

Regional Planning Commission Transmittal Checklist

Hearing Date
10/20/10
Agenda Item No.
7

Project Number: R2007-02133-(1)

Case(s): General Plan Amendment Number 200800002
Zone Change Case Number 200700007
Conditional Use Permit Case Number 200800034

Planner: Anita Gutierrez

- Factual
- Property Location Map
- Staff Report
- Draft Resolution *(To be provided on Oct 14, 2010)*
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- _____
- _____
- _____

Reviewed By: *Anita Gutierrez*



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2007-02133-(1)
CONDITIONAL USE PERMIT 200800034
ZONE CHANGE 200700007 AND
GENERAL PLAN AMENDMENT 200800002

PUBLIC HEARING DATE 10/20/10	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Jose Torres	OWNER Jose Torres	REPRESENTATIVE Ezekiel Pescina
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PROJECT DESCRIPTION
 The project includes a plan amendment to change the category in the Walnut Park Neighborhood Plan from Neighborhood Revitalization to General Commercial on, a Zone Change to change the zone from R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) Zone ,and a Conditional Use Permit to implement the development program and authorize the continued use of an automatic car wash with less than required side and rear yard setbacks on one of the two lots that comprise the property located at 2556 Cudahy Street in the unincorporated community of Huntington Park (APN 6202-014-004).

REQUIRED ENTITLEMENTS
 The project site is comprised of two parcels, and the automatic car wash facilities are located on both parcels. One parcel (APN 6202-014-003) is designated General Commercial and zoned C-3 (Unlimited Commercial), which allows an automatic car wash as a permitted use. The other parcel (APN 6202-014-004) is the subject of this entitlement request and is designated Neighborhood Revitalization and zoned R-3-NR, which prohibits automatic car washes.

- Pursuant to County Code Section 22.16.070, the applicant is requesting a Community Plan Amendment to change the plan category in the Walnut Park Neighborhood Plan from Neighborhood Revitalization to General Commercial on APN 6202-014-004.
- Pursuant to County Code Section 22.16.070, the applicant is requesting a Zone Change to change the zone from R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) Zone on APN 6202-014-004.
- Pursuant to County Code Section 22.56.010, the applicant is requesting a Conditional Use Permit to implement the development program and authorize the continued use of an automatic car wash with less than required side and rear yard setbacks on APN 6202-014-004.

LOCATION/ADDRESS
 2556 Cudahy Street, Huntington Park (APN's 6202-014-004 and 6202-014-003)

SITE DESCRIPTION
 The site plan depicts an automatic car wash facility (3,255.39 square feet) with two metal shaded areas (1,666 square feet combined). 13 parking spaces are depicted (7 standard, 5 compact and 1 handicap).

ACCESS From Pacific/Long Beach Boulevard	ZONED DISTRICT Walnut Park
ASSESSORS PARCEL NUMBER 6202-014-003 and 6202-014-004	COMMUNITY Walnut Park
SIZE 0.33 Acres	COMMUNITY STANDARDS DISTRICT Walnut Park

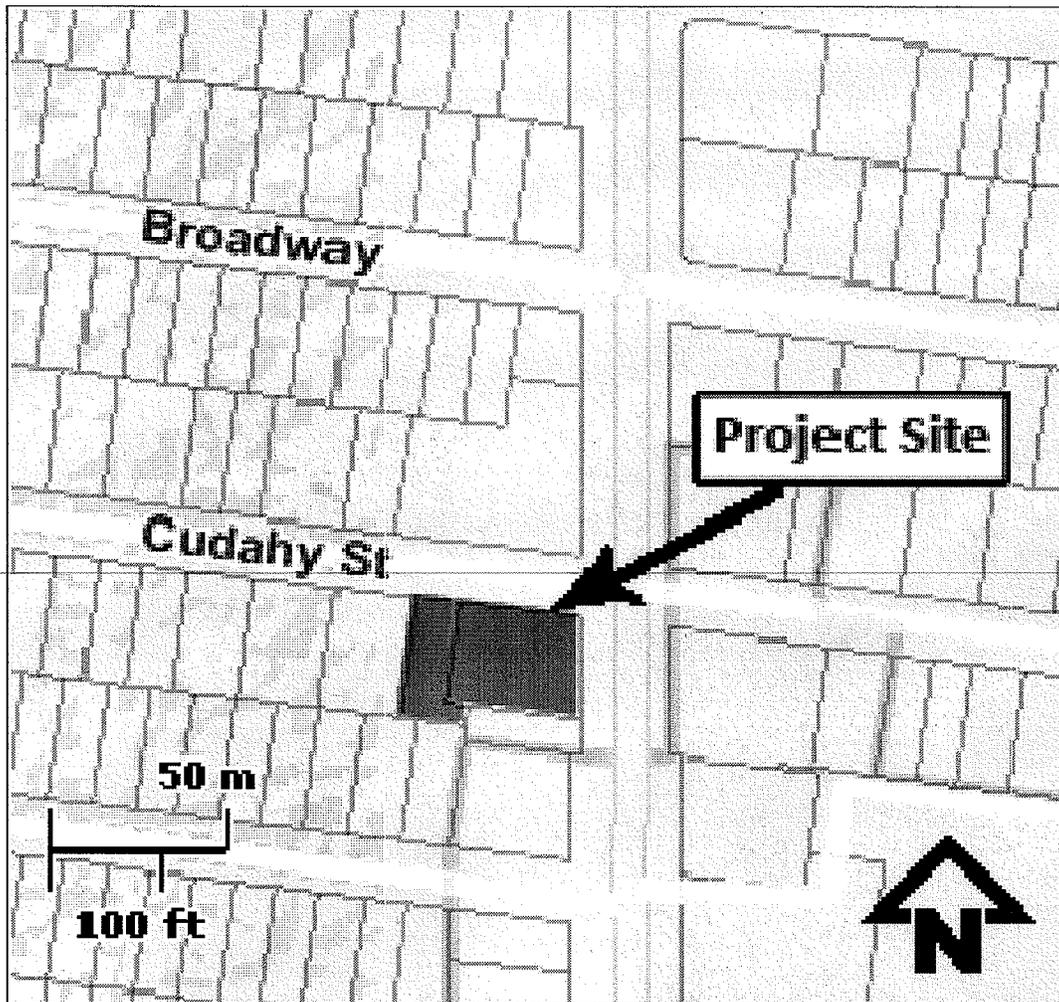
	EXISTING LAND USE	EXISTING ZONING
Project Site	Carwash	R-3-NR (Limited Multiple Residence-Neighborhood Revitalization)/ C-3 (Unlimited Commercial) zones
North	Church/ Residential/Elementary school	R-3-NR (Limited Multiple Residence-Neighborhood Revitalization)/ C-3 (Unlimited Commercial) zone
East	Retail Shopping Mall/ Residential	C-3 (Unlimited Commercial) zone/ R-2 (Two-family residence)
South	Residential/Retail Shopping Mall	R-3-NR (Limited Multiple Residence-Neighborhood Revitalization)/City of Santa Ana
West	Single-Family/ Multi-Family Residential	R-3-NR (Limited Multiple Residence-Neighborhood Revitalization)

GENERAL PLAN/COMMUNITY PLAN Walnut Park Neighborhood Plan	LAND USE DESIGNATION GC (General Commercial) and NR (Neighborhood Revitalization) zone	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
 Mitigated Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE 9/01/10	RPC ACTION NO ACTION	NEEDED FOR NEXT MEETING PROPER POSTING OF SITE
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STAFF ANALYSIS
PROJECT NUMBER R2007-02133-(1)
GENERAL PLAN AMENDMENT 200800002
ZONE CHANGE 200700007
CONDITIONAL USE PERMIT 200800034

PROJECT DESCRIPTION

The project includes a plan amendment to change the category in the Walnut Park Neighborhood Plan from Neighborhood Revitalization to General Commercial on, a Zone Change to change the zone from R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) Zone ,and a Conditional Use Permit to implement the development program and authorize the continued use of an automatic car wash with less than required side and rear yard setbacks on one of the two lots that comprise the property located at 2556 Cudahy Street in the unincorporated community of Huntington Park (APN 6202-014-004).

REQUIRED ENTITLEMENTS

The project site is comprised of two parcels, and the automatic car wash facilities are located on both parcels. One parcel (APN 6202-014-003) is designated General Commercial and zoned C-3 (Unlimited Commercial), which allows an automatic car wash as a permitted use. ~~The other parcel (APN 6202-014-004) is the subject of this entitlement request and is~~ designated Neighborhood Revitalization and zoned R-3-NR, which prohibits automatic car washes.

Pursuant to County Code Section 22.16.070, the applicant is requesting a Community Plan Amendment to change the plan category in the Walnut Park Neighborhood Plan from Neighborhood Revitalization to General Commercial on APN 6202-014-004.

Pursuant to County Code Section 22.16.070, the applicant is requesting a Zone Change to change the zone from R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) Zone on APN 6202-014-004.

Pursuant to County Code Section 22.56.010, the applicant is requesting a Conditional Use Permit to implement the development program and authorize the continued use of an automatic car wash with less than required side and rear yard setbacks on APN 6202-014-004.

LOCATION

The project site is located at 2556 Cudahy Street, Huntington Park, which includes APNs 6202-014-004 and 6202-014-003. The use is located on both parcels however, the entitlements only apply to APN 6202-014-004 as APN 6202-014-003 is already zoned C-3, where an automatic car wash is a permitted use.

BACKGROUND AND SITE PLAN DESCRIPTION

The existing car wash was approved on 10/06/1999_ for APN 6202-014-003 pursuant to Plot Plan Case No. 45362. Subsequent to that approval and without proper permits from the Department of Regional Planning, the applicant developed APN 6202-014-004 with a metal shade structure and three vacuums. The applicant also built another metal shade structure, which is located on the southern property boundary and used for staff parking and detailing.

The applicant originally submitted a site plan for approval as part of the requested entitlements that reflected the current car wash facilities on both APN 6200-014-003 and -004. However, the applicant has subsequently revised the site plan to reflect that all care wash facilities are proposed to be located on the C-3 portion of the property, leaving only parking on the R-3-NP zoned portion, which is an allowable use in that zone. The site plan depicts a total of twelve parking spaces, which include six standard, five compact, and one handicap space.

As revised, the car wash would not require any discretionary approval under the Zoning Code at this time, as such use is permitted in the C-3 zone.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration would be the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study, which was prepared for the project, concluded that with appropriate mitigation, the potential impacts from noise and land use could be mitigated to a level of no significance.

LEGAL NOTIFICATION AND PUBLIC 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.

PREVIOUS CASES/ZONING HISTORY

- PP45362 Plot Plan 4532 authorized a car wash and market. Approved on 10/06/1999
- RPP200501993 Plot Plan 200501993 requested approval of a metal shade area on the southeastern portion of the property. The project was denied due to lack of information on September 12, 2006. (Structure was subsequently erected without planning approval).
- RPP200601833 Plot Plan 200601833 requested approval of a metal shade area on APN# 6202-014-004. Project was denied due to inactivity on June 28, 2007. (Structure was subsequently erected without planning approval).

STAFF EVALUATION

Community Plan Consistency

The project site consists of two parcels, each of which has a separate land use designation and zoning. APN 6202-014-003 is designated "GC" General Commercial with a zoning designation of C-3, and APN 6202-014-004 is designated "NR" Neighborhood Revitalization in the Walnut Park Neighborhood Plan with a zoning designation of R-3-NR. The project involves the request to change the land use and zoning designations on APN 6202-014-004

to make the entire project site appropriate for general commercial use. The policies and goals of the Community Plan, particularly those relevant to the NR-designated parcel, do not support the requested plan amendment. Policies relevant to this project include:

- 1) Promote the development of buffer uses between residential and commercial areas, especially parking lots, and develop appropriate design development standards for these uses. By changing the community plan designation from Neighborhood Revitalization to General Commercial any chance for a buffer zone would be eliminated and therefore inconsistent with community plan goals. Additionally, a five foot landscaping strip was required in 1999 under Plot Plan 45362 to buffer the transitional use parking from residential uses, this buffer has not yet been provided.
- 2) Establish a transitional concept to protect Neighborhood Preservation and Revitalization areas from adjacent commercial uses. By changing the community plan designation to General Commercial, land designated Neighborhood Preservation would be reduced to allow for a commercial use that is not compatible with immediately adjacent residential uses without a buffer area. Therefore, redesignating this parcel to C-3 is inconsistent with the goals of the community plan. The Community Plan specifically encourages transitional use concepts to protect Neighborhood Preservation. As originally approved, under Plot Plan 45362, parcel 6202-014-003 was to be used as transitional parking, a use consistent with the community plan, however the applicant developed the parcel with a vacuum system and metal shade structure without the necessary approvals from Regional Planning, thereby bringing the commercial car wash use onto parcel 6202-014-003, which is inconsistent with community plan.
- 3) Incorporate aesthetic treatment in the buffer and transition areas between commercial and residential areas. By changing the community plan to General Commercial, a transition or buffer area would be lost. The proposed plan amendment would be inconsistent with this policy.

Zoning Ordinance and Development Standards Compliance

The project site is located within Walnut Park Community Standards District (CSD), The following development standards apply:

Setbacks

There are no setbacks required in the C-3 Zone

When off-street parking areas are not separated from residentially zoned parcels by a street, the following shall be required:

- (1) A landscaped area having a minimum width of five feet shall be required adjacent to the property line.
- (2) A six-foot-high masonry wall shall be located behind the landscaped area between

the parcel used for off-street parking and the residentially zoned parcel, except that such wall shall not be located within the front yard setback area adjacent to the residentially zoned parcel.

Landscaping

The CSD requires that commercial front yards and open space areas shall be landscaped, neatly maintained, and have an operational irrigation system. Site plans for commercial properties, showing walls, landscaped areas and irrigation systems, shall be submitted to the Director of the Community Development Commission and the Department of Regional Planning for review and approval.

Neighborhood Impact/Land Use Compatibility

As currently installed, the vacuums located on the R-3 zoned portion of the property, adversely impact the residential units to west and south, which are located adjacent to the subject property. The car wash use is an appropriate use along a major street such as Pacific Boulevard, however changing the zone and plan category to allow a commercial use to be developed further west into the existing residential neighborhood would be would an incompatible land use alongside the residential that exists in the area. The area is developed with single family, duplex and multi-family uses.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.16.110 and of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has not met the burden of proof.

In order for the Regional Planning Commission to be able to approve a Plan Amendment, Zone Change or Conditional Use Permit the following Burdens of Proof must be substantiated:

Conditional Use Permit Burden of Proof

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

The proposed car wash use on the R-3-NR lot would not be in the interest of the health, safety and general welfare of the community. Neighbors in the adjacent residential units have complained about the noise generated from the car wash and the vacuums currently located on the R-3-NR lot, which demonstrates continuing a commercial use on that lot would have an adverse impact on the neighbors.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

The current C-3 zoned lot is adequate in size and shape to accommodate the use with appropriate development features, there is not a need to expand the use to the R-3-NR Zoned lot.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The project site is served by a major commercial street (Pacific Street), which is more appropriate to serve the car wash than Cudahy Street, which is a more residential street.

Zone Change Burden of Proof

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

No modified conditions exist in the area, there is still a need to separate residential uses from the commercial uses along a commercial street.

- B. That a need for the proposed zone classification exists within such area or district; and

The applicant can and has redesigned the project to operate without locating the car wash facilities on the R-3-NR lot. The lot can be used as a buffer area with a low impact use located near residences separating the residential from nearby commercial uses that are more appropriate along busy commercial streets and corridors. Allowing a commercial use would be detrimental to residential neighborhoods if not properly separated. There is no need for a zone change, the car wash can operate without locating the noise producing aspects of the car wash on the R-3-NR lot.

- C. That the particular property under consideration is a proper location for said zone classification within such area or district: and

The particular parcel zoned R-3-NR is not in the proper location to be zoned C-3-DP as it located in a residential area intended for residential and low impact development. Commercial uses are more appropriate along commercial corridors.

- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The placement of the C-3-DP zone would not be in the interest of the health, safety and general welfare of the community as the existing vacuums generate above normal sound levels and would have to be mitigated to decrease the sound levels.

Plan Amendment Burden of Proof

- A. A need for the proposed General Plan Amendment exists because

A need does not exist for the plan amendment because the project can and has been redesigned to operate without locating the car wash facilities on the R-3-NR lot.

- B. The particular amendment proposed is appropriate and proper because: and

The amendment proposed is not appropriate because land designated Neighborhood Preservation would be reduced to allow for a commercial use that is not compatible with immediately adjacent residential uses without a buffer area.

- C. Modified conditions warrant a revision to the County of Los Angeles General Plan because; and

No modified conditions exist in the area. A need to preserve land designated as Neighborhood Revitalization still exists.

- D. Approval of the proposed General Plan Amendment will be in the interest of public the health, safety and general welfare and in conformity with good planning practices

The placement of the General Commercial land designation would not be in the interest of health, safety and general welfare of the community as a commercial use is more appropriate along commercial corridors.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works - The Department had concerns with road improvements and right-of-way, sewer and water. The concerns to date have not been addressed and the Department does not recommend approval of the project. Letter dated January 11, 2010 attached.

Fire Department - The Department required a fire flow test be submitted, to date the fire flow test has not been provided. The Department does not recommend approval of this permit. Letter dated August 11, 2009 attached.

**PROJECT NUMBER R2007-02133-(1)
GENERAL PLAN AMENDMENT 200800002
ZONE CHANGE 200700007
CONDITIONAL USE PERMIT 200800034**

**STAFF ANALYSIS
PAGE 7 OF 7**

PUBLIC COMMENTS

Staff received comments from three area residents opposing the car wash due to excessive noise.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

STAFF RECOMMENDATION

The carwash use can operate without using the R-3 zoned parcel and therefore staff believes that the proposed zone change and plan amendment are not necessary to allow the use to continue. To approve the request would be a cause an unnecessary adverse impact to the community.

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:

Staff recommends Denial of project number R2007-02133, Conditional use permit 200800034, zone change 200700007 General Plan Amendment 200800002.

SUGGESTED APPROVAL MOTIONS

I move the public hearing be closed and that the Regional Planning Commission recommend DENIAL of General Plan Amendment Number 200800002, Zone Change Number 200700007 and Conditional Use Permit Number 200800034 to the Board of Supervisors.

Prepared by Anita Gutierrez

Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

Attachments:

Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

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

**PROJECT NUMBER R2007-02133-(1)
GENERAL PLAN AMENDMENT 200800002
ZONE CHANGE CASE NUMBER 200700007
CONDITIONAL USE PERMIT CASE NUMBER 200800034**

REQUEST

Pursuant to County Code Section 22.16.070, the applicant is requesting a Community Plan Amendment to change the plan category in the Walnut Park Neighborhood Plan from Neighborhood Revitalization to General Commercial on APN# 6202-014-004.

Pursuant to County Code Section 22.16.070, the applicant is requesting a Zone Change to change the zone from R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) Zone on APN# 6202-014-004

Pursuant to County Code Section 22.56.010, the applicant is requesting a Conditional Use Permit to implement the development program and authorize the continued use of an automatic car wash with less than required side and rear yard setbacks on APN # 6202-014-004.

REGIONAL PLANNING COMMISSION HEARING DATE: October 20, 2010

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

FINDINGS

1. The project site is located at 2556 Cudahy Street, Huntington Park, which includes APNs 6202-014-004 and 6202-014-003. The use is located on both parcels however, the entitlements only apply to APN 6202-014-004 as APN 6202-014-003 is already zoned C-3, where an automatic car wash is a permitted use.
2. The project includes a plan amendment to change the category in the Walnut Park Neighborhood Plan from Neighborhood Revitalization to General Commercial on, a Zone Change to change the zone from R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) Zone ,and a Conditional Use Permit to implement the development program and authorize the continued use of an automatic car wash with less than required side and rear yard setbacks on one of the two lots that comprise the property located at 2556 Cudahy Street in the unincorporated community of Huntington Park (APN 6202-014-004).
3. The project site is comprised of two parcels, and the automatic car wash facilities are located on both parcels. One parcel (APN 6202-014-003) is designated General Commercial and zoned C-3 (Unlimited Commercial), which allows an automatic car wash as a permitted use. The other parcel (APN 6202-014-004) is the subject of this

entitlement request and is designated Neighborhood Revitalization and zoned R-3-NR, which prohibits automatic car washes.

4. The Walnut Park Neighborhood Plan "NR" designation promotes the development of buffer uses between residential and commercial areas, especially parking lots, and develop appropriate design development standards for these uses. Changing the community plan designation to General Commercial eliminates the potential for a buffer zone and is therefore inconsistent with community plan goals.
5. A five foot landscaping strip was required in 1999 under Plot Plan 45362 to buffer the transitional use parking from residential uses, this buffer has not yet been provided.
6. The Walnut Park Neighborhood Plan establishes a transitional concept to protect Neighborhood Preservation and Revitalization areas from adjacent commercial uses. By changing the community plan designation to General Commercial, land designated Neighborhood Preservation would be reduced to encourage commercial, which is inconsistent with the goals of the community plan, which encourage transitional use concepts to protect Neighborhood Preservation.
7. Plot Plan 45362, for parcel 6202-014-003 originally approved transitional parking, a use consistent with the community plan, however the applicant developed the parcel with a vacuum system and metal shade structure bringing the commercial car wash use onto parcel 6202-014-003, which is inconsistent with community plan.
8. The Walnut Park Neighborhood Plan encourages incorporating aesthetic treatment in the buffer and transition areas between commercial and residential areas. By changing the community plan to General Commercial, a transition or buffer area would be lost. The proposed plan amendment would be inconsistent with this policy.
9. The project site is located within the Walnut Park Community Standards District (CSD), The following development standards apply:
 - A. Setbacks
There are no setbacks required in the C-3 Zone
 - B. When off-street parking areas are not separated from residentially zoned parcels by a street, the following shall be required:
 - i. A landscaped area having a minimum width of five feet shall be required adjacent to the property line.
 - ii. A six-foot-high masonry wall shall be located behind the landscaped area between the parcel used for off-street parking and the residentially zoned parcel, except that such wall shall not be located within the front yard setback area adjacent to the residentially zoned parcel
 - C. The CSD requires that commercial front yards and open space areas shall be landscaped, neatly maintained, and have an operational irrigation system. Site

- plans for commercial properties, showing walls, landscaped areas and irrigation systems, shall be submitted to the director of the community development commission and the department of regional planning for review and approval.
10. As currently installed, the vacuums located on the R-3 zoned portion of the property, adversely impact the residential units to west and south, which are located adjacent to the subject property. The car wash use is an appropriate use along a major street such as Pacific Boulevard, however changing the zone and plan category to allow a commercial use develop further west into the existing residential neighborhood would be would an incompatible land use alongside the residential that exists in the area. The area is developed with single family, duplex and multi-family uses.
 11. The County Fire Department required a fire flow test be submitted. The fire flow test has not been provided. In a letter dated August 11, 2009, the Department did not recommend this project not be approved.
 12. The County Department of Public Works had concerns with road improvements and right-of-way, sewer and water. The concerns have not been addressed and a letter dated January 11, 2010 recommended the project not be approved.
 13. 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.
 14. The Department of Regional Planning has determined that a Mitigated Negative Declaration would be the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study, which was prepared for the project, concluded that with appropriate mitigation, the potential impacts from noise and land use could be mitigated to a level of no significance.
 15. The carwash use can operate without using the R-3 zoned parcel and therefore staff believes that the proposed zone change and plan amendment are not necessary to allow the use to continue. To approve the request would cause an unnecessary adverse impact to the community.
 16. The proposed use is not consistent with the neighborhood goals and polices of the Plan, which seek to protect Neighborhood Preservation and Revitalization areas. The proposed project would decrease Neighborhood Preservation area within the Neighborhood Plan, which is inconsistent with its intent.
 17. The proposed site, APN#6202-014-004 is not adequate in size or shape to accommodate the proposed use and development features, due to its proximity to residential. Changing the land use designation and the zone to a commercial serving

would not be consistent with the surrounding land use pattern and would cause an adverse impact to the surrounding community due to noise.

18. If approved, the proposed project would adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, and would be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site due to noise generated from the car wash.
19. The proposed car wash use on the R-3-NR lot would not be in the interest of the health, safety and general welfare of the community. Neighbors in the adjacent residential units have complained about the noise generated from the car wash and the vacuums currently located on the R-3-NR lot, which demonstrates continuing a commercial use on that lot would have an adverse impact on the neighbors.
20. The current C-3 zoned lot is adequate in size and shape to accommodate the use with appropriate development features, there is not a need to expand the use to the R-3-NR Zoned lot.
21. The project site is served by a major commercial street (Pacific Street), which is more appropriate to serve the car wash than Cudahy Street, which is a more residential street.
22. No modified conditions exist in the area, there is still a need to separate residential uses from the commercial uses along a commercial street.
23. The applicant can and has redesigned the project to operate without locating the car wash facilities on the R-3-NR lot. The lot can be used as a buffer area with a low impact use located near residences separating the residential from nearby commercial uses that are more appropriate along busy commercial streets and corridors. Allowing a commercial use would be detrimental to residential neighborhoods if not properly separated. There is no need for a zone change, the car wash can operate without locating the noise producing aspects of the car wash on the R-3-NR lot.
24. The particular parcel zoned R-3-NR is not in the proper location to be zoned C-3-DP as it located in a residential area intended for residential and low impact development. Commercial uses are more appropriate along commercial corridors.
25. A need does not exist for the plan amendment because the project can and has been redesigned to operate without locating the car wash facilities on the R-3-NR lot.
26. The placement of the C-3-DP zone would not be in the interest of the health, safety and general welfare of the community as the existing vacuums generate above normal sound levels and would have to be mitigated to decrease the sound levels.

27. The amendment proposed is not appropriate because land designated Neighborhood Preservation would be reduced to allow for a commercial use that is not compatible with immediately adjacent residential uses without a buffer area.
28. No modified conditions exist in the area. A need to preserve land designated as Neighborhood Revitalization still exists.
29. The placement of the General Commercial land designation would not be in the interest of health, safety and general welfare of the community as a commercial use is more appropriate along commercial corridors.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 1^{3th} Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

REGARDING THE PLAN AMENDMENT, BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That there is a not a need for the proposed General Plan Amendment; and
- B. That the particular amendment proposed is not appropriate and proper; and
- C. That there are not sufficient modified conditions to warrant a revision to the County of Los Angeles General Plan; and
- D. That approval of the proposed General Plan Amendment will not be in the interest of public health, safety and general welfare and in conformity with good planning practices.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings and burden of proof for a General Plan Amendment.

REGARDING THE ZONE CHANGE, BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FURTHER CONCLUDES:

- A. That there are not sufficient modified conditions to warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That there is not a need for the proposed zone classification exists within such area or district; and

- C. That the particular property under consideration is not in a proper location for said zone classification within such area or district: and
- D. That placement of the proposed zone at such location will not be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing doe not substantiate the required findings and burden of proof for a Zone Change as set forth in Section 22.16.110 of the Los Angeles County Code.

REGARDING THE CONDITIONAL USE PERMIT, BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FURHTER CONCLUDES:

- A. That the proposed use is not consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is not 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; and
- D. That the proposed site is not 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 does not substantiate 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

1. In view of the findings of fact and conclusions presented above General Plan Amendment Number 200800002, Zone Change Case Number 200700007 and Conditional Use Permit Case Number 200800034 is DENIED.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:ag
10/06/10

RCR 170800034
R2007-02133

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THE REQUESTED CHANGE OF ZONING OF THE PARTIAL PORTION OF THIS PROPERTY INTO COMMERCIAL, WILL NOT ADVERSELY AFFECT THE WELL BEING AND PEACE OF THE NEIGHBORING PROPERTIES, SINCE THIS PORTION HAS ALREADY BEEN OPERATING NORMALLY WITHIN THE LOT IN QUESTION WITHOUT NEGATIVELY IMPACTING THE VICINITY OR IN ANY WAY CONSTITUTING A DETRIMENT TO ANY NEIGHBOR.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE PROPOSED SITE IS ALREADY ADEQUATELY OPERATING AS A CAR-WASH, IT IS IN COMPLIANCE WITH THE REQUIREMENTS OF LANDSCAPE, FENCING, PARKING, LOADING AND IS COMPLETELY INTEGRATED WITH THE SURROUNDING VICINITY. IT HAS THE NICEST LANDSCAPE DESIGN OF ANY OTHER CAR-WASH IN THE CITY, TROPICAL PALM TREES, GREEN AREA, LIGHTING ETC.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

THE SUBJECT PROPERTY IS LOCATED ON A CORNER LOT AND IT'S FRONTAGE FACES PACIFIC BLVD. A MAJOR HIGHWAY. THERE IS PLENTY OF ACES TO AND FROM THE PROPERTY, THERE ARE THREE DRIVEWAY APPROACHES, AND ALL OF IT WORKS TOGETHER TO PROCURE A VERY FLUID TRAFFIC.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The proposed zone change will conform to the conditions warrant as it is purposeful to the existing car wash business presently @ project address.

B. A need for the proposed classification exists within such area or district because:

- The proposed classification exists within such area or and district due to the existing car wash business APN# 6202-014-003 is dependant on APN#: 6202-014-004, which being applied for zone change acceptance to conform w/ C2 from R3.
- Such approval will accomodate existing car wash business to continue; to serve the community.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The project / subject property is located in a proper area of zone classification as it neighbors R3 to C2 residential surroundings, and compatible with the existing residential developments.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

The proposed zone change at subject property will not adversely impact local traffic and parking conditions. Also will be compatible with surrounding uses in terms of scale, intensity and design.

R2007-02133

~~G 200800003~~

RPA200800002

GENERAL PLAN AMENDMENT
BURDEN OF PROOF

Answers to the following must be made complete and full (use additional sheets as necessary):

1. A need for the proposed General Plan Amendment exists because:

THE SUBJECT PROPERTY IS A COMMERCIAL LOT THAT OPERATES AS A CAR-WASH. MANY YEARS AGO AN ADJACENT ALLEY WAS VACATED AND A SMALL PORTION OF THE LOT REMAINED ZONED RESIDENTIAL THIS WAS OVERLOOKED AND NOW WE REQUIRE AN AMENDMENT TO REGULARIZE SUCH PORTION INTO COMMERCIAL USE.

2. The particular amendment proposed is appropriate and proper because:

IT WILL REGULARIZE A COMMERCIAL CORNER LOT THAT HAS BEEN PROPERLY OPERATING UNDER THE EXISTING ZONING GUIDELINES OF THE GENERAL PLAN

3. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

ALTHOUGH THE PROPOSED PORTION OF THE LOT TO BE REVISED IS RELATIVELY SMALL (25 FT. WIDE) IT STILL IMPLIES A FORMAL REVISION SINCE THE NEIGHBORING LOTS ARE ALSO COMMERCIAL ZONED.

4. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

BY APPROVING THE PROPOSED CHANGE, THE SUBJECT PROPERTY WILL BE IN FULL COMPLIANCE WITH THE MASTER PLAN ORIGINALLY DESIGNED FOR THAT AREA OF THE CITY, CONFORMING WITH GOOD FUNCTIONALITY IN MANY RESPECTS, PLANNING, SAFETY, AND A FLUID COMMERCIAL AREA.

APPLICANT'S AFFIDAVIT

I (We), being duly sworn depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Executed this 1st day of FEBRUARY, 2008 Signed: Sose U. Torres





***** INITIAL STUDY *****

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

GENERAL INFORMATION

Map Date: 08/18/09 Staff Member: Anita Gutierrez

Thomas Guide: 704 J2 USGS Quad: Southgate

Location: 2556 Cudahy Street, Huntington Park, CA

Description of Project: The project proposes the continued use of an existing automatic car wash located on APN#6202-014-003 and accessory car wash canopies for car detailing and vacuuming on APN#6202-014-004. Community Plan Amendment: To change the plan category in the East Los Angeles Community Plan from NR - Neighborhood Revitalization (12 to 30 du/ac) to GC - General Commercial on parcel number 6202-014-004, a Zone Change: To change the zone from R-3-NR (Limited Multiple Residence- Neighborhood Revitalization) to C-3-DP (Unlimited Commercial with a development program) zone on parcel number 6202-014-004 and; a Conditional Use Permit: To authorize the continued use of an automatic car wash with a development program in the zone with less than required side and rear yard setbacks on parcel numbers 6202-014-004 and 6202-014-003.

Gross Acres: 0.37 acres

Environmental Setting: The project is located in an urban area and is currently developed with an automatic car wash and accessory car canopies. The project site is adjacent to residential uses

Zoning: APN #6202-014-003 is within the C-3(Unlimited Commercial) zone, APN# 6202-014-004 is within the R-3-NR (Neighborhood Revitalization) zone

Community Standards District: Walnut Park Community Standards District

Community Plan: Walnut Park Community Plan

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

R2006-04062
RPP200601833

To approve metal shade area located on APN# 6202-014-004
Case denied 6/28/07

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
(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 type="checkbox"/> Other |

Special Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> High School District |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Local Native American Tribal Council |
| <input 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: Land Development Division | |
| <input checked="" type="checkbox"/> Fire Dept.: Planning Division | |
| DHS Environmental Health: | |
| <input checked="" type="checkbox"/> Environmental Hygiene (noise, air quality and vibration) | |
| <input type="checkbox"/> Solid Waste Management (landfills, trash trucks & transfer stations) | |
| <input type="checkbox"/> Land Use Program (septic systems & wells) | |
| <input type="checkbox"/> Cross Connection and Water Pollution Control Program (recycled and reclaimed water) | |

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, in as much 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: ~~XXXXX~~ Anita Gutierrez Date: 7/14/10

Approved by: Mal Cruz Date: 7/14/10

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.

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

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 checked="" 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

OTHER CONSIDERATIONS

Lot Size

Project Design

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? |
| <i>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 checked="" 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

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 checked="" type="checkbox"/>	<input 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? <i>The vacuuming and detailing areas are not in enclosed structures and noise is significant noise is generated from these uses.</i>
d.	<input checked="" type="checkbox"/>	<input 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? <i>Without the zone change to C-3-DP, this use would not be allowed in the zone.</i>
e.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<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 checked="" 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

OTHER CONSIDERATIONS

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design | <input type="checkbox"/> Compatible Use | <input type="checkbox"/> Septic Feasibility Study |
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> National Pollutant Discharge Elimination System (NPDES) Permit | | |

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

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 checked="" 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"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | <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**?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|--|--|---|

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 & 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 checked="" 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

Biological Constraints Analysis

Oak Tree Permit

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

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" 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

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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

Sewer study required

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 checked="" 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

OTHER CONSIDERATIONS

Site Dedication

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 checked="" 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)?
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 checked="" 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

OTHER CONSIDERATIONS

Lot Size

Project Design

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Project site is adjacent to single-family and multi-family residential</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Phase 1 Environmental Assessment

OTHER CONSIDERATIONS

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

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 checked="" 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 checked="" 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 checked="" 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

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?
<hr/>				
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.
<hr/>				
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