors that "magnify the wildfire threat

and place substantially more people and property at risk than ever before" (Governor Newsom's Strike Force, 2019). Syphard et al. (2019) found that housing and human infrastructure in fire-prone wildlands are the main drivers of fire ignitions and structure loss. This is not new information; scientists have been reporting it for many years in scientific, peer-reviewed journals, and firefighters have observed it.

As outlined in the Center's recent report, *Built to Burn*[1], increasing housing development in high fire-risk wildlands is putting more people in harm's way and contributing to a dramatic increase in costs associated with fire suppression and damages. Next 10 and UC Berkeley's recent report, *Rebuilding for a Resilient Recovery: Planning in California's Wildland Urban Interface*[2], likewise found that state and local land use policies are increasing the economic and human cost of wildfire by encouraging rebuilding in the high risk-wildland urban interface instead of focusing development away from fire-prone areas. Sprawl developments with low/intermediate densities extending into habitats that are prone to fire have led to more frequent wildfires caused by human ignitions, like power lines, arson, improperly disposed cigarette butts, debris burning, fireworks, campfires, or sparks from cars or equipment (Balch et al., 2017; Bistinas et al., 2013; Keeley et al., 1999; Keeley & Fotheringham, 2003; Keeley & Syphard, 2018; Radeloff et al., 2018; Syphard et al., 2007, 2012, 2019). Human-caused fires account for 95-97% of all fires in Southern California's Mediterranean habitats (Balch et al., 2017; Syphard et al., 2007). In some Southern California counties, Keeley and Syphard (2018) found that human ignitions were responsible for 98-100% of fires between 1919-2016. Leapfrog developments in high fire-prone areas have the highest predicted fire risk (Syphard et al. 2013), and multiple studies indicate that developments with low/intermediate-density clusters surrounded by fire-dependent vegetation (*i.e.*, grasslands, chaparral, scrub) in areas with a history of fires have the highest chances of burning (Bistinas et al., 2013; Syphard et al., 2012, 2013, 2019). The EIR must clearly outline and summarize the scientific evidence linking development in high fire-prone wildlands with increased fire risk; the Update could result in the placement of more homes, infrastructure, roads, and communities in high fire-prone areas that have burned in the past and will inevitably burn again.

The EIR must acknowledge the potential wildfire hazard from increased human-caused ignitions. By placing people in fire-prone areas, the induced sprawl perpetuated by the Update would increase the number of potential ignition sources, and therefore the risk of wildfires occurring. In addition, power lines and electrical equipment are a significant source of human-caused ignitions (Keeley & Syphard, 2018). The 2017 Thomas Fire, 2017 Tubbs Fire, 2018 Camp Fire, and 2018 Woolsey Fire were found to have been caused by electrical transmission lines and electrical equipment, and the 2019 Kincade Fire is suspected to have been caused by power lines as well. Placing homes and people in high fire-prone areas would only increase the potential likelihood of these ignition sources, as has been documented in multiple scientific studies (Balch et al., 2017; Bistinas et al., 2013; Keeley et al., 1999; Keeley & Fotheringham, 2003; Keeley & Syphard, 2018; Radeloff et al., 2018; Syphard et al., 2007, 2012, 2019).

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[1] Tiffany Yap, et al, *Built to Burn: California's Wildlands Developments Are Playing With Fire* (Feb. 2021), available at https://www.biologicaldiversity.org/programs/urban/pdfs/Built-to-Burn-California-Wildfire-Report-Center-Biological-Diversity.pdf.

[2] Next 10 and UC Berkeley, *Rebuilding for a Resilient Recovery: Planning in California's Wildland Urban Interface* (June 2021), available at https://www.next10.org/sites/default/files/2021-06/Next10-Rebuilding-Resilient-Final.pdf.

Although public utilities companies (*i.e.*, PG&E and Southern California Edison) are altering operations in the form of power outages and blackouts during extreme weather conditions (Callahan et al., 2019; Fry, Dolan, et al., 2019; Krishnakumar et al., 2019), wildfires can still spark and spread quickly towards homes, as evidenced by the wildfires in Moraga (Hernández et al., 2019) and Saddleridge/Sylmar (Fry, Miller, et al., 2019). And the power outages themselves disproportionately burden our most vulnerable communities, including the elderly, poor, and disabled (Chabria & Luna, 2019), and can cause traffic jams and collisions (CBS San Francisco, 2019). Michael Wara, Director of the Climate and Energy Policy Program and a senior research scholar at the Stanford Woods Institute for the Environment, estimated that PG&E's power outage in Northern and Central California could have an economic impact of $2.5 billion in losses, with most of the burden on businesses (Callahan et al., 2019). It is clear that placing more homes in known fire-prone areas and wind corridors is irresponsible and can lead to deadly and costly consequences.

In addition, such sprawl developments disrupt the natural fire regime and lead to a dangerous feedback loop of deadly fires and habitat destruction. Native California habitats are adapted to infrequent (every 30 to 150 years or more), large, high-intensity crown fire regimes (Keeley & Fotheringham, 2001). However, if these regimes are disrupted, the habitats become degraded (Keeley, 2005, 2006; Syphard et al., 2018). When fires occur too frequently, type conversion occurs and the native shrublands are replaced by non-native grasses and forbs that burn more frequently and more easily, ultimately eliminating native habitats and biodiversity while increasing fire threat over time (Keeley, 2005, 2006; Safford & Van de Water, 2014; Syphard et al., 2009, 2018). This could have serious consequences for special-status species in the region that rely on these native habitats for survival, like California red-legged frogs and Least Bell's vireoc. In addition, large-scale landscape changes due to vegetation-type conversion from shifts in natural fire regimes could impact wide-ranging species like mountain lions (Jennings, 2018), whose populations are already struggling in the area due to lack of connectivity and genetic isolation (Dellinger, 2019; Gustafson et al., 2018).

Furthermore, this increase in wildfire results in higher frequency and toxicity of smoke exposure to communities in and downwind of the fires. This can lead to harmful public health impacts due to increased air pollution not only from burned vegetation, but also from burned homes, commercial buildings, cars, etc. Buildings and structures often contain plastic materials, metals, and various stored chemicals that release toxic chemicals when burned, such as pesticides, solvents, paints, and cleaning solutions (Weinhold, 2011).

Increased fire frequency due to human activity and ill-placed developments lead to increased occurrences of poor outdoor and indoor air quality from smoke (*e.g.*, Phuleria et al. 2005), which can have public health effects. Hospital visits for respiratory symptoms (*e.g.*, asthma, acute bronchitis, pneumonia, or chronic obstructive pulmonary disease) and cardiovascular symptoms have been shown to increase during and/or after fire events (Delfino et al., 2009; Künzli et al., 2006; Liu et al., 2015; Rappold et al., 2012; Reid et al., 2016; Viswanathan et al., 2006). Children, elderly, and those with underlying chronic disease are the most vulnerable to the harmful health effects of increases in wildfire smoke. The EIR does not

include sufficient analysis of the RTP/SCS's potential impacts of increased smoke exposure due to increased human-caused ignitions.

Finally, The DEIR does not adequately consider the impacts on firefighters and first responders of the growth induced by the Update in high fire-prone natural areas subject to intermittent wildfires. Adding more development to these wild areas will necessitate significant firefighting costs from both state and local authorities. Cal Fire is primarily responsible for addressing wildfires when they occur, and its costs have continued to increase as wildfires in the wildland urban interface have grown more destructive. During the 2017-2018 and the 2018-2019 fiscal years, Cal Fire's fire suppression costs were $773 million and an estimated $635 million, respectively (Cal Fire, 2019). Note that this does not include the cost of lives lost, property damage, or clean up during these years, which is estimated to be billions of dollars. The vast majority of wildfires in southern California are caused by humans (Balch et al., 2017; Keeley & Syphard, 2018), and inducing sprawl development in high fire hazard areas will increase the frequency and likelihood of such fires (Radeloff et al., 2018; Syphard et al., 2012, 2013, 2019). LA County should not be approving an Update that will induce unsustainable sprawl in high fire-prone areas and burden future generations of California with the costs of defending and recovering even more cities from dangerous blazes.

According to Captain Michael Feyh of the Sacramento Fire Department, California no longer has a fire season (Simon, 2018); wildfires in California are now year-round because of increased human ignitions in fire-prone areas. Emergency calls to fire departments have tripled since the 1980s (Gutierrez & Cassidy, 2018), and firefighters (and equipment) are being spread thin throughout the state. Firefighters often work 24- to 36-hour shifts for extended periods of time (often weeks at a time), and they are being kept away from their homes and families for more and more days out of the year (Ashton et al., 2018; Bransford et al., 2018; Del Real & Kang, 2018; Gutierrez, 2018; Simon, 2018). In addition, the firefighting force often must rely on volunteers to battle fires year-round.

The extended fire season is taking a toll on the physical, mental, and emotional health of firefighters, as well as the emotional health of their families (Ashton et al., 2018; Del Real & Kang, 2018; Simon, 2018). The physical and mental fatigue of endlessly fighting fires and experiencing trauma can lead to exhaustion, which can cause mistakes in life-or-death situations while on duty, and the constant worry and aftermath that family members endure when their loved ones are away working in life-threatening conditions can be harrowing (Ashton et al., 2018). According to psychologist Dr. Nancy Bohl-Penrod, the strain of fighting fires without having sufficient breaks can impact firefighters' interactions with their families, their emotions, and their personalities (Bransford et al., 2018). There have also been reports that suicide rates and substance abuse have been increasing among firefighters (Greene, 2018; Simon, 2018). This is not sustainable.

Given the well-known impacts of siting new development in fire-prone areas, the proposed "Community Planning Assistance for Wildfire Ordinance" (Program 4, Page 19 of the Update) should include a policy prohibiting new discretionary residential development in very high and high fire hazard severity zones or state responsibilities areas. At a minimum, to preserve public health and the environment and consistent with the principles in the CEQA

Guidelines, Policy 11.4 should prohibit such development if there is substantial evidence in the record that the development will

a. expose people or structures, including existing and nearby communities, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires;
b. substantially impair an adopted emergency response plan or emergency evacuation plan;
c. due to slope, prevailing winds, and other factors, exacerbate wildfire risks, including risk of ignition and/or spread, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
d. require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
e. expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Moreover, Policy 11.4 should require that during the entitlement process for a new development of 5 units or more in a very high or high fire hazard severity zone or state responsibility area, the applicant must provide sufficient documentation that (1) private insurance currently exists that will insure the proposed homes for all hazards, including wildfire; or (2) the applicant must provide a plan and adequate funding to self-insure them.

Any new development in a very high or high fire hazard severity zone has the potential to cause a significant impact, as described in the numerous scientific studies referenced in the Wildfire Report. In addition, as the Wildfire Report notes, even homes built to current standards still are not fireproof, and more human activities and infrastructure have the potential to cause additional unintentional ignitions. Therefore, it is imperative that **this Update include restrictions for new development in these wildfire hazard severity zones, and at a minimum, ensure that these new properties will be able to obtain insurance on the private market before they are built because homeowners deserve this security in their investment**.

III. Home-hardening existing communities should be a central component of the "Community Planning Assistance for Wildfire Ordinance"

For homes already in high fire-risk areas, home-hardening is important to minimize the chances of human ignitions and fire spread. It is estimated that more than 2 million homes are located in high fire-risk areas (Verisk, 2020). Investing resources primarily in fire suppression without adequately addressing the human-related cause of the fires will not reduce wildfire losses (Stephens et al., 2009). State funds must be equitably distributed to retrofit existing communities in fire-prone areas to reduce the chances of unintentional ignitions and minimize spread should a fire ignite.

The proposed policy 8.2 (Page 19 of the Update), which would maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community, **should provide a plan for specific retrofits including**:

1. Ember-resistant vents;
2. Fire-resistant roofs;
3. Irrigated defensible space within 100 feet of structures;
4. External sprinklers with an independent water source; and
5. Clean energy microgrids including rooftop solar

Although such features do not make homes fireproof, they have been shown to either reduce a community risk of ignition and/or improve the chances of structure survival in fires (Syphard et al., 2014, 2017). For example, external sprinklers with an independent water source have been proven to reduce flammability of structures (California Chaparral Institute, 2018). Although external sprinklers are not required by law, water-protected structures are much less likely to burn compared to dry structures, thus the DEIR should require external sprinkler systems for any new development in wildfire zones. In addition, local solar power paired with batteries could reduce power flow (and therefore reduce extreme temperatures) in electricity lines, which would reduce the need for power outages during extreme weather conditions and provide power for communities when outages are necessary (A. Lee, 2019). Michael Wara argues that solar power and batteries for homes and "microgrids" linking business districts would help make communities in high fire risk areas safer because it would provide backup power for medical devices, refrigerators, and the internet to run while allowing the main power grid to get shut down (Wara, 2018).

The county must also engage, prepare and train homeowners to harden their homes, reduce the risk of fire ignitions and spread, and be ready to safely defend their homes or evacuate early when needed (Stephens et al., 2009). As communities rebuild from recent wildfire destruction, now is the time to instill a culture of coexistence with wildfire. LA County can help our region meet this crucial challenge. Strong land use policies that consider the county's diverse fire history and ecology will help improve our relationship with wildfire and ensure a safer and healthier future for both humans and wildlife.

IV. Protecting wildlife connectivity in the region is essential to preserving native biodiversity, mitigating against the climate crisis and prioritizing human health.

The EIR must analyze the potential impacts of the Update on wildlife connectivity. Roads and development create barriers that lead to habitat loss and fragmentation, which harms native wildlife, plants, and people. As barriers to wildlife movement, poorly-planned development and roads can affect an animal's behavior, movement patterns, reproductive success, and physiological state, which can lead to significant impacts on individual wildlife, populations, communities, landscapes, and ecosystem function (Brehme et al., 2013; Ceia-Hasse et al., 2018;

Haddad et al., 2015; Marsh & Jaeger, 2015; Mitsch & Wilson, 1996; Trombulak & Frissell, 2000; van der Ree et al., 2011). For example, as noted above, habitat fragmentation from roads and development has been shown to cause mortalities and harmful genetic isolation in mountain lions in southern California (Ernest et al., 2014; Riley et al., 2014; Vickers et al., 2015), increase local extinction risk in amphibians and reptiles (Brehme et al., 2018; Cushman, 2006), cause high levels of avoidance behavior and mortality in birds and insects (Benítez-López et al., 2010; Kantola et al., 2019; Loss et al., 2014), and alter pollinator behavior and degrade habitats (Aguilar et al., 2008; Goverde et al., 2002; Trombulak & Frissell, 2000). Habitat fragmentation also severely impacts plant communities. An 18-year study found that reconnected landscapes had nearly 14% more plant species compared to fragmented habitats, and that number is likely to continue to rise as time passes (Damschen et al., 2019). The authors conclude that efforts to preserve and enhance connectivity will pay off over the long-term (Damschen et al., 2019). In addition, connectivity between high quality habitat areas in heterogeneous landscapes is important to allow for range shifts and species migrations as climate changes (Cushman et al., 2013; Heller & Zavaleta, 2009; Krosby et al., 2018). Loss of wildlife connectivity decreases biodiversity and degrades ecosystems. Unfortunately, it does not appear that the DEIR includes any such analysis.

Edge effects of development in and adjacent to open space will likely impact key, wide-ranging predators, such as mountain lions and bobcats (Crooks, 2002; Delaney et al., 2010; J. S. Lee et al., 2012; Riley et al., 2006; Smith et al., 2015, 2017; Vickers et al., 2015; Wang et al., 2017), as well as smaller species with poor dispersal abilities, such as song birds, small mammals, and herpetofauna (Benítez-López et al., 2010; Cushman, 2006; Kociolek et al., 2011; Slabbekoorn & Ripmeester, 2008). Limiting movement and dispersal can affect species' ability to find food, shelter, mates, and refugia after disturbances like fires or floods. Individuals can die off, populations can become isolated, sensitive species can become locally extinct, and important ecological processes like plant pollination and nutrient cycling can be lost. Negative edge effects from human activity, such as traffic, lighting, noise, domestic pets, pollutants, invasive weeds, and increased fire frequency, have been found to be biologically significant up to 300 meters (~1000 feet) away from anthropogenic features in terrestrial systems (Environmental Law Institute, 2003)

The EIR must also consider corridor redundancy (*i.e*. the availability of alternative pathways for movement) because it allows for improved functional connectivity and resilience. Compared to a single pathway, multiple connections between habitat patches increase the probability of movement across landscapes by a wider variety of species, and they provide more habitat for low-mobility species while still allowing for their dispersal (Mcrae et al., 2012; Olson & Burnett, 2008; Pinto & Keitt, 2008). In addition, corridor redundancy provides resilience to uncertainty, impacts of climate change, and extreme events, like flooding or wildfires, by providing alternate escape routes or refugia for animals seeking safety (Cushman et al., 2013; Mcrae et al., 2008; Mcrae et al., 2012; Olson & Burnett, 2008; Pinto & Keitt, 2008).

Corridor redundancy is critical when considering the impacts of climate change on wildlife movement and habitat connectivity. Climate change is increasing stress on species and ecosystems, causing changes in distribution, phenology, physiology, vital rates, genetics, ecosystem structure and processes, and increasing species extinction risk (Warren et al., 2010). A

2016 analysis found that climate-related local extinctions are already widespread and have occurred in hundreds of species, including almost half of the 976 species surveyed (Wiens, 2016). A separate study estimated that nearly half of terrestrial non-flying threatened mammals and nearly one-quarter of threatened birds may have already been negatively impacted by climate change in at least part of their distribution (Pacifici et al., 2017). A 2016 meta-analysis reported that climate change is already impacting 82 percent of key ecological processes that form the foundation of healthy ecosystems and on which humans depend for basic needs (Scheffers et al., 2016). Genes are changing, species' physiology and physical features such as body size are changing, species are moving to try to keep pace with suitable climate space, species are shifting their timing of breeding and migration, and entire ecosystems are under stress (Cahill et al., 2012; Chen et al., 2011; Maclean & Wilson, 2011; Parmesan, 2006; Parmesan & Yohe, 2003; Root et al., 2003; Warren et al., 2010).

The DEIR must also analyze the Update's potential impacts to riparian corridors. Riparian ecosystems have long been recognized as biodiversity hotspots performing important ecological functions in a transition zone between freshwater systems and upland habitats. Many species that rely on these aquatic habitats also rely on the adjacent upland habitats (*e.g.*, riparian areas along streams, and grassland habitat adjacent to wetlands). In fact, 60% of amphibian species, 16% of reptiles, 34% of birds and 12% of mammals in the Pacific Coast ecoregion depend on riparian-stream systems for survival (Kelsey and West 1998). Many other species, including mountain lions and bobcats, often use riparian areas and natural ridgelines as migration corridors or foraging habitat (Dickson et al, 2005; Hilty & Merenlender, 2004; Jennings & Lewison, 2013; Jennings & Zeller, 2017). Additionally, fish rely on healthy upland areas to influence suitable spawning habitat (Lohse et al. 2008), and agricultural encroachment on these habitats and over-aggressive removal of riparian areas have been identified as a major driver of declines in freshwater and anadromous fish (e.g., Stillwater Sciences 2002; Lohse et al. 2008; Moyle et al. 2011). Therefore, buffers that allow for connectivity between the aquatic resource and upland habitat is vital for many species to persist.

It is estimated that 90-95% of historic riparian habitat in the state has been lost (Bowler, 1989; Riparian Habitat Joint Venture, 2009). Using 2002 land cover data from CalFire, the Riparian Habitat Joint Venture estimated that riparian vegetation makes up less than 0.5% of California's total land area at about 360,000 acres (Riparian Habitat Joint Venture, 2004). This is alarming because riparian habitats perform a number of biological and physical functions that benefit wildlife, plants, and humans, and loss of what little is left will have severe, harmful impacts on special-status species, overall biodiversity, and ecosystem function. California cannot afford to lose more riparian corridors. Unfortunately, the DEIR contains barely any analysis of the Update's potential impacts on riparian habitat, and instead only contains conclusory analysis related to the rezoning program as opposed to the Update. (DEIR at 4.4-14.)

A literature review found that recommended buffers for wildlife often far exceeded 100 meters (~325 feet), well beyond the largest buffers implemented in practice (Robins, 2002). For example, Kilgo et al. (1998) recommend more than 1,600 feet of riparian buffer to sustain bird diversity. In addition, amphibians, which are considered environmental health indicators, have been found to migrate over 1,000 feet between aquatic and terrestrial habitats through multiple life stages (Cushman, 2006; Fellers & Kleeman, 2007; Semlitsch & Bodie, 2003; Trenham &

Shaffer, 2005). Accommodating the more long-range dispersers is vital for continued survival of species populations and/or recolonization following a local extinction (Cushman, 2006; Semlitsch & Bodie, 2003). In addition, more extensive buffers provide resiliency in the face of climate change-driven alterations to these habitats, which will cause shifts in species ranges and distributions (Cushman et al., 2013; Heller & Zavaleta, 2009; Warren et al., 2011). This emphasizes the need for sizeable riparian and upland buffers around streams and wetlands in and adjacent to any project included in the Update, as well as connectivity corridors between heterogeneous habitats. Again, the EIR must adequately assess and mitigate impacts to local, regional, and global wildlife movement and habitat connectivity.

In short, the DEIR's biological resources impacts only focuses on impacts associated with the rezoning program, and fails to include analysis of other impacts (and even the impacts of the rezoning program are only discussed in a conclusory fashion). (DEIR at 4.4-1.) This is impermissible as demonstrated by the cases cited above. CEQA requires that the EIR adopt all feasible mitigation measures to reduce impacts on wildlife connectivity. Nonetheless, the DEIR also fails to offer any real protections for wildlife connectivity, and simply cites to a general policy promoting connectivity in a pre-existing portion of the general plan. (DEIR at 4.4-11.) **The Center urges the County to revise the Update and DEIR to include a goal to develop and adopt a wildlife connectivity ordinance by the end of 2022. The L.A. County Sustainability Plan already contains such a long-term goal, but given the continued development pressure in the County, such an ordinance must be developed and adopted as soon as possible.**

In incorporating such measures into future drafts of the EIR and Update, it is important to consider that different species have different behaviors and needs that affect how they move. For example, smaller species with poor dispersal abilities, like rodents and herpetofauna, would require more frequent intervals of crossings compared to larger wide-ranging species, like mountain lions or coyotes, to increase their chances of finding a crossing. Gunson et al. (2016) recommend that crossing structures generally be spaced about 300m (~0.19mi) apart for small animals when transportation infrastructure bisects large expanses of continuous habitat, though they recognize that some amphibians may need more frequent crossings no more than 50m (~0.03mi) apart. And for many amphibian and reptile species, undercrossings should have grated tops so that the light and moisture inside the crossings are similar to that of the ambient environment. Brehme and Fisher (2020) also provides additional guidance regarding amphibian crossings. Therefore, multiple crossings designed for different target species may be required. In-depth analyses that include on-the-ground movement studies of which species are moving in the area and their home range area, habitat use, and patterns of movement are needed to determine how to best implement such crossings. In addition, associated crossing infrastructure (*e.g.*, exclusionary fencing appropriate for target species, berms to buffer crossings from sound and light) should be included to improve chances of wildlife using crossings, and such crossings and associated infrastructure should be designed and built in consultation with local and regional experts, including agency biologists. And to improve the effectiveness of any wildlife crossings, there should be protected habitat on both sides of the crossing; therefore, mitigation should also include acquiring unprotected lands on both sides of the roads where a wildlife crossing would be implemented, again, in consultation with local conservation organizations and stakeholders, and preserving and managing those lands in perpetuity to ensure that the wildlife crossings and

associated infrastructure remain functional over time. Given that impacts of noise, light, and vibration can affect the use of wildlife crossings, even if crossings are designed with adequate parameters and fencing, the crossings should be built with wildlife responsive design; crossings should have sound and light berms to minimize light and sound at the entrance/exit as well as on/in/under the crossings structures, and they should be well-maintained on both sides of the crossing for animals to use them (Shillincg 2020; Vickers 2020).

In addition to the scientific evidence provided above, the County has a legal obligation under state law to protect endangered or threatened animal populations, and not approve projects or plans that may jeopardize the survival of such populations. The mountain lions of the Santa Monica mountains and San Gabriel mountains are provisionally listed under the California Endangered Species Act and are presently at risk of extinction, primarily due to loss of habitat connectivity and open space caused by poorly sited development and lack of wildlife crossings (Gustafson et al. 2018; Benson et al. 2016; Benson et al. 2019). The County has an obligation not to push this population closer to extinction by allowing further degradation of existing wildlife corridors through poorly planned development. Because the Update provides a plan to accommodate new development in mountain lion habitat and connectivity areas, it must analyze and fully mitigate the impacts of such development. As currently written, the DEIR fails to mention—let alone analyze or mitigate—any of the updates of the Plan.

V. Conclusion

We urge the Update to include policies that restrict new development in wildfire hazard severity zones as well as wildlife linkage areas. In addition, the EIR must include an assessment of the significant impact of wildfire to human health and wildlife and include science-based mitigation efforts to minimize this threat. Prohibiting new development in wildfire zones would prioritize human health and safety as well as the protection of the City's biodiversity.

Thank you for your consideration of these comments.

Sincerely,

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From:	Truong, Cassie
To:	DRP Housing
Subject:	County of Los Angeles Housing Element Update - Metro Comments
Date:	Monday, July 26, 2021 9:43:37 AM
Attachments:	210726_LA County Housing Element.pdf DevReview-Handbook.pdf

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CAUTION: External Email. Proceed Responsibly.

Greetings,

Thank you for the opportunity to comment on the 2021-2029 Housing Element Update in the County of Los Angeles. Attached are Metro's comments. Please kindly reply to confirm receipt.

Please contact Shine Ling at 213.922.2671 or lings@metro.net if you have any questions.

Best,
Cassie

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Metro

July 26, 2021

Tina Fung
County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Sent by Email: housing@planning.lacounty.gov

RE: Los Angeles County Housing Element Update
Notice of Availability Draft Program Environmental Impact Report for the County of Los Angeles Housing Element Update

Dear Ms. Fung:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Housing Element Update (Project) located in Los Angeles County (County). Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the County with specific detail on the scope and content of environmental information that should be included in the Program Environmental Impact Report (PEIR) for the Project. In particular, this letter outlines topics regarding the Project's potential impacts to several Metro rail stations serviced by the L Line (Gold), C Line (Green), A Line (Blue), and the Metro-owned right-of-way (ROW) operated and maintained by the Southern California Regional Rail Authority (SCRRA) to run Metrolink commuter rail service, which should be analyzed in the PEIR, and provides recommendations for mitigation measures as appropriate. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.[1]

[1] See CEQA Guidelines section 15064.3(a); Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts In CEQA, December 2018, p. 19.

In addition to the specific comments outlined below, Metro is providing the County with the Metro Adjacent Development Handbook (attached), which provides an overview of common concerns for development adjacent to Metro ROW and transit facilities, available at www.metro.net/projects/devreview/.

Project Description

The Project includes an update to the Housing Element for the 2021-2029 planning period. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County (unincorporated areas). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs.

Recommendations for PEIR Scope and Content

The Project and PEIR should include an updated inventory of existing and planned transit service provided by Metro and any other transit operators serving the County. Reference documents that should be used include Metro's 2020 Long Range Transportation Plan and 2021 NextGen Bus Plan. The Plan should include policies to enhance access and use of public transit, as recommended below. The PEIR should analyze potential impacts to public transit service and facilities. Attention should be given to stations serviced by the L Line (Gold), C Line (Green), A Line (Blue) and to Metrolink commuter rail service.

Transit Supportive Planning: Recommendations and Resources

Considering the Project area's inclusion of several Metro rail stations serviced by the L Line (Gold), C Line (Green), A Line (Blue) and Metrolink commuter rail service, Metro would like to identify the potential synergies associated with transit-oriented development:

1. Transit Oriented Development (TOD) Planning Grant: The County is a recipient of Metro's TOD Planning Grant in support of the Willowbrook TOD Specific Plan and the Go, West Athens -Westmont TOD Specific Plan, which requires local jurisdictions to develop and adopt transit-supportive regulations that promote equitable, sustainable, transit supportive planning to increase transit ridership. The County should evaluate the Project's consistency with the Willowbrook TOD Specific Plan and the Go, West Athens -Westmont TOD Specific Plan's policies and implementation measures.

2. Transit Supportive Planning Toolkit: Metro strongly recommends that the County review the Transit Supportive Planning Toolkit which identifies 10 elements of transit-supportive places and, applied collectively, has been shown to reduce vehicle miles traveled by establishing community-scaled density, diverse land use mix, combination of affordable housing, and infrastructure projects for pedestrians, bicyclists, and people of all ages and abilities. This resource is available at https://www.metro.net/projects/tod-toolkit.

3. Land Use: Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options

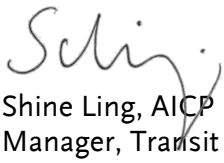
for the users of developments. Metro encourages the County to be mindful of the Project's proximity to proximity to transit stations and stops, including orienting pedestrian pathways towards the station/stop.

4. Parking: Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements and the exploration of shared parking opportunities. These strategies could be pursued to reduce automobile-orientation in design and travel demand.

If you have any questions regarding this letter, please contact me by phone at 213-922-2671, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,



Shine Ling, AICP
Manager, Transit Oriented Communities

Attachments and links:

- Adjacent Development Handbook: https://www.metro.net/projects/devreview/

4.2.7 Mitigation Measures

No mitigation is required.

4.2.8 Level of Significance After Mitigation

No impacts related to agriculture and forestry resources have been identified.

4.2.9 References

California Department of Conservation (CDC). 2013. State of California Williamson Act Contract Land Map, Submissions Current to 2012. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/2012%20Statewide%20Map/.

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Mitigation Monitoring and Reporting Program

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, "the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This chapter contains the mitigation monitoring and reporting program (MMRP) that has been developed for the Proposed Los Angeles County Housing Element Update (proposed project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the "implementing party"). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

The County must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

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LOS ANGELES COUNTY HOUSING ELEMENT UPDATE PROGRAM EIR

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
Air Quality						
MM AQ-1: Construction Equipment Emissions Reductions and Fugitive Dust Control. If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable air quality management district (AQMD) adopted thresholds of significance, the County Department of Regional Planning shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to: a. Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. b. Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards c. Limiting nonessential idling of construction equipment to no more than five consecutive minutes. d. Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. e. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). f. Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. g. Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. h. Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. i. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. j. Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).	(1) Prior to approval of future development projects. (2) On-going during future project construction activities.	(1) Review of Plans and Specifications (2) Construction contractor/ manager shall submit signed letter verifying compliance (3) Field verification	County of Los Angeles			
MM AQ-2: Architectural Coating VOC Emissions. To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Proposed Project construction and operation application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September.	(1) On-going during future project construction activities.	(1) Construction contractor/manager shall submit signed letter verifying compliance (2) Field verification	County of Los Angeles			
MM AQ-3: Energy Conservation. The following energy conservation measures into Proposed Project building plans: a. Install Energy Star rated heating, cooling, lighting, and appliances.	(1) Prior to approval of future development projects.	(1) Review of Plans and Specifications (2) Field verification	County of Los Angeles			

LOS ANGELES COUNTY HOUSING ELEMENT UPDATE PROGRAM EIR

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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b. Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher. c. Installation of water heaters with an energy factor of 0.92 or higher. d. Install solar water heaters or tank-less water heaters. Use passive solar cooling/heating. **Encourage Electric Vehicles**. Subsequent future projects under the Proposed Project shall install Level 2 EV charging stations in 15% of all parking spaces for multi-family developments and pre-wiring to allow for a Level 2 EV charging stations in all single-family residential garages.	(2) Prior to issuance of future project building permits					
MM AQ-4: Low-VOC/Green Cleaning Product Educational Program. The County shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program that can be provided to applicants, developers, tenants, and residents of development under the Proposed Project.	(1) Prior to approval of future development projects. (2) Prior to issuance of future project building permits	(1) Review of Plans and Specifications	County of Los Angeles			
MM AQ-5 Applicants for sensitive land uses, including residences, within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities: • Industrial facilities within 1,000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • Major transportation projects (50,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 300 feet • Large gasoline dispensing facilities (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 50 feet; or any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet. Applicants with developments meeting the above criteria shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to: • Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the County Department of Regional Planning that there are operational limitations. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County and shall be verified by the County Department of Regional Planning.	(1) Prior to approval of future development projects.	(1) The project applicant shall submit health risk assessment the County of Los Angeles (2) Review of Plans and Specifications	County of Los Angeles			

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Biological Resources						
MM BIO-1: Biological resources shall be analyzed on a project-specific level by a qualified biological consultant. A general survey shall be conducted to characterize the project site, focused surveys should be conducted as necessary to determine the presence/absence of special-status species (e.g., focused sensitive plant or wildlife surveys), and a jurisdictional delineation may be required if there are signs of potentially regulated wetlands and non-wetland waters. A biological resources assessment report shall be prepared to characterize the biological resources on site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of biological resources on site (e.g., observed and detected species as well as an analysis of those species with potential to occur on site).	(1) Prior to approval of future development projects.	(1) Review of biological assessment report	County of Los Angeles			
MM BIO-2: If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological resources assessment report mentioned in Mitigation Measure BIO–1 shall include mitigation measures requiring pre-construction surveys for special-status species and/or construction monitoring to ensure avoidance, relocation, or safe escape of special-status species from the construction activities, as appropriate. If special-status species are found to be nesting, brooding, denning, etc. on site during the pre-construction survey or monitoring, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. Relocations into areas of appropriate restored habitat would have the best chance of replacing/incrementing populations that are lost due to habitat converted to development. Relocation to restored habitat areas should be the preferred goal of this measure. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.	(1) Prior to construction of future development projects. (2) On-going during future project construction activities.	(1) General Contractor to consult with qualified biologist to verify compliance with requirements (2) Qualified biologist to submit report documenting compliance with requirements	County of Los Angeles			
MM BIO-3: Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement.	(1) Prior to implementation of future development projects.	(1) Review of permits	U.S. Army Corps of Engineers, Regional Water Quality Control Board, & California Department of Fish and Wildlife			
Cultural Resources						
MM C-1 Evaluate Historic Built Environment Resources: Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall record any previously identified built environment resources and evaluate all previously unevaluated buildings or structures over 45 years old within the project site in accordance with the County's Historic Preservation Ordinance and CEQA. The report shall include a detailed physical description of the resource(s) evaluated, detailed photographs, an appropriate site-specific historic context, and a historical significance evaluation in consideration of County, CRHR, and NRHP designation criteria and integrity requirements. The appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms) shall be appended to the report. If historical resources are identified within the project site, the architectural historian shall develop clear mitigation measures in accordance with CEQA for addressing project-related impacts to historical resources. The architectural historian shall give consideration to all feasible mitigation, even if it cannot reduce impacts below a level of significance.	(1) Prior to approval of future development projects.	(1) Qualified architectural historian to submit report to the County of Los Angeles.	County of Los Angeles			

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MM C-2 Review for Conformance with the Secretary of the Interior's Standards: Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall review all proposed alterations or modifications to historical resources within the project site for conformance with the Secretary of the Interior's Standards (Standards) for Rehabilitation. If the proposed work conforms to the Standards for Rehabilitation, impacts to historical resources would be considered less than significant, and no additional review would be required for purposes of CEQA. In most instances, a project that conforms to the Standards can be exempted from further review under CEQA, and no additional environmental documentation is necessary. If the architectural historian determines that the proposed work is not in conformance with the Standards, the project shall be further evaluated to determine whether impacts to the resource's significance can be lessened through effective project-specific mitigation.	(1) Prior to approval of future development projects.	(1) Qualified architectural historian to submit report documenting compliance with requirements.	County of Los Angeles			
MM C-3 WEAP Training: All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.	(1) Prior to construction of future development projects.	(1) General Contractor to consult with qualified archeological monitor to verify compliance with requirements (2) Field Verification	County of Los Angeles			
MM C-4 Inadvertent Discovery of Archaeological Resources: A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during initial excavation in native soil. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs. In the event that potential prehistoric or historical archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted. If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.	(1) Prior to issuance of future project grading permit (2) On-going during future project construction activities.	(1) General Contractor to consult with qualified archeological monitor or archeologist to verify compliance with requirements (2) Qualified archeological monitor or archeologist to submit report documenting compliance with requirements (3) Field Verification	County of Los Angeles			
MM C-5 Paleontological Monitoring Program. Prior to the commencement of any grading activity for individual proposed rezoning component, the applicant shall retain a qualified paleontologist to ensure the implementation of a paleontological monitoring program. The paleontologist shall meet the requirements of a qualified paleontologist, as defined by the Society of Vertebrate Paleontology (SVP 2010). The qualified	(1) Prior to future development project approval	(1) Paleontological monitor shall prepare a monitoring report	County of Los Angeles			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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paleontologist shall attend any preconstruction meetings and manage the paleontological monitor(s) if they are not doing the monitoring. A paleontological monitor shall be on site during all excavations below the depth of previously disturbed sediments. The paleontological monitor shall monitor construction excavations below a depth of five feet below ground surface in areas underlain by Quaternary alluvium. The qualified paleontologist shall determine the level of monitoring required based on subsurface conditions. If Pleistocene sedimentological indicators or paleontologically sensitive formations are not observed below five feet, the qualified paleontologist or paleontological monitor shall spot-check excavations at five-foot intervals to determine if Pleistocene sediments or other paleontologically sensitive geological units are being impacted. Project components underlain by Pleistocene sedimentary deposits, the Pico Formation, the Fernando Formation, the Puente Formation, or the Monterey Formation on the surface shall be monitored full-time for paleontological resources. The paleontological monitor shall be equipped with necessary tools for the collection of fossils and associated geological and paleontological data. If sedimentological indicators conducive to the preservation of microvertebrates (as defined by SVP [2010]) are encountered, test sediment samples shall be collected and screened on- or off-site to determine the presence of microvertebrate fossils. The monitor shall complete daily logs detailing the day's excavation activities and pertinent geological and paleontological data. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Following the paleontological monitoring program, a final monitoring report shall be submitted to the County for approval. The report shall summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the Project.	(2) Prior to issuance of future project grading permit (3) On-going during future project construction.	and submit to the County of Los Angeles.				
Noise and Vibration						
MM N-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways, freeways, and rail transit routes, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling) to ensure compliance with the County's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 of the California Code of Regulations).	(1) Prior to issuance of future project building permits	(2) Qualified acoustical engineer to submit report documenting improvements and compliance with requirements	County of Los Angeles			
MM N-2 Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second (in/sec) vibration velocity [within the range of 1 to 100 Hz frequency]), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).	(1) Prior to construction of future development projects. (2) On-going during future project construction.	(1) Project construction contractor shall submit a letter verifying full compliance with all requirements (2) Field Verification	County of Los Angeles			
MM N-3 New development that occurs within 200 feet of a railroad track (according to the FTA's vibration screening distances) shall be evaluated for potential vibration impacts. The project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that	(1) Prior to future development project approval.	(1) A signed letter verifying compliance with this requirement	County of Los Angeles			

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vibration impacts would remain below acceptable levels of 0.08 root mean square (RMS) in/sec vibration velocity for residential uses.		shall be submitted from a registered acoustical engineer				
MM N-4 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with more effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other BACT, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.	(1) Prior to future development project approval. (2) Prior to construction of future development projects. (3) On-going during future project construction.	(1) Project construction contractor shall submit a letter verifying full compliance with all requirements (2) Field Verification	County of Los Angeles			
Transportation and Traffic						
MM TRA-1 Neighborhood Design/Site Enhancement: • Provide pedestrian network improvements (CAPCOA SDT-1) • Providing a pedestrian access network to link areas of a Project encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The provision of sidewalks on-site that connect to off-site pedestrian walkways linking to other complementary land uses is estimated to result in a VMT reduction • Provide Traffic Calming Measures (CAPCOA SDT-2) • Features such as marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, etc. encourage people to walk or bike. • Incorporate Bike-Lane Street Design On-site (CAPCOA SDT-5) • Incorporate bicycle lanes, routes, and shared-use paths into street systems and large developments. This is a grouped strategy so quantification is not provided. • Provide bike-parking with Multi-Unit Residential Projects (CAPCOA SDT-7) • Long-term bicycle parking provided at apartment complexes or condominiums without garages to promote bike use. This is a grouped strategy so quantification is not provided. • Provide Electric Vehicle Parking (CAPCOA SDT-8) • The provision of electric vehicle parking is grouped with use of electric vehicle and provision of neighborhood electric vehicle network, therefore, quantification is not provided	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
MM TRA-2 Land Use/Location: • Increase Density (CAPCOA LUT-1) *Designing projects with increased dwelling units per unit area where allowed by the General Plan and/or Zoning Ordinance reduces GHG emissions associated with traffic in several ways* • Increase transit accessibility (CAPCOA LUT-5) *Enhancing and expanding non-motorized access to transit will encourage a shift toward taking transit, instead of driving. This may include adding sidewalks, walkways that connect to/from dead end streets,*	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			

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and walkways in easements to enhance connectivity in neighborhoods, bike lanes, and lighting and other amenities in the site design and site frontage improvements. • Integrate Affordable and Below Market Rate Housing (CAPCOA LUT-6) *Affordable housing provides greater opportunity for lower income families to live closer to jobs centers and achieve jobs/housing match near transit. It also addresses to some degree the risk that new transit-oriented development would displace lower income families.*						
MM TRA-3 Parking Policy/Parking: • Unbundle Parking Costs from Property Cost (CAPCOA PDT-2) *Unbundling separates parking from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost from the property cost. This removes the burden from those who do not wish to utilize a parking space.* • Encourage to not overpark projects to maintain the ability for projects to screen out in areas. Parking requirements can be updated in County's code.	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
MM TRA-4 Commute Trip Reduction: • Provide Ridesharing Programs (CAPCOA TRT-3) *Increasing the vehicle occupancy by ride sharing will result in fewer cars driving the same trip, and thus a decrease in VMT. Funding maybe provided by Community Facilities, District, County Service Area.* • Subsidized or Discounted Transit Programs (CAPCOA TRT-4) *A project can provide subsidized/discounted daily or monthly public transit passes. It could provide free transfers between all shuttles and transit to participants. These passes can be partially or wholly subsidized by the employer, school, or development.*	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
MM TRA-5 Land use/Location: • Increase diversity of Urban and Suburban Developments (Mixed-Use) (CAPCOA LUT-3) Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
MM TRA-6 Commute Trip Reduction • Implement Commute Trip Reduction Marketing (CAPCOA TRT-7) For larger multi-family and mixed-use parcels, a project can implement marketing strategies to reduce commute trips by establishing a kiosk in common amenity area where information regarding transportation options and commute trip reduction can be provided to residents.	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
MM TRA-7 Regional VMT Reduction/Mitigation Fee • An impact fee maybe leveed on projects that have significant VMT impact as determined by the SCAG regional VMT reduction/ mitigation program.	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			

SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
AIRPORT LAND USE COMMISSION
HOUSING ELEMENT UPDATE
PROJECT NO. 2020-000606

September 1, 2021 Regional Planning Commission Hearing

At the public hearing on September 1, 2021, staff provided an overview of the Housing Element Update. Staff described outreach activities conducted for the Housing Element Update, summarized stakeholder feedback, and provided a timeline for review and certification of the Housing Element by the State Department of Housing and Community Development (HCD).

Discussion

Six individuals testified at the hearing. One individual representing the Building Industry Association expressed concern over the County limiting opportunities for new housing in hazardous areas, adding that the County's strategy overconcentrates new housing and associated environmental impacts in urban infill areas. An individual representing the Eastside LEADS coalition testified in support of proposed programs and policies in the Housing Element to preserve affordable housing and rent-stabilized units. The individual testified that for the programs and policies to succeed, the County should prioritize building and preserving deeply affordable housing in the First and Second Supervisorial districts by expanding the applicability of the County's Inclusionary Housing Ordinance. The individual also testified that the County should prioritize public housing, affordable housing, and/or community land trusts on underutilized or public lands; expand eviction defense programs; codify a right to counsel for tenants facing eviction; and adopt a Tenant Opportunity to Purchase program. Another individual representing the Wellness Center Los Angeles and Eastside LEADS echoed these comments, adding that the County should expand the community land trust pilot program and efforts to build and preserve deeply affordable housing in East Los Angeles.

An individual representing the Southwest Regional Council of Carpenters testified that the Housing Element should include labor standards and/or a community wealth policy that would require family-supporting wages, benefits, skills training, and job access to community members for future housing construction projects enabled by the Housing Element, as well as responsible bidder standards for contractors. Another member of the union echoed these comments, citing studies that demonstrate the environmental and economic benefits of workforce development strategies, and the skilled and trained workforce requirements in the City of Hayward's General Plan and municipal code.

A representative of the Santa Clarita Organization for Planning and the Environment (SCOPE) testified in support of the County's exclusion of hazard areas for rezoning. Staff

provided the RPC with three comment letters from Abundant Housing LA/YIMBY Law/League of Women Voters of Los Angeles County, Henry Fung, and the Eastside LEADS Coalition/Public Counsel, which recommended changes to the Housing Element site inventory assumptions, rezoning methodology, and specific programs.

During the discussion, the RPC asked about how the County evaluates progress in meeting its RHNA for the current planning period. Staff responded that RHNA progress is measured in terms of the number of residential building permits issued. This information is submitted annually to HCD, and does not necessarily reflect all residential planning entitlements approved by DRP in a given year. Staff explained that while the County has only issued building permits for 26 percent of its RHNA for the 2014-2021 planning period, recently adopted ordinances will streamline housing approvals and help the County make further progress in meeting its RHNA for the 2021-2029 planning period.

The RPC asked about the process for incorporating further revisions requested by HCD and public stakeholders in the Draft Housing Element. Staff explained that further revisions requested by HCD would be incorporated prior to the Board of Supervisors hearing.

The RPC also observed that the RHNA strategies rely disproportionately on sites in the First and Second Supervisorial districts, and asked about the potential impact of pending State bills that increase the amount of housing permitted in single-family zones. Staff responded that even if more housing is allowed on sites that currently only allow one single-family home, such sites would not necessarily meet the requirements in State Housing Element law to demonstrate capacity for housing at all income levels, particularly for very low and lower income households.

September 1, 2021 Airport Land Use Commission Hearing

At the public hearing on September 1, 2021, the Airport Land Use Commission found that the Draft Housing Element Update, Draft Amendment to the General Plan Land Use Element and Draft Ordinance are consistent with the adopted Los Angeles County Airport Land Use Plan, General William J. Fox Airfield Land Use Compatibility Plan, and Brackett Field Airport Land Use Compatibility Plan. There were no speakers or comments from the Commission.

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2020-000606
PLAN AMENDMENT NO. RPPL2020004333
ADVANCE PLANNING CASE NO. RPPL2020001008
ENVIRONMENTAL ASSESSMENT NO. RPPL2020001009

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on the (1) County General Plan Housing Element 2021 – 2029 ("Housing Element"); (2) amendments to the County General Plan Land Use Element ("Land Use Element") and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code"), (Housing Element and related Land Use and Title 22 amendments, collectively referred to as "Housing Element Update"); and (3) Housing Element Update Final Programmatic Environmental Impact Report (PEIR) on September 1, 2021; and

WHEREAS, the Commission finds as follows:

1. The County Board of Supervisors adopted the County General Plan, pursuant to California Government Code ("Government Code") section 65300 on October 6, 2015;

2. The General Plan must contain a housing element that sets forth goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing for all income groups and persons with disabilities;

3. A housing element is required to be updated periodically to, among other things, evaluate the appropriateness of a jurisdiction's housing goals, objectives, and policies towards attainment of state housing goals and the effectiveness of the housing element in the community's housing goals and objectives attainment, pursuant to Government Code section 65588;

4. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029 is as follows: 25,648 units for extremely low/very low income households; 13,691 units for low income households; 14,180 units for moderate income households; and 36,533 units for above moderate income households for a total of 90,052 units;

5. The Department of Regional Planning ("Department") has prepared the Housing Element for the planning period 2021-2029, with concurrent amendments to the Land Use Element and Title 22 of the County Code, to

meet the requirements of the State Housing Element Law, Government Code sections 65580 – 65589.11 ("Housing Element Law");

6. The Housing Element identifies the following strategies to demonstrate the County's ability to accommodate its RHNA:
    a. Potential for the development of accessory dwelling units ("ADUs");
    b. Entitled residential projects;
    c. Anticipated number of units to be built in specific plan areas;
    d. County-owned sites in cities; and
    e. An inventory of land suitable for residential development ("Sites Inventory");

7. The Housing Element projects the development of 2,808 ADUs toward the moderate income RHNA and 1,192 ADUs toward the above moderate income RHNA during the planning period, as permitted by Government Code section 65583.1(a);

8. The Housing Element provides a list of residential projects that are entitled but not permitted as of July 1, 2021. Units in these projects account for the following: 111 extremely low/very low income RHNA; 551 low income RHNA; 26 moderate income RHNA; and 4,010 above moderate income RHNA;

9. The Housing Element anticipates the following number of units to be built in specific plan areas during the planning period:
    a. Newhall Ranch Specific Plan: 120 units for extremely low/very low income households; 150 units for low income households; 404 units for moderate income households; and 4,487 units for above moderate income households; and
    b. Marina del Rey Specific Plan: 36 units for extremely low/very low income households; 35 units for low income households; 149 units for moderate income households; and 600 units for above moderate income households;

10. The Housing Element includes the capacity or planned development on selected County-owned sites in cities, where the County is the authority to approve planning entitlements and issue building permits pursuant to the County's sovereign immunity, as established by Government Code sections 53090 and 53091. Units on these County-owned sites account for the following: 3,888 extremely low/very low income RHNA; 3,623 low income RHNA; 642 moderate income RHNA; and 157 above moderate income RHNA;

11. The Housing Element includes a Sites Inventory to identify sites that are at adequate densities and can be developed for housing within the planning period to accommodate the RHNA, pursuant to Government Code section 65583.2. The Sites Inventory account for the following: 5,205 extremely low/very low income RHNA; 5,084 low income RHNA; 1,413 moderate income RHNA; and 210 above moderate income RHNA;

12. The County determined that there is not sufficient capacity to accommodate the RHNA, and identified the following shortfall by income level: 16,288 units for extremely low/very low income households; 4,248 units for low income households; 8,738 units for moderate income households; and 25,877 units for above moderate income households;

13. The County is required to include a rezoning program in the Housing Element to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A);

14. The Housing Element includes a list of sites to be rezoned by 2024. The rezoned sites accommodate the following: 18,937 extremely low/very low income RHNA; 18,504 low income RHNA; 7,012 moderate income RHNA; and 12,371 above moderate income RHNA, with an overall surplus of 1,673 units;

15. The Housing Element includes nonvacant sites in the Sites Inventory and the rezoning program to accommodate the lower-income RHNA. The nonvacant sites identified in the Sites Inventory and the rezoning program accommodate 30,180 lower-income units, which is about 77 percent of the County's lower-income RHNA;

16. Since the County relies upon nonvacant sites to accommodate more than 50 percent of its lower-income RHNA, the County is required to make findings based on substantial evidence that the existing uses on the nonvacant sites do not constitute an impediment to additional residential development during the planning period, pursuant to Government Code section 65583.2(g)(2);

17. Based on factors such as the age and condition of existing buildings; existing site layout and other physical site conditions; land value and improvement value; proximity to other multifamily and mixed use developments; proximity to transit corridors, services, and amenities; and access to existing public water and sewer systems, and dry utilities, the Housing Element concludes that the nonvacant sites identified in the Site Inventory and the rezoning program are suitable for residential development, and that the existing uses on the nonvacant sites do not

constitute an impediment to additional residential development during the planning period;

18. Government Code section 65583 requires that a housing element include a program that sets forth a schedule of actions during the planning period that the local jurisdiction is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and other means;

19. The Housing Element includes a list of over 50 programs to increase the supply of housing, preserve existing housing stock and provide equal access to housing opportunities in short-, medium-, long-term, and ongoing programs. The Programs will be implemented by various County Departments, such as Consumer and Business Affairs, Development Authority, Public Works, and Regional Planning;

20. Government Code section 65583 further requires that a housing element include an analysis of population and employment trends, existing and projected housing needs for all income levels, and other housing analyses;

21. The Housing Element includes a housing needs assessment, conducted utilizing census data, State Department of Finance and Southern California Association of Governments (SCAG) housing and employment projections;

22. Government Code section 65583 requires that an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels;

23. The Housing Element includes an analysis of governmental and nongovernmental constraints to housing development in the unincorporated areas, by assessing our current entitlement processes, fees, environmentally sensitive areas, hazard constraints and other analyses required by Government Code section 65583;

24. Government Code section 65583 further requires that a housing element include an assessment of fair housing;

25. The Housing Element includes various analyses such as segregation, integration, disparities in access to opportunity, and disproportionate housing needs, and summarizes key issues to identify and prioritize contributing factors to fair housing issues, as required by Government Code section 65583;

26. Government Code section 65583 further requires a local jurisdiction to make a diligent effort to achieve public participation of all economic segments of the community in the development of a housing element;

27. The Housing Element describes various outreach efforts that the County conducted throughout the development of the Housing Element. These efforts include online surveys, virtual workshops, community group meetings, and issue-focused stakeholder meetings. The Housing Element also includes a summary of comments received, and describes how comments were incorporated into the Housing Element;

28. The Housing Element includes other analyses pursuant to Government Code section 65583, including but not limited to the following:
    a. An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
    b. The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;
    c. An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter;
    d. An analysis of opportunities for energy conservation with respect to residential development; and
    e. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use;

29. To ensure that sites selected to accommodate the County's RHNA are at adequate densities, the proposed General Plan amendments include the following changes in Table 6.2: Land Use Designations of the Land Use Element to:
    a. Establish a minimum allowable density for the H30, H50, CG and MU land use designations; and
    b. Establish that the allowable residential density specified by the General Plan CG land use designation also applies to the commercial land use designations in certain community-based plans, where such land use designations do not specify the allowable density for residential and mixed use development;

30. The proposed concurrent amendment to Title 22 (Planning and Zoning) of the County Code requires at least two-thirds of the floor area of a mixed-use development to be designated for residential use in the Mixed Use

Development Zone (MXD). The proposed ordinance amendment ensures that all sites selected to accommodate the County's extremely low/very low and low income RHNA under the proposed MXD zone in the Rezoning Program are in compliance with Government Code section 65583.2(h), which requires that such sites must be rezoned to require at least 50 percent of the floor area of a mixed-use development to be designated for residential use;

31. Government Code section 65583 requires that a local jurisdiction's housing element describe the means by which consistency will be achieved with other general plan elements and community goals;

32. The Housing Element is consistent with the purpose, intent, and provisions of the General Plan and does not recommend policies or programs that would create housing at the expense of goals and policies within the General Plan;

33. Upon adoption, the County will submit the Housing Element to the State Department of Housing and Community Development for review and certification;

34. The Housing Element must be certified to comply with the Housing Element Law;

35. The State prioritizes funding for State housing programs for local jurisdictions with certified housing elements;

36. In accordance with California Public Resources Code section 21080.3.1 and Government Code section 65352.3 the Department notified California Native American Tribes traditionally and culturally affiliated with the Project Area that have requested project notification, and invited them to request consultation regarding the Project;

37. Upon request, the Department formally consulted with two tribes, the Fernandeño Tataviam Band of Mission Indians (FTBMI) and San Manuel Band of Mission Indians (SMBMI);

38. Pursuant to County Code section 22.222.180, a public hearing notice was published in 13 local newspapers countywide, including the Spanish language newspaper *La Opinión*. The public hearing notice and materials were posted on the Department's website and promoted through social media;

39. A Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (PEIR) and Public Scoping Meeting was distributed on January 5, 2021. The NOP was available during the review period of 30 days, from January 5, 2021 to February 4, 2021;

40. The public scoping meeting was conducted virtually on January 23, 2021 to inform the public about the project and solicit oral and written comments as to the appropriate scope and content of the PEIR. The virtual meeting was conducted pursuant to the Governor's Executive Ordinance N-29-20 due to COVID-19;

41. A Notice of Completion and Availability of the Draft PEIR was filed with the State Clearinghouse on June 9, 2021. The formal public review period of 45 days for the Draft PEIR was from June 9, 2021 to July 26, 2021;

42. To facilitate public review, copies of the Notice of Availability of the Draft PEIR were mailed to 266 agencies and interested parties, emailed to 1,228 addresses, and published in 13 local newspapers countywide, including the Spanish language newspaper *La Opinión*;

43. A total of 29 comment letters were received during the review period for the Draft PEIR. The comments and responses were incorporated into the Final PEIR;

44. The Final PEIR was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Final PEIR concludes that the implementation of the Mitigation Measures would reduce most of the potentially significant impacts to less than a significant level. However, despite the mitigation measures the Project would have a significant and unavoidable impact in these areas: Air Quality, Historical Resources, Noise and Vibration and Transportation and Traffic. Notwithstanding, the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations.

45. The Commission instructed staff to include any revisions required by the State Department of Housing and Community Development in compliance with the State Housing Element Law.

REGIONAL PLANNING COMMISSION
PROJECT NO. PRJ2020-000606
RESOLUTION

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board holds a public hearing to consider the Housing Element, amendments to the Land Use Element and Title 22 (Planning and Zoning), and Housing Element Update Final PEIR;

2. That the Board certifies that the Final PEIR for the Housing Element Update has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County;

3. That the Board finds it has reviewed and considered the information contained in the Final PEIR prior to approving the project;

4. That the Board adopts the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation;

5. That the Board determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations;

6 That the Board adopts Plan Amendment No. RPPL2020004333, amending the General Plan with the updated Housing Element and Land Use Element, and determine that the Housing Element is compatible with and supports the goals and policies of the County General Plan; and

7. That the Board adopts Advanced Planning Project No. RPPL2020001008, amending Title 22 (Planning and Zoning) to ensure that the sites selected to accommodate the County's RHNA comply with the Housing Element Law.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 1, 2021.

Elida Luna

Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

REGIONAL PLANNING COMMISSION
PROJECT NO. PRJ2020-000606
RESOLUTION

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By_____
Elaine Lemke
Assistant County Counsel
Chief Legal Counsel, Department of Regional Planning
County of Los Angeles

FINDINGS AND ORDER OF THE COUNTY OF LOS ANGELES AIRPORT LAND USE COMMISSION

ALUC REVIEW OF HOUSING ELEMENT UPDATE AND AMENDMENT TO LAND USE ELEMENT OF THE GENERAL PLAN

COMMISSION HEARING DATE: September 1, 2021

SYNOPSIS

The County of Los Angeles Airport Land Use Commission (ALUC) conducted a consistency review of General Plan Housing Element Update and amendments to the Land Use Element ("Project") for the County of Los Angeles. ALUC review is necessary because a General Plan Amendment is a legislative action affecting property within the ALUC's planning boundaries, also known as the Airport Influence Areas (AIA) surrounding the 15 airports in Los Angeles County.

ALUC's consistency determination focuses on how the Project will impact the surrounding land uses of the 15 airports in Los Angeles County, and how it will relate to the policies contained in the Los Angeles County Airport Land Use Plan (ALUP), the General William J. Fox Airfield Land Use Compatibility Plan (Fox Airfield ALUCP), and the Brackett Field Airport Land Use Compatibility Plan (Brackett Field ALUCP).

PROCEEDINGS BEFORE THE AIRPORT LAND USE COMMISSION: Staff presented on the analysis regarding the Project for consistency with the three Airport Land Use Compatibility Plans. Staff recommended the ALUC find the Project consistent with the County ALUP, Fox ALUCP, and Brackett Field ALUCP. There was no public testimony. With no further discussion, ALUC closed the hearing and moved to find the Project consistent with the County ALUP, Fox Airfield ALCP, and Brackett Field ALUCP.

FINDINGS

1. The State Aeronautics Act Section 21670, et seq. of the California Public Utilities Code (PUC) requires every county in which there is an airport served by a scheduled airline to establish an Airport Land Use Commission.
2. Pursuant to Section 21670.2 of the PUC, the County of Los Angeles Regional Planning Commission has the responsibility for acting as the Airport Land Use Commission for Los Angeles County and thereby, coordinating the airport planning of public agencies within the County.
3. Pursuant to Section 21670(a)(1) of the PUC, the purpose of the State Aeronautics Act that establishes Airport Land Use Commissions is to provide for the orderly development of each public use airport and the area surrounding these airports and to prevent the creation of new noise and safety problems.
4. Pursuant to Section 21674 of the PUC, the powers and duties of an Airport Land Use Commission include: assisting local agencies in ensuring compatible land uses in the vicinity of new and existing airports; coordinating planning at the state, regional and local levels so as to provide for the orderly development of air transportation; preparing and adopting Airport Land Use Compatibility Plans; and reviewing plans of local agencies to determine whether such plans are consistent with the applicable Airport Land use Compatibility Plan.

5. In 1991, the ALUC adopted the ALUP that sets forth policies, purposes, maps with planning boundaries, and criteria for promoting compatibility between airports and the land uses that surround them.
6. The ALUP provides for the orderly development of the public use airports in the County and the area surrounding them. The ALUP contains policies and criteria, including a 65 dB Community Noise Equivalent Level (CNEL) contour, which minimize the public's exposure to excessive noise and safety hazards. This contour is the planning boundary, or AIA, for each airport.
7. Pursuant to Sections 21674(d), 21676(b), 21672(c), 21661.5, 21664.5(a), and 21664.5(b) of the PUC, the ALUC has the responsibility to review airport master plans, specific plans, general plan amendments, and zoning ordinances for consistency with the adopted airport land use compatibility plan before final action is taken by the local agency.
8. On December 1, 2004, the ALUC adopted the Fox Airfield ALUCP. The Fox Airfield ALUCP sets forth policies, a planning boundary, and intensity and density criteria for promoting compatibility between the airport and the surrounding land uses.
9. On December 9, 2015, the ALUC adopted the Brackett Field ALUCP. The Brackett Field ALUCP sets forth policies, a planning boundary, and intensity and density criteria for promoting compatibility between the airport and the surrounding land uses.
10. The Project is comprised of amendments to the Housing Element (update for the 2021-2029 planning period), and to the Land Use Legend in the Land Use Element to raise minimum residential densities for land use categories H30, H50, CG and MU. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County.
11. The Project covers all unincorporated areas of Los Angeles County, of which portions may be within the AIAs of Los Angeles International Airport, Palmdale Regional Airport, Agua Dulce Airport, General William J. Fox Airfield, and Brackett Field Airport. The area of potential impact by the Project is limited to Lennox.
12. The ALUP's Land Use Compatibility Table advises that new residential development should be avoided within 70 dB or greater CNEL contours per ALUP Policy G-1 and N-3, and the expansion of any existing residential development may be permitted provided that no net units are added within those contours.
13. The Project's amendment to the Land Use Legend in the Land Use Element may potentially affect redevelopment on two commercial corridors in Lennox; however, the Project's rezoning program specifically excludes all properties that are within the 65 dB CNEL noise contours within the AIA of an airport, and therefore, the Project will have no impact. Elsewhere in the unincorporated areas of Los Angeles County, the changes to the legend and the rezoning program will have no impact.
14. The Project does not authorize development within a Runway Protection Zone, or a land use that would generate electrical interference, direct a steady or flashing light, attract large concentrations of birds or emit smoke within the AIAs. The Project also does not propose changes to existing height limits for the zones. Therefore, the Project is consistent with ALUP Safety Policies.
15. The majority of the properties in the unincorporated areas of Los Angeles County within the Fox Airfield AIA are within Compatibility Zones D and E, with a small portion in Compatibility

Zone C, which do not have development restrictions. Therefore, the Project is consistent with Fox Airfield ALUCP.

16. All of the properties in the unincorporated areas of Los Angeles County within the Brackett Filed AIA are within Compatibility Zone E, which does not have development restrictions. Therefore, the Project is consistent with Brackett Field ALUCP.
17. The ALUC held a duly noticed public hearing and reviewed the Project on September 1, 2021, and found the Project to be consistent with the policies of the ALUP, Fox Airfield ALUCP, and Brackett Field ALUCP.

CONCLUSION:
Based on the foregoing, the ALUC concludes that the Project is consistent with the ALUP, the Fox Airfield ALUCP, and the Brackett Field ALUCP.

VOTE:

Concurring: Duarte-White, Louie, Modugno, Moon, and Shell

Dissenting: None

Abstaining: None

Absent: None

ACTION DATE: September 1, 2021

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 6, 2021

Amy Bodek, Director of Regional Planning
Department of Regional Planning
County of Los Angeles
320 W. Temple St, 13th Floor
Los Angeles, CA 90012

Dear Amy Bodek:

RE: Review of County of Los Angeles' 6th Cycle (2021-2029) Draft Housing Element Update

Thank you for submitting the County of Los Angeles' (County) draft housing element received for review on June 7, 2021, along with revisions received on July 27 and July 30, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 22, 2021 with Tina Fung, Connie Chung, Ayala Scott, and the County's consultant, Veronica Tam. In addition, HCD considered comments from Abundant Housing, YIMBY Law, and Josh Albrektson, pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the County must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations

that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the County must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The County can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the County must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; The Prohousing Incentive Program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and diligence Connie Chung, Assistant Administrator and the housing element team provided during the course of our review. We are committed to assist the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.Mehmood@hcd.ca.gov.

Sincerely,

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX
COUNTY OF LOS ANGELES

The following changes are necessary to bring the County's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

   Enforcement and Outreach Capacity: The element needs to include an analysis of data related to enforcing fair housing laws for trends and patterns. Enforcement data at minimum should include any past or current fair housing lawsuits, findings, settlements, judgements, and complaints. The analysis could also evaluate data and the results from any fair housing testing. The analysis should also describe compliance with existing fair housing laws and regulations and include information on outreach capacity.

   Integration and Segregation: The element includes limited local data on segregation and integration of race, familial status, and income, and no data on people with disabilities. The element needs to include complete local and regional data on integration and segregation for the unincorporated County and analyze it for both local and regional trends and patterns.

   Racial/Ethnic Areas of Concentration of Poverty (RECAP): The element includes some data on racially and ethnically areas of concentrated poverty and affluence (RECAA). The element should be revised to include more local and regional data on RECAPs and RECAA as well as analyze this data for trends and patterns.

   Access to Opportunity: The element includes some data on access to opportunities including education, economic, transportation, and environmental and no data or analysis on regional trends and patterns related to this topic. The element needs to

include local and regional data and an analysis of that data for trends and patterns related to access to opportunity.

Disproportionate Housing Needs including Displacement Risks: The element includes some local and regional data on cost burdened households, overcrowding and substandard housing issues but does not analyze this data. Additionally, the element includes no local or regional data on homelessness and displacement risks. The element should include complete local and regional data for the disproportionate housing needs people face in the unincorporated County and analyze that data for local and regional trends and patterns.

Local Data and Knowledge, and Other Relevant Factors: The element includes no additional local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the unincorporated County related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. The element also included a number of maps that demonstrate concentrations of fair housing issues throughout the unincorporated areas but does not describe or analyze these maps for trends and patterns. For example, the element included maps on pages 78-79 of the appendices displaying concentrations of households at risk of displacement; however, did not explain or analyze this data and connect it to programs or policies.

Contributing Factors: The contributing factors listed in the element is specific to the County as a whole including incorporated cities. The element needs to identify and prioritize contributing factors that are specific to the unincorporated County.

Goals, Priorities, Metrics, and Milestones: Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Actions must also:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Climate Action Plan, states that implementation will address racial inequity and better serve communities of color. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. Additional programs that could be revised and strengthened include but are not limited to programs 7, 8, 15, 17, 33, 38, 41, 42, and 46.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Housing Stock Conditions: The element identifies the age of the housing stock (p.106), units that are lacking adequate plumbing or kitchen facilities, and a discussion of code violations. However, it must explicitly quantify the number of units in need of rehabilitation and replacement. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The County has a regional housing need allocation (RHNA) of 90,052 housing units, of which 39,339 are for lower-income households. To address this need, the element relies on entitled projects, specific plans, accessory dwelling units (ADUs), county-owned sites, and nonvacant site. To demonstrate the adequacy of these sites and strategies to accommodate the County's RHNA, the element must include complete analyses:

   Progress in Meeting the RHNA: The element indicates 4,563 units have been entitled and that 662 units are affordable to lower-income households. For the County to count these units as progress towards RHNA, the element must demonstrate the likelihood that these projects will be constructed during the planning period. Specifically, the element should indicate the year each project was entitled and the expected construction date, or the likelihood of construction through conducting outreach to the owners/developers. Additionally, the element states that affordability was determined based on deed restrictions, and anticipated sales prices and rents. However, the element needs to specifically indicate which strategy was used for each project listed. For projects that contain lower-income units and affordability was determined based on rents and sale prices, the element should indicate the sale prices and rents for those projects.

   Specific Plans: The housing element relies upon specific plan areas to accommodate 6,045 units of the County's RHNA including for lower-income households (p.167-169). While the housing element indicates the specific plans' residential capacity and estimates the number of units by income group, it does not provide any analysis demonstrating their suitability for development in the planning period or potential affordability. Additionally, the element needs to clarify which, if any, specific plans are being used as projects as progress towards RHNA or as sites in the inventory. To utilize residential capacity in specific plans, the element must:

- Indicate if projects are approved or pending for the specific plan areas, describe the status of the project, including any necessary approvals or steps prior to development, and the affordability of the projects' units based on anticipated rents, sales prices or other mechanisms (e.g., financing, affordability restrictions) ensuring their affordability.
- If sites are available for development and do not have pending or approved projects, the element must among other requirements, list sites by parcel, size, general plan designation, zoning and include a calculation of the realistic capacity of each site.
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.).
- Describe any development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

<u>County-Owned Sites</u>: The element relies on County-owned sites to accommodate a portion of the RHNA. It also noted that most of these sites are located in the incorporated cities and they are nonvacant. The element must include the following for a complete analysis as well as a program that commits to developing on these sites.

- Indicate whether the sites have approved or pending projects or are suitable for development in the planning period.
- For nonvacant sites with no approved or pending project, an analysis of the extent that the existing use constitutes as an impediment or that the existing use will discontinue during the planning period.
- If no approved or pending project, the density, zoning, and conditions are appropriate to facilitate new development within the planning period and the County has a right to develop per sovereign immunity pursuant to Section 53090 and 53091 of the California Government Code and disregards the local zoning regulations for these projects.
- Indicate whether the County is both the permitting authority in terms of the approval of a project and issuing building permits.

<u>Realistic Capacity</u>: The element states that the County is assuming 80% of the maximum density on all sites including nonvacant and mixed-use sites (p.180). The element also states that the assumption is based on past multifamily developments built over the last three years. However, the analysis needs to specifically include a list of past developments that have been built at similar densities, affordability levels, and community plan areas or zones to relate it to the inventory. A complete analysis should also include a discussion of current trends and programs or policies to facilitate achieving 80% of the maximum density. Additionally, the element stated that an automatic 27.5% density bonus was applied to sites within Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley. The analysis needs to describe the thresholds for a project to qualify for a density bonus, the likelihood of developers taking advantage of the density bonus and circumstances where the density bonus will not be utilized. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses (e.g., mixed-use). This analysis should consider the likelihood of nonresidential,

performance standards, and development trends supporting residential. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning.

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The sites inventory identifies small sites to accommodate the County's lower-income RHNA including candidate sites as part of the shortfall. The element also states that contiguous lots are assumed to have potential for lot consolidation if the lots are under the same ownership (p.178). However, the element should also describe the County's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, specific examples of projects that were built for lower-income households on similarly sized sites, densities and affordability and relate those examples back to the sites inventory. A complete analysis should also include a discussion of current trends and the degree of reliance on small sites to accommodate the lower-income RHNA. Based on a complete analysis, the County should consider adding or revising programs to include incentives for facilitating lot consolidation development on small sites.

Suitability of Nonvacant Sites and Candidate Sites for Rezoning: The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (p.178-185). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element should list the actual values for each of the sites to better relate the overall analysis to the sites inventory. Additionally, the analysis should describe why and how the factors demonstrate that these sites are suitable for development.

For a complete analysis, the element can include descriptions of the different typologies or uses on nonvacant sites based on each community area, information on vacancies and the demand for the existing use, past and current development trends, examples of similar existing uses redeveloped into residential at similar densities and affordability as identified in the inventory, and policies and programs that facilitate residential development on nonvacant sites.

In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. If the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, as part of the resolution to adopt the housing element, the County must make findings based on substantial evidence that the use is likely to be discontinued pursuant to Government Code section 65583.2, subdivision (g)(2).

ADUs: The County is counting 500 ADUs per year for a total of 4,000 ADUs to accommodate its moderate and above moderate RHNA. The element shows that the County permitted an average of 371 ADUs per year between 2018-2020 (p.172).

Additionally, the County permitted 277 ADUs in the first half of 2021. However, the analysis and programs do not support the assumption that 4,000 ADUs will be permitted during the planning period. As a result, the element should be revised to reduce the number of ADUs assumed per year. Additionally, the County should consider additional incentives such as streamlined process for building permits, a strong education and marketing program for homeowners, financial incentives, or other zoning actions such as allowing more than one ADU (e.g., Junior ADU) that converts existing space, permitting duplexes to fourplexes in single family zones.

Sites with Zoning for a Variety of Housing Types:

- *Low Barrier Navigation Shelters:* The element stated that the County complies with Government Code sections 65660, 65664, 65666, and 65583 – Low Barrier Navigation Shelters (LBNC) – by allowing overnight safe parking and shelters as an accessory use. However, the element needs to specifically state whether the County allows LBNC as a use by right in all zones that allow mixed use and nonresidential zones that permit multifamily uses.

- *Parking Standards for Emergency Shelters:* The element stated that the County complies with Government Code sections 65660, 65664, 65666, and 65583 parking and quantification for homeless shelters, by allowing overnight safe parking. However, the element needs to demonstrate that parking requirements for emergency shelters do not require more parking than other residential or commercial uses within the same zone. Additionally, the element should state whether the need for emergency shelter capacity was based off the most recent point-in-time count, number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those who moved into permanent housing from emergency shelters.

  Based on the analysis, the County may need to add or revise program(s) to comply with requirements for emergency shelters and LBNC. For technical assistance please visit The Housing Planning Hub.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional

housing need in accordance with Section 65584. (Gov. Code, § 65583, subd. (a)(6).)

Fees and Exaction: The element includes a general description of the different fees required for a proposed housing development (p. 142). However, the element needs to analyze whether fees are a potential constraint to development. For example, it should include the proportion of fees to the overall cost to build a multifamily unit or development and a single-family home.

Local Processing and Permit Procedures: The element lists three types of discretionary reviews and the different types of permits generally required for housing developments (p.135). However, the element also needs to analyze the extent to which the discretionary reviews constrain housing supply and affordability. The element should describe and analyze approval findings for a conditional use permit (CUP) and discuss any guidance available to promote more certainty and clarity for applicants.

Constraints on Housing for Persons with Disabilities: The element noted that the County utilizes a local reasonable accommodation (RA) ordinance, and that the findings relate to the necessity and reasonableness of the request (p.154); however, the analysis must include a list of the required approval findings for RA requests. Additionally, the element states that group homes for adults and children of seven or more is subject to a CUP in almost all residential zones and zones that allow for residential (p.126-127). The element also states that a CUP is considered a Type III review requiring both a public hearing and approval from planning commission, ranging from 6-8 months in approval time, costs starting at $10,000 in permit fees, and requires "proper integration with the surrounding community" (p.135-139) This constitutes as a barrier to housing for persons with disabilities and as such must be addressed through a program.

Requests for Lower Density, Permit Times, and Efforts to Address Non-Governmental Constraints: The element must include analysis of land and construction costs for single family and multifamily housing, requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   Special Needs Households: The element must include an analysis of the existing needs and resources for each special needs group including farmworkers, extremely low-income households (ELI), people experiencing homelessness and large families. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability of shelter beds, # of large units, # of deed restricted units, etc.,), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

Extremely Low-Income Households: The element must quantify existing and projected extremely low-income (ELI) households and analyze their housing needs. The analysis of ELI households could consider tenure and rates of overcrowding and overpayment. Building Blocks: Housing Needs - Extremely Low Income Housing Needs (ca.gov)

Large Families and Female-Headed Households: While the element quantifies the number of large households and female-headed households living in the unincorporated County (p.92-93), the element must include an analysis of their existing needs, gaps in resources to meet those needs, and policies and programs to address unmet needs. Specifically, when analyzing existing needs and resources for large families, the element could analyze the proportion of large families that also experiencing overcrowding, cost burdened and discuss the availability of larger rental units (3+ beds) relative to the number of large households. Building Blocks: Large Families and Female-Headed Households (ca.gov)

Farmworkers: While the element quantifies the number of permanent farmworkers living in the unincorporated County (p.94), the element should quantify how many seasonal farmworkers live or work in the unincorporated County, a description of the different housing types available to meet their needs (e.g., single-room occupancy, migrant centers, employee housing, etc.,), and proposed resources and policies to address their needs. Building Blocks: Housing Needs - Farmworkers (ca.gov)

People Experiencing Homelessness: While the element discusses current zoning for emergency shelters and transitional and supportive housing as well as County financial and administrative resources (p. 194), the element needs to discuss whether current resources meet the needs of the unincorporated County's homeless populations and/or what other policies and programs are in place to address the needs gap. For a complete analysis, the element should include:

- A discussion of the existing and potential housing problems
- Description of existing resources such as how many shelter beds are available, discussion of shelters that specialize in specific populations (families, chronically homeless, female shelters, etc.,)
- Current resources and programs to meet their needs, an assessment of the gap in current resources, and identification of programs and policies that will help address the gap.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of*

regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the County's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials.

Specifically, the programs should be revised to include a more detailed timeline for implementation. The element states that implementation for a program would be completed "by 2024"; however, the element should be revised to include a month or quarter for the year that it will be completed, such as, "October 2024."

The element's programs need to provide more specificity on what the program will be doing, specific actions the County will take to implement the program, and what issues, goals, or policies it will be addressing. For example, Program 10: Comprehensive Residential Design and Development Standards states that adding objective design in the zoning code will promote livable and equitable communities. The element needs to clearly connect how updating the zoning code promotes livable and equitable community, a specific date, and how it accomplishes Policy 8.2 which focuses on sustaining the overall livability of neighborhoods.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
*(*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the County may need to add or revise programs to address a shortfall of sites, zoning available to encourage a variety of housing types and incentives to facilitate development. In addition, the element should be revised as follows:

<u>Programs 2, 7, 8, 16</u>: The element identifies a current shortfall of 67,243 units and that the rezoning will be completed through specific plan updates identified in programs 2, 7, and 8. However, the element must include a listing of potential sites to accommodate it shortfall. Program 16 should be revised to specifically commit to rezoning sites to accommodate the shortfall of sites to accommodate the County's

RHNA pursuant to Government Code section 65583.2, subdivisions (h) and (i). At a minimum the program must commit to the following:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low- and low-income housing need, if those sites:
    - Allow 100 percent residential use, and
    - Require residential use occupy 50 percent of the total floor area of a mixed-use project.
- Please refer to the sample program included in the Sites Inventory Guidebook on page 37 for more guidance: Housing Element Sites Inventory Guidebook (ca.gov)

Program 19 (ADU Construction): This program should be revised based on the outcomes of a complete analysis as noted in Finding A3. This program states the County will consider other tools and incentives for ADU construction such as outreach, technical and financial assistance. This program should include specific commitments for when and how they will develop and implement additional incentives for ADU construction.

County-Owned Sites: The element needs to include a specific commitment to developing on County-owned sites. Actions must include:

- Reporting units to Department of Finance as the County's housing stock, not the City where the site is located.
- Commitment to facilitate approvals, entitlements, and building permits
- Marketing sites including issuing annual RFPs, outreach with developers
- Developing and providing incentives

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

The housing element must contain program(s) to that assist in the development of housing for all income levels and special needs population including farmworkers, people with disabilities, and people experiencing homeless. The element should be revised to include a program, or add to existing programs, to addressing the housing needs for farmworkers. For technical assistance, please visit: Building Blocks: Program Requirements - Assist in the Development of Housing (ca.gov)

4. *Address and, where appropriate and legally possible, remove governmental and non-governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding A3 the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints.

6. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element must include a complete analysis of AFFH Based on the outcomes of that analysis, the element must add or modify programs.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

HCD understands the County did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the County has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The County must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. In addition, HCD reviewed third-party comments as part of this review. These comments will be provided to the County under a separate cover and should be considered as part of the revised element. HCD's future review will consider the extent to which the revised element documents were circulated and how the County solicited, considered, and addressed public comments in the element. The County's consideration of public comments must not be limited by HCD's findings in this review letter.

E. Coastal Zone Localities

Coastal localities shall document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided. (Gov. Code, § 65588, subd. (d).)

The element does not meet the statutory requirements. To determine whether the County's affordable housing stock in the coastal zone is being protected and provided as required by Government Code section 65588, the element must be revised to include the following:

1. The number of new housing units approved for construction within the coastal zone since January 1982.

2. The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles.

3. The number of existing residential dwelling units occupied by low- and moderate-income households either within the coastal zone or three miles of the coastal zone that have been authorized to be demolished or converted since January 1982.

4. The number of residential dwelling units for low- and moderate-income households that have been required for replacement.

EXECUTIVE OFFICE

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

PUBLIC NOTICE OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Celia Zavala, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

NOTICE OF PUBLIC HEARING CONCERNING
PROJECT NO. 2020-000606-(All Districts)
PLAN AMENDMENT NO. RPPL2020004333-(All Districts)
ADVANCED PLANNING NO. RPPL2020001008--(All Districts)
ENVIRONMENTAL ASSESSMENT NO. RPPL2020001009--(All Districts)

Notice is hereby given that the Board of Supervisors will conduct a public hearing on the matter referenced above on **Tuesday, October 19, 2021 at 9:30 a.m.**, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. **Please note that due to the COVID-19 pandemic, a virtual public hearing may be held. The Los Angeles County facilities may still be closed to the public at this time.** Please visit http://bos.lacounty.gov/Board-Meeting/Board-Agendas for details on how to listen to the virtual meeting and/or address the Board. Written comments may be submitted to the address above, attention: Public Hearing Section or e-mailed to PublicHearing@bos.lacounty.gov with the Project No. in the "Subject". Project status can be obtained online at: http://bos.lacounty.gov/Board-Meeting/Public-Hearings or you may also call (213) 974-1426.

Location: Unincorporated areas in Los Angeles County.

General Description of Proposal: To update the Housing Element of the County of Los Angeles General Plan for the 2021-2029 planning period pursuant to California Government Code section 65583, et seq. and amend the General Plan Land Use Element to add a minimum allowable residential density to certain land use designations, establish that the allowable residential density specified by the General Commercial land use designation in the General Plan will also apply to the commercial land use designations in certain community-based plans, where such land use designations do not currently specify the allowable residential density and to amend County Code Title 22 – Planning and Zoning to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD).

Contact the Department of Regional Planning, **Tina Fung at (213) 974-6417** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (office is closed Fridays) or tfung@planning.lacounty.gov directly for questions or additional information. Project materials, including the Final EIR, are or will be available online at https://planning.lacounty.gov/housing/rpc. **Si necesita más información en español, por favor llame al (213) 974-6427.**

If you need reasonable accommodations, such as assistive listening devices, agenda in Braille, interpreters, disability-related accommodations or other auxiliary aids, please contact the Executive Office of the Board at (213) 974-1411 or (213) 974-1707 (TTY), Monday through Friday from 8:00 a.m. to 5:00 p.m., at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Máquinas de traducción están disponibles o si necesita intérprete para las juntas del Condado de Los Angeles, por favor llame al (213) 974-1426, de lunes a viernes de 8:00 a.m. a 5:00 p.m., con tres días de anticipación.

CELIA ZAVALA
EXECUTIVE OFFICER OF THE
BOARD OF SUPERVISORS

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