

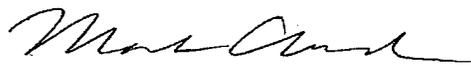
# REGIONAL PLANNING COMMISSION Transmittal Checklist

Hearing Date  
July 15, 2009

Agenda Item Number  
11

**Project Number:** R2007-01394-(3)  
**Case(s):** Conditional Use Permit No. 200800050  
**Contact Person:** Mi Kim [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) x46443

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPH Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NO. R2007-01394-(3)**

**CASE NO. RCUP 200800050-(3)  
 RENV 200900032-(3)**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	//
PUBLIC HEARING DATE	July 15, 2009

<b>APPLICANT</b> Montenido Lake Vista	<b>OWNER</b> Mr. Bruce Martin	<b>REPRESENTATIVE</b> Ms. Marny Randall
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**REQUEST**  
 Conditional use permit to authorize an adult residential facility for up to 12 persons in an A-1-1 zone (Light Agriculture – One Acre Minimum Required Area)

**LOCATION/ADDRESS**  
 28855 Lake Vista Drive, Agoura

<b>ACCESS</b> Lake Vista Drive	<b>ZONED DISTRICT</b> The Malibu
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<b>ASSESSORS PARCEL NUMBER</b> 4462-034-003	<b>COMMUNITY</b> Santa Monica Mountains North Area
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<b>SIZE</b> 40,946	<b>COMMUNITY STANDARDS DISTRICT</b> Santa Monica Mountains North Area CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Adult Residential Facility for 6 persons	A-1-1 (Light Agriculture - One Acre Minimum Required Area)
North	Vacant, Residential/Business	A-1-1 (Light Agriculture – One Acre Minimum Required Area)
East	Malibu Creek State Park, Single Family Residences	O-S (Open Space) A-1-5 (Light Agriculture – Five Acre Minimum Required Area)
South	Single Family Residences, Vacant Land	R-1-1 (Single Family Residence-One Acre Minimum Required Area)
West	Single Family Residences	R-R-1 (Resort and Recreation – One acre Minimum Required Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Monica Mountains North Area Plan	N1-Nonurban 1	1 Dwelling Unit Per Acre	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

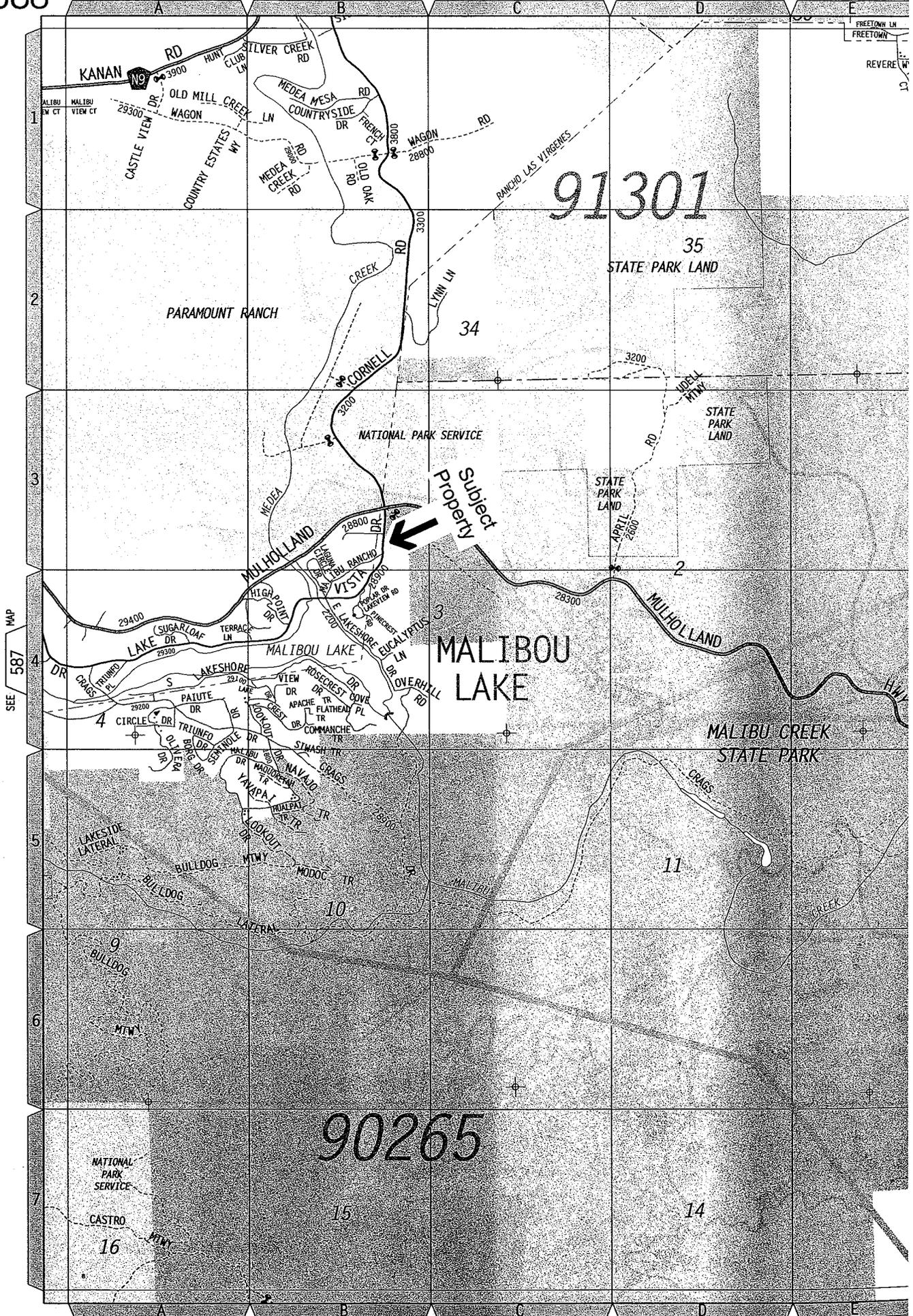
**PROJECT DESCRIPTION**  
 A conditional use permit is requested to authorize an adult residential facility for 12 persons in an A-1-1 zone (Light Agriculture- One Acre Minimum Required Area). The property is developed with a 6-bedroom single family residence with accessory structures, which are used as a by-right group home for 6 persons. The request is to increase the number of the group home residents from six to twelve. No new construction is proposed.

- KEY ISSUES**
- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.
  - Satisfaction of Section 22.44.113 of Title 22 of the Los Angeles County Code, Santa Monica Mountains North Area CSD requirements.
  - Satisfaction of Section 22.24.110 of Title 22 of the Los Angeles County Code, A-1 (Light Agriculture) zone Development Standards.
  - Consistency with the Santa Monica Mountains North Area Plan.

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>			
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING	
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>			
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)	

Map taken from:  
 "The Thomas Guide, 2008 Edition"  
 Copyright 2008 Rand McNally & Co.  
 Project No. R2007-01394-CS  
 Case No. RCU#20080050/RG#W20090032



**STAFF ANALYSIS**  
**July 15, 2009 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**PROJECT NUMBER R2007-01394-(3)**  
**CONDITIONAL USE PERMIT NO. 200800050**

**PROJECT DESCRIPTION**

Montenido Lake Vista, the applicant, requests a conditional use permit to expand the existing by-right adult residential facility (congregate health living facility) for six persons to 12 persons. The property is developed with a six-bedroom single family residence. No new construction is proposed as the new residents will be accommodated in the existing facility. The use of the existing residence for a six-person adult residential facility was approved in 2007 through an administrative plot plan review. The facility provides individual and group therapy, counseling, exercise, and other support services to women with eating disorders.

**ENTITLEMENT REQUIRED**

Conditional use permit for an adult residential facility with up to 12 persons in an A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone pursuant to Section 22.24.100 of the Los Angeles County Zoning Code (“Zoning Code”).

**DESCRIPTION OF SUBJECT PROPERTY**

Location: 28855 Lake Vista Drive, unincorporated community of Agoura Hills, within Malibu Zoned District.

Physical Features (topography, vegetation): The topography of the property is relatively level with a few 2-foot contours. Vegetation on the property consists of olive, eucalyptus, oak, and other trees in addition to landscaped areas.

Access: Access to the site is via Lake Vista Drive. The major intersection is Mulholland Hwy to the north of the property.

Services: Water service is provided by the Las Virgenes Municipal Water District. Sewage disposal is provided by an on-site septic system.

**EXISTING ZONING**

Subject Property: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)

Surrounding Properties:

North: A-1-1

East: O-S (Open Space), A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area)

South: R-1-1 (Single Family Residence – One Acre Minimum Required Lot Area)  
West: R-R-1 (Resort and Recreation – One Acre Minimum Required Lot Area)

### EXISTING LAND USES

Subject Property: Adult residential facility for 6 or fewer persons

Surrounding Properties:

North: Vacant, retail

East: Malibu Creek State Park, single family residences

South: Single family residences, vacant land

West: Single family residences

### PREVIOUS CASES/ZONING HISTORY

- Conditional Use Permit No. 92016 to construct a single family residence in a C-3 (Unlimited Commercial) Zone was approved on May 20, 1992.
- Plot Plan 200700873 to convert the existing single family residence to an adult residential facility for up to six persons was approved on June 19, 2007.

### SANTA MONICA MOUNTAINS NORTH AREA PLAN CONSISTENCY

Land Use Policy Map

The land use policy category of the property is N1 (Rural Residential 1), which allows for a density of one dwelling unit per acre. The property is 43,560 gross square feet and is developed with one dwelling unit. The property is slightly less than the one acre required minimum lot area, but this property was subdivided and developed prior to the adoption of the Santa Monica Mountains North Area Plan ("Plan") in 2000, which required the current minimum lot area. The zoning on the property also changed from C-3 to A-1-1 when the Plan was adopted.

The existing land use and the proposed expansion are consistent with the Plan's N1 land use policy, which states, "*Rural Residential* land use category is intended to provide for low density single family detached housing." The property is developed with a single family residence used as an adult residential facility. No new dwelling unit is proposed as the increase in residents will be accommodated within the existing single family residential structure. In addition, the proposed use is comparable to other appropriate uses identified by the Plan, for example, retreats, monasteries, private campgrounds, bed-and breakfast lodging, low-intensity conference centers, and public and private schools. It is Staff's opinion that the proposed project is comparable to a private school or bed-and breakfast lodging and thus compatible with this land use policy category.

### SITE PLAN DESCRIPTION

The subject property is approximately 43,560 gross square feet. The site plan depicts a two-story residential structure connected by a breezeway to the garage with a guest house above. The building footprint of the main house is 3,650 square

feet; the garage is 1,035 feet. The rear yard is developed with a pool and patio. The site plan depicts 14 parking spaces, eight compact and six standard spaces, plus a two-car garage.

The site plan shows lot coverage, excluding the pool, deck, patio and driveway, to be 10.7 percent.

The main house is depicted as having 3 bedrooms and 3 bathrooms. The guest house also has 3 bedrooms and 3 bathrooms for a total six bedrooms and bathrooms.

### **COMPLIANCE WITH APPLICABLE ZONING STANDARDS**

#### Santa Monica Mountains North Area Community Standards District Development Standards

The CSD requires projects to comply with base zone development standards. The subject property is zoned A-1-1 and is subject to the following development standards as specified in the Los Angeles County Code Section 22.24.110.

#### A-1-1 Zone Development Standards

The main house and the guest house meet the following development standards:

- 20 feet minimum lot width
- 20 feet front yard set back
- 5 feet side yard setback
- 15 feet rear yard setback

#### Vehicle Parking Space

County Code Section 22.52.1120 specifies parking standards for an adult residential facility: one parking space for each staff member on the largest shift and one for each vehicle used directly in conducting such use.

The applicant has indicated the facility will employ up to 16 employees for three shifts with seven employees per shift. The property is currently developed with 10 parking spaces. The proposed site plan depicts 14 parking spaces, in addition to a two-car garage for a total of 16 parking spaces. Staff believes that the additional parking spaces are appropriate because in addition to the employees, parking need is generated by visitors and other support personnel.

### **BURDEN OF PROOF/FINDINGS**

#### Conditional Use Permit Burden of Proof

The applicant is required to substantiate to the satisfaction of the Regional Planning Commission the facts as provided in Los Angeles County Code Section 22.56.040. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has met the Burden of Proof.

### **ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration was prepared for this project in accordance with the State and County CEQA guidelines. The Negative Declaration concludes that the project will not have a significant effect on the environment. This determination is based on an Initial Study that was prepared for this project. The Initial Study was circulated to the Los Angeles County Fire Department, Los Angeles County Department of Public Works, Los Angeles County Department of Public Health, and Santa Monica Mountains Conservancy.

### **COUNTY AGENCY COMMENTS AND RECOMMENDATIONS**

#### Department of Public Works

In a letter dated February 26, 2009, the Department of Public Works recommends approval of the proposed project. Any work within the public right-of-way will require a permit from Public Works.

#### Fire Department

In a letter dated January 29, 2009, the Fire Department cleared the project for a public hearing. Fire flow and access are adequate.

#### Department of Public Health

In a letter dated February 17, 2009, the Land Use Program of the Department of Public Health indicated that the existing onsite water treatment facility is adequate for the proposed use.

### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

No comments received.

### **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

### **PUBLIC COMMENTS**

No comments have been received to date.

### **STAFF EVALUATION**

The project proposal is to expand the number of residents from six to 12 at the existing adult residential facility (congregate living health facility), which was established in 2007. The expansion from six to twelve requires a conditional use permit. The project is not proposing new construction or expansion of existing developmental footprint. If approved, the additional residents will be accommodated in the existing facility. The property has the facility and infrastructure to support the increase. The existing residence is a six bedroom residence; the site is served by the Las Virgenes Municipal Water District; and the on-site waste water treatment

system has been deemed adequate by the Los Angeles County Department of Public Health.

In addition, since the property is located in the Santa Mountain Mountains within an area designated as Very High Fire Hazard Severity Zone, an Initial Study was prepared in accordance with CEQA reporting requirements. Based on the Initial Study, it has been determined that the proposed project will not have a significant effect on the environment and a Negative Declaration was prepared. To mitigate the fire hazard, a condition has been added prohibiting outdoor smoking.

It is staff's opinion that the proposed use is consistent with the Santa Monica Mountains North Area Plan land use policy, Santa Monica Mountains CSD, and zoning and development requirements for such a use in the A-1-1 zone.

#### **FEES/DEPOSITS**

If approved as recommended by staff, the following fee will apply:

##### California Department of Fish and Game:

Processing fee of \$2,068.00 associated with the filing and posting of a Notice of Determination for a Negative Declaration with the Los Angeles County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

##### Department of Regional Planning, Zoning Enforcement:

Cost recovery deposit of \$750 to cover the cost of five recommended Zoning Enforcement inspections. Additional funds would be required if violations are found on the subject property.

#### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

If the Regional Planning Commission finds the request satisfies the conditional use permit burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit No. 200700104-(3) subject to the attached conditions.

**SUGGESTED APPROVAL MOTION**

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT NO. 200800050.

"I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVES CONDITIONAL USE PERMIT NO. 200800050 WITH THE ATTACHED FINDINGS AND CONDITIONS."

Prepared by Mi Kim, Principal Regional Planning Assistant  
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:

Factual

Vicinity Map

Draft Findings

Draft Conditions of Approval and Other Department Conditions and Comments

California Coastal Commission letter

Conditional Use Permit Burden of Proof

Site Plan, Floor Plan and Elevations

Land Use Map

GIS Map

Site Photos

MC:MKK 6/29/09

**STAFF ANALYSIS**  
**July 15, 2009 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**PROJECT NUMBER R2007-01394-(3)**  
**CONDITIONAL USE PERMIT NO. 200800050**

**PROJECT DESCRIPTION**

Montenido Lake Vista, the applicant, requests a conditional use permit to expand the existing by-right adult residential facility (congregate health living facility) for six persons to 12 persons. The property is developed with a six-bedroom single family residence. No new construction is proposed as the new residents will be accommodated in the existing facility. The use of the existing residence for a six-person adult residential facility was approved in 2007 through an administrative plot plan review. The facility provides individual and group therapy, counseling, exercise, and other support services to women with eating disorders.

**ENTITLEMENT REQUIRED**

Conditional use permit for an adult residential facility with up to 12 persons in an A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone pursuant to Section 22.24.100 of the Los Angeles County Zoning Code (“Zoning Code”).

**DESCRIPTION OF SUBJECT PROPERTY**

Location: 28855 Lake Vista Drive, unincorporated community of Agoura Hills, within Malibu Zoned District.

Physical Features (topography, vegetation): The topography of the property is relatively level with a few 2-foot contours. Vegetation on the property consists of olive, eucalyptus, oak, and other trees in addition to landscaped areas.

Access: Access to the site is via Lake Vista Drive. The major intersection is Mulholland Hwy to the north of the property.

Services: Water service is provided by the Las Virgenes Municipal Water District. Sewage disposal is provided by an on-site septic system.

**EXISTING ZONING**

Subject Property: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)

Surrounding Properties:

North: A-1-1

East: O-S (Open Space), A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area)

South: R-1-1 (Single Family Residence – One Acre Minimum Required Lot Area)  
West: R-R-1 (Resort and Recreation – One Acre Minimum Required Lot Area)

### EXISTING LAND USES

Subject Property: Adult residential facility for 6 or fewer persons

#### Surrounding Properties:

North: Vacant, retail

East: Malibu Creek State Park, single family residences

South: Single family residences, vacant land

West: Single family residences

### PREVIOUS CASES/ZONING HISTORY

- Conditional Use Permit No. 92016 to construct a single family residence in a C-3 (Unlimited Commercial) Zone was approved on May 20, 1992.
- Plot Plan 200700873 to convert the existing single family residence to an adult residential facility for up to six persons was approved on June 19, 2007.

### SANTA MONICA MOUNTAINS NORTH AREA PLAN CONSISTENCY

#### Land Use Policy Map

The land use policy category of the property is N1 (Rural Residential 1), which allows for a density of one dwelling unit per acre. The property is 43,560 gross square feet and is developed with one dwelling unit. The property is slightly less than the one acre required minimum lot area, but this property was subdivided and developed prior to the adoption of the Santa Monica Mountains North Area Plan ("Plan") in 2000, which required the current minimum lot area. The zoning on the property also changed from C-3 to A-1-1 when the Plan was adopted.

The existing land use and the proposed expansion are consistent with the Plan's N1 land use policy, which states, "*Rural Residential* land use category is intended to provide for low density single family detached housing." The property is developed with a single family residence used as an adult residential facility. No new dwelling unit is proposed as the increase in residents will be accommodated within the existing single family residential structure. In addition, the proposed use is comparable to other appropriate uses identified by the Plan, for example, retreats, monasteries, private campgrounds, bed-and breakfast lodging, low-intensity conference centers, and public and private schools. It is Staff's opinion that the proposed project is comparable to a private school or bed-and breakfast lodging and thus compatible with this land use policy category.

### SITE PLAN DESCRIPTION

The subject property is approximately 43,560 gross square feet. The site plan depicts a two-story residential structure connected by a breezeway to the garage with a guest house above. The building footprint of the main house is 3,650 square

feet; the garage is 1,035 feet. The rear yard is developed with a pool and patio. The site plan depicts 14 parking spaces, eight compact and six standard spaces, plus a two-car garage.

The site plan shows lot coverage, excluding the pool, deck, patio and driveway, to be 10.7 percent.

The main house is depicted as having 3 bedrooms and 3 bathrooms. The guest house also has 3 bedrooms and 3 bathrooms for a total six bedrooms and bathrooms.

### **COMPLIANCE WITH APPLICABLE ZONING STANDARDS**

#### Santa Monica Mountains North Area Community Standards District Development Standards

The CSD requires projects to comply with base zone development standards. The subject property is zoned A-1-1 and is subject to the following development standards as specified in the Los Angeles County Code Section 22.24.110.

#### A-1-1 Zone Development Standards

The main house and the guest house meet the following development standards:

- 20 feet minimum lot width
- 20 feet front yard set back
- 5 feet side yard setback
- 15 feet rear yard setback

#### Vehicle Parking Space

County Code Section 22.52.1120 specifies parking standards for an adult residential facility: one parking space for each staff member on the largest shift and one for each vehicle used directly in conducting such use.

The applicant has indicated the facility will employ up to 16 employees for three shifts with seven employees per shift. The property is currently developed with 10 parking spaces. The proposed site plan depicts 14 parking spaces, in addition to a two-car garage for a total of 16 parking spaces. Staff believes that the additional parking spaces are appropriate because in addition to the employees, parking need is generated by visitors and other support personnel.

### **BURDEN OF PROOF/FINDINGS**

#### Conditional Use Permit Burden of Proof

The applicant is required to substantiate to the satisfaction of the Regional Planning Commission the facts as provided in Los Angeles County Code Section 22.56.040. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has met the Burden of Proof.

### **ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration was prepared for this project in accordance with the State and County CEQA guidelines. The Negative Declaration concludes that the project will not have a significant effect on the environment. This determination is based on an Initial Study that was prepared for this project. The Initial Study was circulated to the Los Angeles County Fire Department, Los Angeles County Department of Public Works, Los Angeles County Department of Public Health, and Santa Monica Mountains Conservancy.

### **COUNTY AGENCY COMMENTS AND RECOMMENDATIONS**

#### Department of Public Works

In a letter dated February 26, 2009, the Department of Public Works recommends approval of the proposed project. Any work within the public right-of-way will require a permit from Public Works.

#### Fire Department

In a letter dated January 29, 2009, the Fire Department cleared the project for a public hearing. Fire flow and access are adequate.

#### Department of Public Health

In a letter dated February 17, 2009, the Land Use Program of the Department of Public Health indicated that the existing onsite water treatment facility is adequate for the proposed use.

### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

No comments received.

### **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

### **PUBLIC COMMENTS**

No comments have been received to date.

### **STAFF EVALUATION**

The project proposal is to expand the number of residents from six to 12 at the existing adult residential facility (congregate living health facility), which was established in 2007. The expansion from six to twelve requires a conditional use permit. The project is not proposing new construction or expansion of existing developmental footprint. If approved, the additional residents will be accommodated in the existing facility. The property has the facility and infrastructure to support the increase. The existing residence is a six bedroom residence; the site is served by the Las Virgenes Municipal Water District; and the on-site waste water treatment

system has been deemed adequate by the Los Angeles County Department of Public Health.

In addition, since the property is located in the Santa Mountain Mountains within an area designated as Very High Fire Hazard Severity Zone, an Initial Study was prepared in accordance with CEQA reporting requirements. Based on the Initial Study, it has been determined that the proposed project will not have a significant effect on the environment and a Negative Declaration was prepared. To mitigate the fire hazard, a condition has been added prohibiting outdoor smoking.

It is staff's opinion that the proposed use is consistent with the Santa Monica Mountains North Area Plan land use policy, Santa Monica Mountains CSD, and zoning and development requirements for such a use in the A-1-1 zone.

#### **FEES/DEPOSITS**

If approved as recommended by staff, the following fee will apply:

##### California Department of Fish and Game:

Processing fee of \$2,068.00 associated with the filing and posting of a Notice of Determination for a Negative Declaration with the Los Angeles County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

##### Department of Regional Planning, Zoning Enforcement:

Cost recovery deposit of \$750 to cover the cost of five recommended Zoning Enforcement inspections. Additional funds would be required if violations are found on the subject property.

#### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

If the Regional Planning Commission finds the request satisfies the conditional use permit burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit No. 200700104-(3) subject to the attached conditions.

**SUGGESTED APPROVAL MOTION**

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT NO. 200800050.

"I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVES CONDITIONAL USE PERMIT NO. 200800050 WITH THE ATTACHED FINDINGS AND CONDITIONS."

Prepared by Mi Kim, Principal Regional Planning Assistant  
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:

Factual

Vicinity Map

Draft Findings

Draft Conditions of Approval and Other Department Conditions and Comments

California Coastal Commission letter

Conditional Use Permit Burden of Proof

Site Plan, Floor Plan and Elevations

Land Use Map

GIS Map

Site Photos

MC:MKK 6/29/09

# FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NO. R2007-01394-(3)  
CONDITIONAL USE PERMIT NO. 200800050

HEARING DATE: July 15, 2009

## SYNOPSIS:

Montenido Lake Vista, the applicant, requests a conditional use permit to expand the existing by-right adult residential facility (congregate health living facility) from six persons to 12 persons. The property is located at 28855 Lake Vista Drive, in the unincorporated area of Agoura Hills. The property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is developed with a six-bedroom single family residence. No new construction is proposed as the new residents will be accommodated in the existing facility. The use of the existing residence for a six-person adult residential facility was approved in 2007 through an administrative plot plan review. The facility provides individual and group therapy, counseling, exercise, and other support services to women with eating disorders.

Water service to the subject property is provided by the Las Virgenes Municipal Water District. Sewage disposal is provided by an on-site septic system, which the Los Angeles County Department of Public Health has deemed adequate for the proposed increase.

An Initial Study was prepared in accordance with the CEQA reporting requirements. Based on the Initial Study, a Negative Declaration finding that the project will not have a significant effect on the environment has been prepared.

## PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

### Findings

1. The applicant requests authorization to expand the existing six person by-right adult residential facility (congregate health living facility) by increasing the number of residents to 12 persons.
2. The said project is located at 28855 Lake Vista Drive, Agoura Hills (APN 4462-034-003) within the Malibu Zoned District.
3. The subject property is zoned A-1-1 (Light Agriculture – One Acre Minimum Required Lot Area). Zoning is consistent with surrounding zoning consisting of,

North: A-1-1  
East: O-S (Open Space)  
South: R-1-1 (Single Family Residence – One Acre Minimum Required Lot Area)  
West: R-R-1 (Resort and Recreation – One Acre Minimum Required Lot Area)

4. The existing land use on the subject property is a by-right adult residential facility. The use is compatible with surrounding land uses consisting of,

North: Vacant land, retail  
East: Malibu Creek State Park, single family residences  
South: Single family residences, vacant land  
West: Single family residences

5. Project density is established by the Santa Monica Mountain's North Area Plan. The subject property's land use policy category is N1 (Rural Residential 1), which allows for a density of one dwelling unit per acre. The property is 43,560 gross square feet and is developed with one dwelling unit. The project is consistent with the density requirement even though the property is slightly less than the current one acre required minimum lot area because this property was subdivided and developed prior to the adoption of the Santa Monica Mountains North Area Plan ("Plan") in 2000 requiring one acre minimum lot area.
6. The N1 land use designation identifies land suitable for retreats, monasteries, private campgrounds, bed-and breakfast lodging, low-intensity conference centers, and public and private schools. The subject property is an adult residential facility comparable to these specified uses and is consistent with the Plan's land use policy.
7. The existing development complies with A-1-1 zoning development standards including minimum lot width; and front, rear, and side yard setbacks. The site plan depicts a two-story residential structure connected by a breezeway to the garage with a guest house above. The building footprint of the main house is 3,650 square feet; the garage is 1,035 feet. The rear yard is developed with a pool, concrete deck, and courtyard.
8. County Code Section 22.52.1120 requires parking for an adult residential facility to be one parking space for each staff member on the largest shift plus one for each vehicle used by the facility. Minimum required parking is seven spaces per the number of employees on the largest shift plus one additional space for each vehicle (buses, vans or others) operated by the applicant. The site plan depicts 14 parking spaces in addition to a two-car garage, for a total of 16 parking spaces to accommodate employees, facility vehicles, and visitors.
9. A Negative Declaration was prepared for this project in accordance with the State and County CEQA guidelines, The Negative Declaration concludes that the project will not have a significant effect on the environment. This determination is based on an initial Study that was prepared for this project. The Initial Study was

circulated to the Los Angeles County Fire Department, Los Angeles County Department of Public Works, Los Angeles County Department of Public Health, and Santa Monica Mountains Conservancy.

10. The subject property is located in the Santa Monica Mountains North Area Plan Community Standards District and complies with the development standards for uses in the agricultural zones.
11. The single family residence on the subject property was established in 1992 by Conditional Use Permit No. 92016. The use of the residence for a six-person adult residential facility was approved in 2007 by Plot Plan No. 200700873.
12. Los Angeles County Department of Public Works recommended approval of the project in a letter dated February 26, 2009,
13. Los Angeles County Fire Department noted that fire flow and access are adequate in a letter dated January 29, 2009.
14. Los Angeles County Department of Public Health issued a conditional approval of the project in a letter dated February 17, 2009.
15. The subject property is located in a Very High Fire Hazard Severity Zone and outdoor smoking by a resident, employee, or visitor that would increase the fire hazard is prohibited.
16. Potential increase in traffic may be mitigated by limiting access to the subject property by visitors (non-medical or support personnel) to once a week.
17. An emergency evacuation plan is required to be prepared for review and approval by the California Community Care Licensing Division of the California Department of Health Services for compliance with licensing requirements.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
19. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012.
20. The following fees will apply: cost recovery deposit of \$750 to cover the costs of five recommended zoning enforcement inspections (additional funds would be required if violations are found on the property).

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- B. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit No. 200800050 with findings and conditions is **APPROVED**.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:MKK  
6/30/2009

This grant authorizes the expansion of the existing adult residential facility (congregate health living facility) from six persons to 12 persons subject to the following conditions of approval.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition 2, and condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval by the County. A single one-year time extension may be requested in writing and with payment of the applicable fee.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant will terminate on July 15, 2019.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least three (3) months prior to the expiration of this permit, whether or not any modification of the use is requested at that time unless an extension is granted pursuant to conditions 8a.
  - a. Upon written application of the permittee made no less than six (6) months prior to the termination date above, the term of this grant may be **extended** by the Director for a period not to exceed **five (5) years**, as provided herein. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, (2) that the use is not or has not been in compliance with all applicable laws and regulations, or (3) that the Director has received more than three complaints in any twelve month period from the community during the grant period. If any of the foregoing findings are made by the Director, the extension shall be denied and the grant shall terminate and a new Conditional Use Permit will be required. If the permittee intends to continue operations after this date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of the extension period, whether or not any modification of the use is requested at that time.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$750. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five inspections, one inspection every two years for the term of this grant. If the grant is extended another five years by the Director, the applicant shall deposit an additional \$300 (or current recovery fee) to cover the cost of two more inspections, one inspection every two years.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Within 30 days of approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. The property shall be developed and maintained in substantial conformance with the approved plan. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director of Planning. All revised plot plans must be accompanied by the written authorization of the property owner.
16. This grant allows for the operation and maintenance of the adult residential facility for up to 12 persons subject to the following additional conditions:
  - a. The permittee will comply with all staffing, rules, regulations, and facility requirements established and regulated by the State of California Department of Health Services;
  - b. The permittee shall maintain a minimum of 10 on-site automobile parking spaces, one of which one is to be a van accessible handicap parking space;
  - c. The permittee shall comply with all conditions of the Los Angeles County Department of Public Works letter dated February 26, 2009, or as otherwise required by the said Department;
  - d. The permittee shall comply with all conditions of the Los Angeles County Fire Department letter dated January 29, 2009, or as required by the said Department;
  - e. The permittee shall comply with all conditions of the Los Angeles County Department of Public Health letter dated February 17, 2009, or as required by the said Department;
  - f. The permittee shall restrict visitation by non-medical or support staff to once a week;
  - g. The permittee shall not permit resident, employee, or visitor of the subject property to smoke outdoors;

- h. The permittee shall not install signage, lighting, or outdoor noise generators;
- i. The permittee shall provide emergency contact phone numbers, gate controller, or similar device to expedite entry by emergency service providers; and
- j. The permittee shall maintain a brush clearance or fuel modification area as recommended by the Fire Department.

**ATTACHMENTS:**

Department of Public Works, letter dated February 26, 2009

Department of Public Health, letter dated January 29, 2009

Fire Department, letter dated February 17, 2009

MC: MKK  
6/30/2009



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

MAR - 3 2009

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

February 26, 2009

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

FROM: Steve Burger *MLS*  
*for* Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENTS**  
**PROJECT NO. R2007-01394**  
**CUP NO. CUPT 200800050**  
**28855 LAKE VISTA DRIVE**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval for this CUP.

We reviewed the site plan for the subject CUP. The permit application is to increase capacity from 6 to 12 people for the existing residential care facility. Clients are not allowed to have vehicles during their stay at the facility. The site is located at 28855 Lake Vista Drive, unincorporated Malibu Lake area.

There are no additional right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicants will be required to obtain a permit from Public Works' Construction Division, Permit Section. This permit will allow the Permit Section to perform a site visit and review the specific locations of above-ground facilities within public right of way.

If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4921.





**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040-3027

**DATE:** January 29, 2009

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2007-01394

**LOCATION:** 28855 Lake Vista Drive, Agoura

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. \_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify \_\_ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Location:** The Fire Flow performed by Las Virgenes Municipal Water District on 12-28-08 is adequate.
- Access:** Access as depicted on the Site Plan in our office dated 01-27-09 is adequate for this project.
- Special Requirements:** \_\_\_\_\_

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI** 

**Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783**



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**Land Use Program**  
Patrick Nejadian, REHS  
Chief Environmental Health Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5380 • FAX (626) 813-3018



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
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**Zev Yaroslavsky**  
Third District

**Don Knabe**  
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**Michael D. Antonovich**  
Fifth District

February 17, 2009

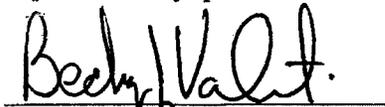
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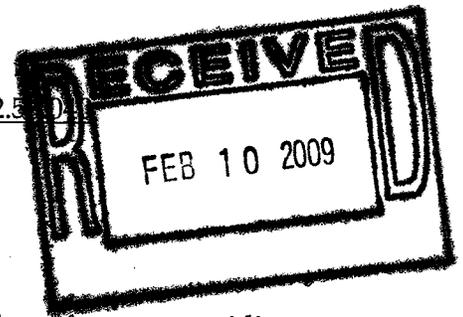
Phillip Estes, AICP  
Los Angeles County  
Department of Regional Planning  
Zoning Permits II Section  
320 West Temple Street  
Los Angeles, CA 90012

**RE: Project No. R2007-01394/ CUP 200800050**  
**Location: 28855 Lake Vista Dr., Agoura**

The requested documents have been received and reviewed. The existing onsite wastewater treatment system (OWTS) and the approved plans for an additional OWTS will be adequate for the proposed use. Therefore, the County of Los Angeles Department of Public Health, Environmental Health issues a Conditional Approval for this project.

If you have any questions or need additional information, please contact me at (626) 430-5380.

  
Becky Valenti, E.H.S. IV  
Land Use Program



A.

1. The requested use will not affect the health, peace, comfort or welfare of persons residing working in the surrounding area for the following reasons: The proposed application is for an increase in the number of clients from six persons to twelve persons in a residential zone which allows for such a facility for up to six persons under the Code in this Zone. The increase in the number of clients will only increase the number of round trip vehicular trips to the site by 3 trips per day on weekdays, except for one Friday per month, and will only increase the number of vehicular trips by 7 trips on Saturdays, when the number of staff member vehicular trips is much lower than during the weekdays (3 staff), and by 1 trip on Sundays.

This residence was originally permitted as a 5-6 bedroom residence. A 5-6 bedroom residence could accommodate two adults, and 5, or more, children. Two adults and five children and the household help required for a family of that size would generate a large number of vehicular trips: to work, school, after school activities, grocery shopping, other household and clothing shopping, the arrival and departure of household help, tutors, baby sitters, guests, and the family members' vehicular trips for individual and group activities on week-ends, birthday parties, etc.: The number of vehicular trips per day generated by a family of 7 could easily exceed that which is proposed for this facility. There is also street parking, sufficient to accommodate 5 – 6 cars, fronting the property since this section of Lake Vista Drive is constructed to a commercial width, and includes a parking lane on the same side of the street as the subject property.

The activities at the facility are those activities associated with residential use: outdoor exercise one to two hours a day, indoor activities, off-site trips, and visitors on week-ends. The clients at the facility do not have private vehicles during their stay. The outdoor activities will take place in the rear yard of the residence on a one acre lot.

Therefore, since the clients are not allowed to have their own cars, the number of staff members and vehicular trips are limited, and the outdoor activities are restricted to those that would be associated with residential use, this increase in the number of clients at this facility will not affect the health, peace, comfort or welfare of persons residing working in the surrounding area;

2. The requested use will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site in that:

The size of the subject property is app. 1 acre. There is existing landscape screening on the perimeter of the property, and outdoor activities will be confined to the rear of the residence.

The property to the north is owned by the same owners as the facility, and is vacant. The parcel north of that is used as a plumbing equipment storage area and there is no habitable structure on that property, nor is there any full time commercial activity on that site. The property directly south of the subject property is a dredging deposit area for the Malibou Lake Homeowner's Association, and there is no habitable structure on that lot. Residences on the two properties west and southwest of the subject property are 200' plus from the rear property line of the subject parcel, and access to the residence to the southwest is taken app 1200' past (southwest) of the subject parcel. Across Lake Vista Drive, or east of the subject property there is Malibu Creek State Park land; one residence located at

least 300' from the front property line of the subject parcel; and one residence located about 70' from the front property line of the subject property. Again, all outdoor activity is restricted to the rear yard of the subject property, and the property itself is almost 300' deep, therefore, any noise generated by exercise activities would be blocked by the residence, and not be a nuisance to the closest neighbors.

The properties directly east of the subject property, and north of Mulholland Highway, are either state or federal parkland and will, therefore, never be developed.

CONDITIONAL USE PERMIT CASE - BURDEN OF PROOF      SEC. 22.56.040  
PROJECT NUMBER R2007-01394/CUP2008-00050

3. The proposed use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare for the following reasons:

**Public Health:** The project will not generate any fumes, or waste that could affect public health. This is a residential treatment facility. Any waste generated would be that associated with a residential use.

**Safety:** The facility driveway is only 500' south of Mulholland Highway, on a commercially constructed portion of Lake Vista Drive. Entering and exiting the property is exceptionally safe due to the commercial width of Lake Vista Drive, fronting the property, and the fact that the vehicular traffic is traveling at rural road speed. A Line of Sight Analysis has established the safety of entering and exiting the driveway.

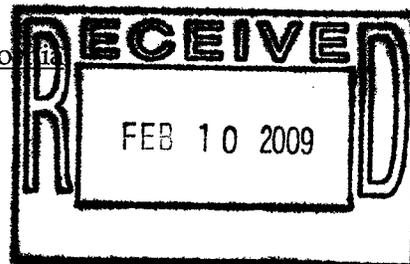
**General Welfare:** All clients at this facility are female. The focus of treatment is counseling for an eating disorder: anorexia nervosa, bulimia nervosa, exercise addiction, or EDNOS [eating disorders not otherwise specified]. Clients choose to come to Monte Nido Vista because it is operated as a "home-like" residential facility where the clients combine individual and group therapy while eating at a regular dining room table, and sleeping in a normal bedroom. The facility employs a very detailed program including counseling, exercise, eating support, and supervised outings, and the clients are never without supervision. This facility is an affiliate of the applicant's original location in Monte Nido set in a small rural neighborhood, which has a 14-year history without complaint.

B. The one-acre site generously accommodates the existing residence, and accessory structures, yards, fences, landscaping and parking for the proposed use. No new buildings are being proposed as part of this application.

C.

1. The subject property is adequately served by highways and streets of sufficient width of sufficient width and improvement as needed to carry the kind and quantity of traffic such use would generate: The property is located approximately 500' south of Mulholland Highway on a commercially wide portion of Lake Vista Drive. Access is excellent. There is public parking fronting the property;

2. By other public or private services as required: There is an 8" public water main in Lake Vista Drive fronting the property. There is adequate fire flow from two hydrants on Lake Vista Drive, which are both within 750' of the farthest point of the structure. The L.A. County Fire Dept has approved the proposed application based upon access and Fire Flow. Trash collection services are available at the site. A private sewage disposal system exists at the site, and has been approved by the L.A. County Dept. of Public Health to accommodate the proposed use.



Weekdays:

- 7:00 - 7:30: Wake-up, dress, etc
- 7:30 - 8:00: Breakfast
- 8:00 - 9:00: Exercise - walk and circuit on site, yoga on site, beach walk once a week off site - see weekends
- 9:45 - 10:00: Snack
- 10:00 - 12:00: Group meetings and/or on site free time
- 12:00 - 1:00: Lunch - one day off site (Tuesday 11:30 - 1:30)
- 1:30 - 2:30 or 3:00: Group counseling, meditation, etc. Saturdays includes family members - See Saturdays
- 3:00 - 5:00: Individual therapy, Individual onsite free time, Room cleaning, etc, Doctors visits (Wednesday) Nutrition/Food Shopping Group outing (Thursdays)
- 5:30-6:45 Dinner
- 7:00- 10:00 Various groups, some individual therapy, organized games and free time - one evening group outing on Fridays from 7:00 - 8:45
- 10:30: Get ready for bed
- 11:00: Lights out

Weekday staff members per shift per day/hours of shifts (currently) and proposed:

(6) 7 staff from 7:30 a.m. - 5:30 p.m.; (4) 5 staff: 5:30 p.m. -10:30 p.m.; (1) 2 staff from 10:00 p.m. to 7:30 a.m.

Add'l site visits on weekdays:

- Tues, Thurs, Sun: 8:30 a.m. -10:00 a.m. 1 extra person for training/yoga
- Tues: Staff mtg from 10:00- 3:15: 6 staff members on site
- Wed: 3:00 p.m. - 5:30 p.m.: 2 doctors at site who arrive and leave separately - 2 vehicles
- Mon-Fri: 6:30 p.m. -7:30 p.m.: One nurse visit
- Mondays and Thursdays 3:00 - 4:00: Food deliveries by van

Twice a week:

Gardener (1 person) and housecleaning crew (2 persons) - one vehicle

Weekday Offsite Client Group Trips:

Tuesday group lunch outing from 11:30 - 1:30 - 2 vehicles,

Thursday Food/Shopping/Nutrition outing from 2:45 - 4:15/Limited # of clients - 1 vehicle,

Friday evening group outing from 7:00 - 8:45 - 2 vehicles

Monte Nido Vista  
28855 Lake Vista Drive, Agoura Hills, California  
Schedule Page 2

Week-end Schedule:

Saturdays:

7:00 - 7:30: Wake-up, dress, etc

7:30 - 8:00: Breakfast

8:30 - 9:45 Beach walk - off-site

10:00 - 10:15: Snack

10:30 - 12:00: On site free time

12:00 - 1:15: Lunch

1:30 - 3:00: Saturday family counseling. Over 50% of clients are from out of this area, therefore, the family therapy sessions on Saturdays typically include only about half of the families. This could add 6 cars on a Saturday from 1:30 - 3:00. Staff level during those hours is 3 persons.

3:00: Snack

5:15 - 5:45: Free Time

5:45- 6:30: Dinner

7:00 - 9:00: Games and Recreation

9:00 - 10:15: Snack, Free Time

10:30: Get ready for bed

11:00: Lights out

Saturday staff members per shift per day/hours of shifts (currently) and proposed:

3 staff from 7:30am – 5:30 p.m. 3 staff from 5:30 -10:30, (1) 2 staff from 10:00 p.m. to 7:30 a.m.

Add'l site visits on Saturday

1 nurse visit: 7:00 – 8:00a.m., 11:30 a.m. -12:30 p.m., 6:30 p.m. - 7:30 p.m./3 visits per day

1:30 – 3:00: Saturday family group counseling: Conceivably 6 add'l families (12 total), but more likely less than half of that number since more than 50% of clients are from out of the southern California area.

Saturday Offsite Client Group Trips:

Beach walk from 8:30 – 9:45 a.m. – 2 vehicles

Monte Nido Vista  
28855 Lake Vista Drive, Agoura Hills, California  
Schedule Page 3

Week-end Schedule continued:

Sundays:

7:00 – 7:30: Wake-up, dress, etc

7:30 – 8:15: Breakfast

8:45 – 10:15 Yoga

10:15 – 10:35: Snack

10:30 – 12:00: On site free time

12:15 – 12:50: Lunch

1:30 – 4:45: Group Outing – 2 vehicles

5:45- 6:30: Dinner

6:45 – 8:00: Group Discussion

9:15 – 9:35: Snack, Free Time

10:30: Get ready for bed

11:00: Lights out

Sunday staff members: 3 staff from 7:30am - 5:30 p.m. 3 staff from 5:30 p.m. -10:30 p.m., (1) 2 staff from 10:00 p.m. to 7:30 a.m.

Add'l site visits on Sunday

8:45 - 10:15: 1 Yoga instructor

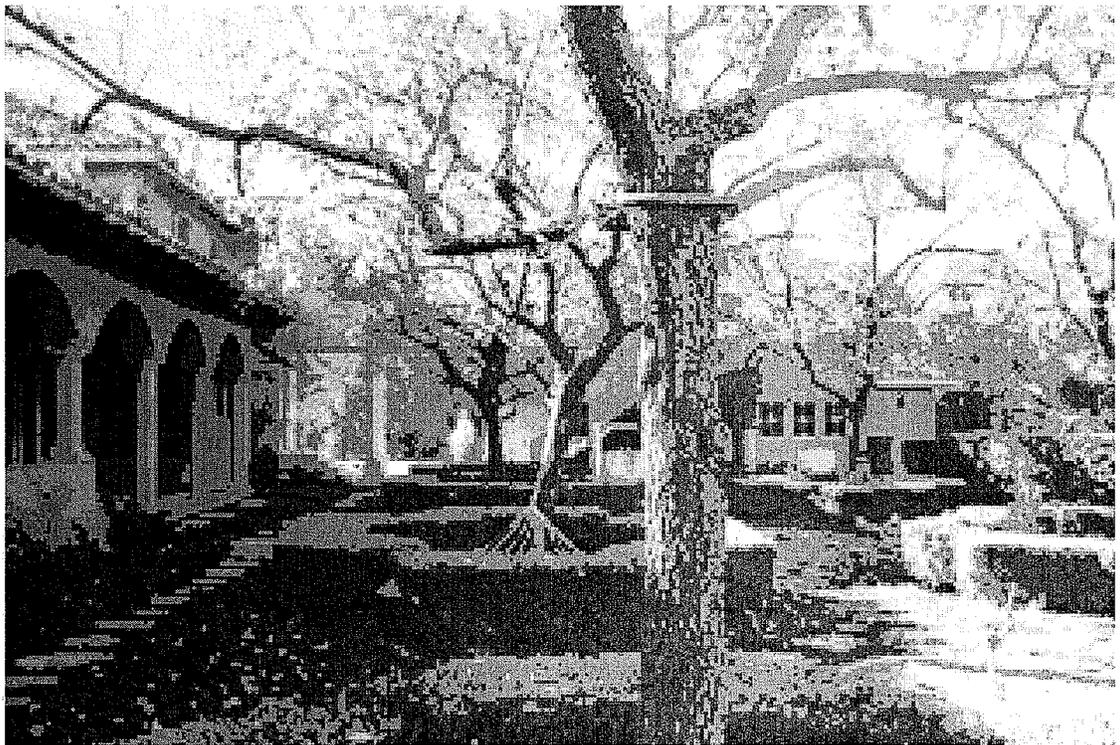
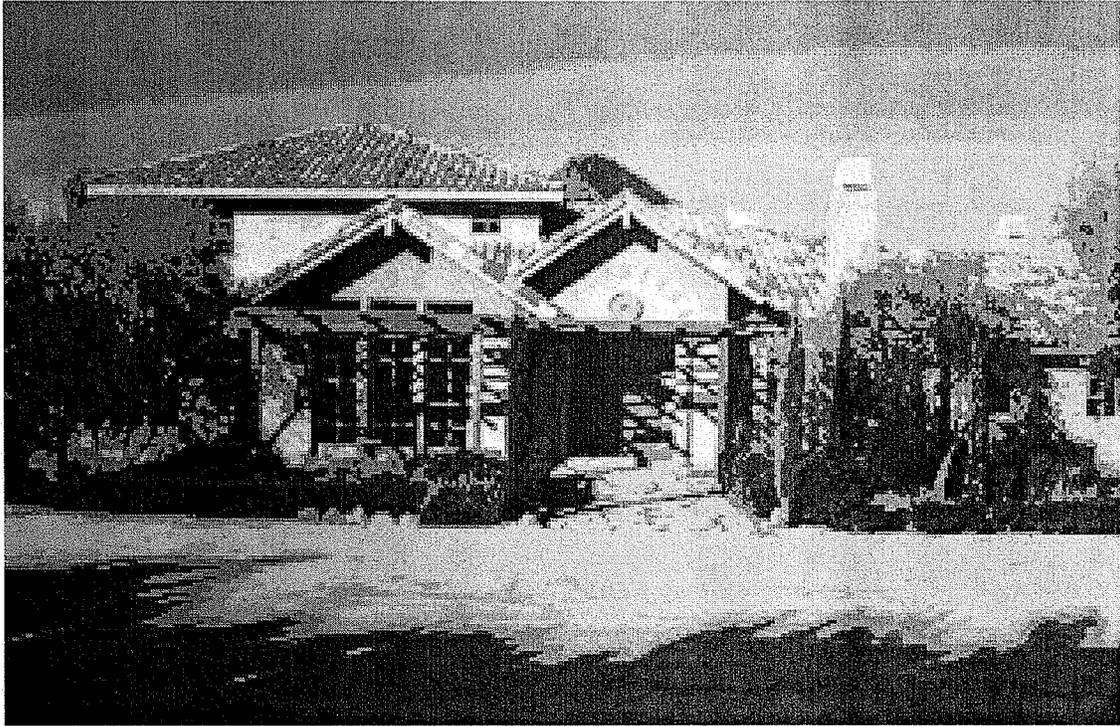
1 nurse visit: 7:00 - 8:00a.m., 11:30 a.m. -12:30 p.m., 6:30 p.m. - 7:30 p.m./3 visits per day

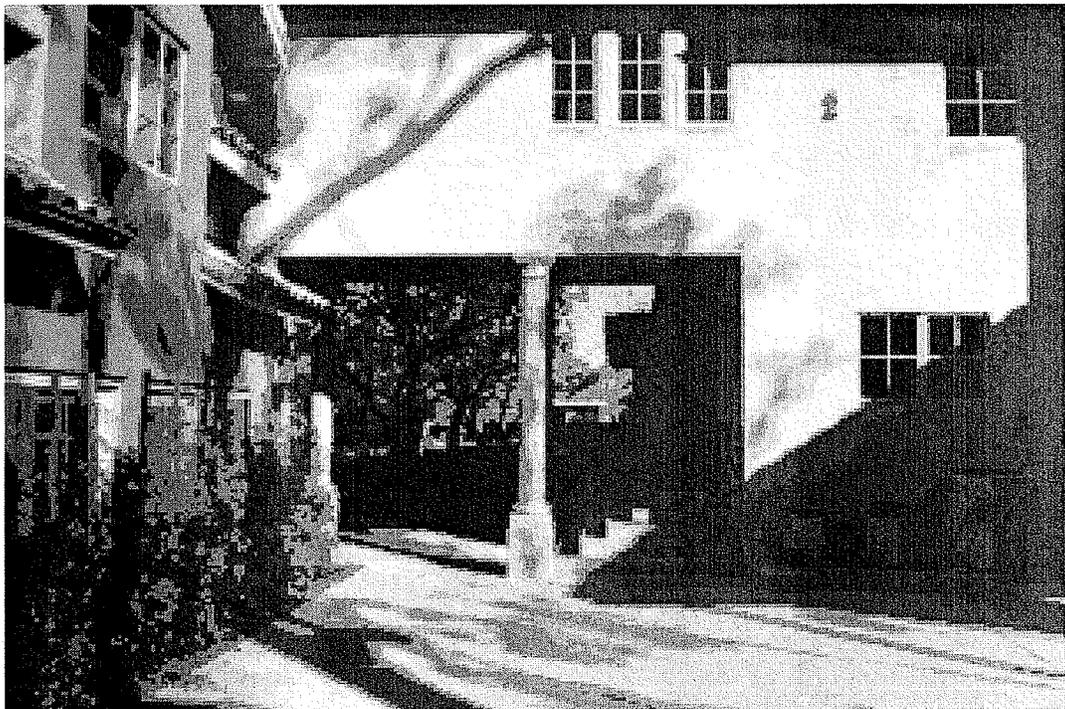
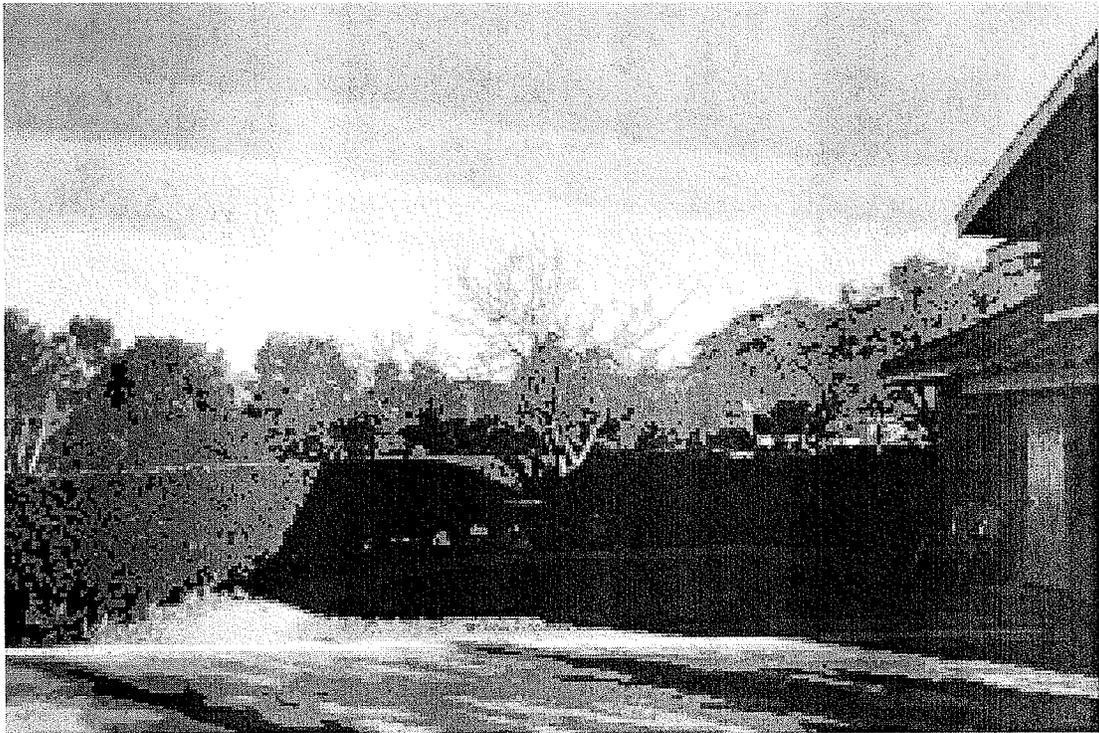
Sunday Offsite Client Group Trips:

1:30 - 4:45: Afternoon group outing - 2 vehicles

Monthly Event:

Once per month there is Family Week-end. Families may arrive at 1:00 p.m. and leave at 3:00 p.m. They may then return on Saturday from 12:00 p.m. to 3:00 p.m. - 12 vehicles





COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT NUMBER: R2007-01394-(3)/RCUP200800050-(3)/RENV200900032-(3)**

1. **DESCRIPTION:**

The 43,877 square-foot property is zoned A-1-1 (Light Agriculture – One Acre Minimum Required Area) and located within the unincorporated area of Santa Monica mountains. The lot is developed with a 6-bedroom single family residence with a gross structural area of 6,825 square feet, including the garage. The lot is also improved with a pool, deck, and patio. The existing residence is currently used as a group home for six persons. The proposed project is to increase the number of residents to twelve persons only, no new construction is proposed. The increase in the number of residents from six to twelve persons requires a conditional use permit. The residents will be accommodated in the existing six bedroom single family residence.

2. **LOCATION:**

28855 Lake Vista Drive  
Agoura Hills, CA 91301

3. **PROPONENT:**

Bruce and Carolyn Martin  
27162 Sea Vista Drive  
Malibu, CA 90265

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Zoning Permit I Section, Department of Regional Planning

**DATE:** May 27, 2009



**\*\*\*\* INITIAL STUDY \*\*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date: February 5, 2008 Staff Member: Mi Kim

Thomas Guide: 588 USGS Quad: Point Dume

Location: 28855 Lake Vista Drive, Agoura, Los Angeles County

Description of Project: The proposed project site is located in Santa Monica Mountains within the unincorporated area of Los Angeles County. The property is 43,877 square-foot lot in an A-1-1 (Light Agriculture – One Acre Minimum Required Area) zone. The lot is developed with a 6-bedroom single family residence with a gross structural area of 6,825 square feet, including the garage. The lot is also improved with a pool, deck, and patio. The existing residence is currently used as a group home for 6 persons. The proposed project is to increase the number of residents to 12 persons only, no new construction is proposed; however, the increase in the number of residents from 6 to 12 requires a conditional use permit. The additional residents will be accommodated in the 6 bedroom single family residence. Water service is provided by the Las Virgenes Water Company. Sewer service is provided by an on-site private septic system, which the Los Angeles County Department of Public Health has deemed to be adequate for the proposed use.

Gross Acres: 1 acre

Environmental Setting: The subject site is located in the Santa Monica Mountains in a relatively rural area, sparsely developed with single family residences on large parcels. The topography of the subject site is relatively flat with few 2-foot contour lines. Olive, eucalyptus, oak, and other trees are located on the site. Access to the property is provided by Lake Vista Drive located on the eastern side of the property. The closest major intersection is Mulholland Hwy located to the north.

Zoning: N-1 Rural Residential 1 (1 dwelling unit per acre)

Community Standards District: Santa Monica Mountains North Area CSD

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**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
RPP200700873	Adult residential facility for 6 persons; Approved; Last activity 6/19/2007
92016	Single Family Residence in C-3 zone; Approved; Last activity 5/20/92

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- |   |  |
|---|--|
| <input type="checkbox"/> LA Regional Water Quality Control Board  | <input type="checkbox"/> Coastal Commission      |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board<br>(Check RWQCB if septic system proposed) | <input type="checkbox"/> Army Corps of Engineers |
|   | <input type="checkbox"/> Other                   |

Trustee Agencies

- |  |   |
|--|---|
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> State Parks      |
| <input type="checkbox"/> Other               | <input checked="" type="checkbox"/> Other |

Special Reviewing Agencies

- |  |  |
|--|--|
| <input type="checkbox"/> National Parks                                | <input checked="" type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest                               | <input checked="" type="checkbox"/> High School District       |
| <input type="checkbox"/> Edwards Air Force Base                        | <input type="checkbox"/> Local Native American Tribal Council  |
| <input checked="" type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District                        |
| <input type="checkbox"/> Other   | <input type="checkbox"/> Other                                 |

Regional Significance

- |                                |  |
|--------------------------------|--|
| <input type="checkbox"/> SCAG  | <input type="checkbox"/> Air Quality Management District |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other                           |

County Reviewing Agencies

- |   |                                |
|---|--------------------------------|
| <input type="checkbox"/> Sheriff Department                             | <input type="checkbox"/> Other |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> DPW: Drop-down List                 |                                |
| <input checked="" type="checkbox"/> Fire Dept.: Drop-down List          |                                |

DHS Environmental Health:

- Environmental Hygiene (noise, air quality and vibration)
- Solid Waste Management (landfills, trash trucks & transfer stations)
- Land Use Program (septic systems & wells)
- Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

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IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			Potentially Significant Impact
			Potential Concern			
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ENVIRONMENTAL FINDING**

**FINAL DETERMINATION:** On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by:     Mi Kim     Date:     April 16, 2009    

Approved by:     [Signature]     Date:     April 16, 2009    

- Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>No proximity to an active or potentially active fault zone. Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>The project site is not located in a Landslide zone. Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project site is not located in a Landslide zone. Source: The California Geological Survey.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Sources: General Plan Plate 3 &amp; California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113  
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

#### MITIGATION MEASURES

Lot Size                       Project Design

#### OTHER CONSIDERATIONS

Approval of Geotechnical Report by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

## HAZARDS - 2. Flood

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Source: Federal Emergency Management Agency.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

### STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)  
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

#### MITIGATION MEASURES

- Lot Size       Project Design

#### OTHER CONSIDERATIONS

- Approval of Drainage Concept by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## HAZARDS - 3. Fire

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>The project site is located in the Santa Monica Mountains within the Very High Fire Hazard Zone. The property will be required to comply with all Fire Department regulations, including submittal of fuel modification plan as a condition of approval. Source: Los Angeles County Fire Department.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

#### MITIGATION MEASURES

Project Design

#### OTHER CONSIDERATIONS

Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively)

on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>The property is developed with a septic system. The Los Angeles County Department of Public Health has determined that the existing septic system is adequate for the proposed increase in the number of residents.</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

#### MITIGATION MEASURES

- Lot Size
- Project Design
- Industrial Waste Permit

#### OTHER CONSIDERATIONS

- Compatible Use
- Septic Feasibility
- National Pollutant Discharge Elimination System (NPDES)

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively)

on, or be adversely impacted by, **water quality** problems?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- |  |  |
|--|--|
| <input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit) | <input type="checkbox"/> <b>OTHER CONSIDERATIONS</b> |
| <input type="checkbox"/> <b>MITIGATION MEASURES</b>  | <input type="checkbox"/> Air Quality Report          |
| <input type="checkbox"/> Project Design  |  |

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  <i>Sources: General Plan &amp; Malibu Land Use Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

Lot Size

ERB/SEATAC Review

**OTHER CONSIDERATIONS**

Project Design

Oak Tree Permit

Biological Constraints Analysis

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Source: California Historical Resources Inventory.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Lot Size

Cultural Resources Records Search (Quick Check)

**OTHER CONSIDERATIONS**

Project Design

Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Lot Size

OTHER CONSIDERATIONS

Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Lot Size

**OTHER CONSIDERATIONS**

Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The proposed project would increase the number of group home residents from 6 to 12 persons. The residents will be housed in the existing 6-bedroom single family residence. The existing single family residence is compatible with surrounding use, which consist of single family residences and a state park.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Simulation

Compatible Use

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

DRAFT

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

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**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Sewage disposal is provided by an on-site septic system. Letter from the Los Angeles County Public Health department indicates that the existing system is adequate to accommodate the proposed increase in the number of residents from 6 to 12.</i>

**STANDARD CODE REQUIREMENTS**

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

**MITIGATION MEASURES**

Site Dedication

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>The property has an on-site septic system.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

**MITIGATION MEASURES**

- Lot Size
- Project Design

**OTHER CONSIDERATIONS**

- Water Purveyor Will-serve Letter

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

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**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Phase 1 Environmental Assessment

Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

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**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

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## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact