

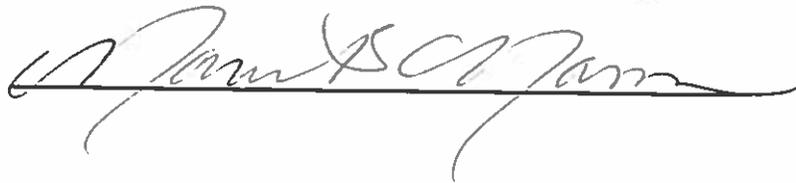
# Regional Planning Commission Transmittal Checklist

Hearing Date  
11/16/16  
Agenda Item No.  
6

Case(s): Conditional Use Permit Case No. RPPL2015000365-(1)  
Planner: Steve Mar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By:





Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**HEARING DATE**  
 November 16, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RPPL2015000365-(1)  
 Environmental Assessment No. RPPL2016000593

**PROJECT SUMMARY**

**OWNER / APPLICANT**

East Los Angeles Community Youth Center / Pacific  
 Charter School Development

**MAP/EXHIBIT DATE**

1/8/16

**PROJECT OVERVIEW**

The applicant, Pacific Charter School Development, is requesting a Conditional Use Permit (CUP) for the construction and operation of a new 34,318 sq. ft. charter middle school ("Animo Ellen Ochoa Charter Middle School) with setback and wall height modifications, 28 classrooms, and a planned student enrollment of 600 students located at 4360 Dozier St. in the R-2 (Two-family Residence) zone pursuant to Los Angeles County Code Section 22.20.200 and an accessory off-site parking lot at 4401 E. Cesar Chavez Ave. in the CC (Cesar Chavez Ave.) transect zone pursuant to Los Angeles County Code Section 22.46.3007.C.2.b.

**LOCATION**

4360 Dozier St.: School site, 4401 E. Cesar Chavez Ave.:  
 Off-site parking lot, East Los Angeles

**ACCESS**

via Dozier St., Humphreys Ave., and E. Cesar Chavez Ave.

**ASSESSORS PARCEL NUMBER(S)**

- 4360 Dozier St.: 5234-011-040
- 4401 E. Cesar Chavez Ave.: 5234-011-081

**SITE AREA**

1.22 Acres (total)

**GENERAL PLAN / LOCAL PLAN**

- 4360 Dozier St.: East Los Angeles Community Plan
- 4401 E. Cesar Chavez Ave.: East Los Angeles Third Street Specific Plan

**ZONED DISTRICT**

Eastside Unit No. 4 ZD

**LAND USE DESIGNATION**

- 4360 Dozier St.: Low/Medium Density Residential (17 du/ac)
- 4401 E. Cesar Chavez Ave.: SP – Specific Plan

**ZONE**

- 4360 Dozier St.: R-2 (Two-family Residence)
- 4401 E. Cesar Chavez Ave.: CC (Cesar Chavez Ave.)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the East Los Angeles Community Plan and East Los Angeles Third Street Specific Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.118 (East Los Angeles CSD requirements)
  - 22.24.110 (R-2 Zone Development Standards)
  - 22.46.3009.D.2 (CC Transect Zone Development Standards)
  - 22.46.3007.C (3<sup>rd</sup> Street Specific Plan Parking Standards)

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

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East Los Angeles

Hamilton St

Dozier St

Cesar E Chavez Ave

New York Ave

New York Ave

300 ft

30 m

N Humphreys Ave

N Eastern Ave

Project Site



Interstate 710

Long Beach Freeway

N Ford Blvd



**ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the construction and operation of a new charter middle school with setback modifications in the R-2 (Two-family Residence) Zone pursuant to County Code Section 22.20.200 and an accessory off-site parking lot at 4401 E. Cesar Chavez Ave. in the CC (Cesar Chavez Ave.) transect zone pursuant to County Code Section 22.46.3007.C.2.b.

**PROJECT DESCRIPTION**

The applicant, Pacific Charter School Development, is requesting a Conditional Use Permit (CUP) for the construction and operation of a new 34,318 sq. ft. charter middle school ("Animo Ellen Ochoa Charter Middle School") with setback and wall height modifications located at 4360 Dozier St. in the R-2 (Two-family Residence) zone pursuant to Los Angeles County Code Section 22.20.200 and an accessory off-site parking lot at 4401 E. Cesar Chavez Ave. in the CC (Cesar Chavez Ave.) transect zone pursuant to Los Angeles County Code Section 22.46.3007.C.2.b. The subject properties are both currently developed with structures that formerly housed the East Los Angeles Community Youth Center. The existing structures on the sites will be demolished to construct the project.

The school proposes 28 classrooms, a planned student enrollment of 600 students, and 28 teachers. Proposed class hours for the school are 8:00 a.m. to 3:20 p.m. on Monday, Tuesday, and Thursday, and 8:00 a.m. to 2:00 p.m. on Wednesday and Friday.

**SITE PLAN DESCRIPTION**

The site plan depicts the proposed school along the southern end of Dozier Street. The two story, 34,528 square foot school structure will contain 28 classrooms, a multi-purpose room, and miscellaneous staff office and support space. The school structure will have reduced setbacks of six inches on the side yard setback from the eastern side property line and six feet on the rear yard setback from the southern property line. The school site provides vehicular access only for trash and loading trucks via a driveway off of Dozier Street. Bike lockers for three long-term bike parking spaces are provided in the school's courtyard. An accessory off-site parking lot containing 33 vehicle parking spaces and a semi-enclosed bike parking shelter containing 112 short-term bike parking spaces is located across the street from the school site at the northeast corner of Cesar Chavez Avenue and Humphreys Avenue. Access to the parking lot is via a driveway off of Humphreys Avenue.

**EXISTING ZONING**

The project consists of two separate properties. The school site (4630 Dozier Street) is zoned R-2 (Two-family Residence) in the Eastside Unit No. 4 Zoned District and the accessory parking lot site (4401 E. Cesar Chavez Avenue) is in the CC (Cesar Chavez Ave.) transect zone within the East Los Angeles Third Street Specific Plan.

Surrounding properties are zoned as follows:

North: R-2 (Two-family Residence)

South: CC (Cesar Chavez Ave.), Civic (CV)

East: R-2, CC

West: R-2, R-3 (Limited Density Multiple Residence)

**EXISTING LAND USES**

Both subject properties are developed with structures that formerly housed the East Los Angeles Community Youth Center. The existing structures on the sites will be demolished.

Surrounding properties are developed as follows:

North: Single-family Residences, Duplex Apartments, Multi-family Residences

South: Commercial Retail, Auto Repair Shops, Single-family Residences, Duplex Apartments, Multi-family Residences

East: Church, I-710 Freeway

West: Single-family Residences, Duplex Apartments, Multi-family Residences, Commercial Retail

#### **PREVIOUS CASES/ZONING HISTORY**

The previous zoning history of the subject parcel is as follows: 4360 Dozier Street – R-2 (3/3/42), 4401 E. Cesar Chavez Avenue – C-3 (3/3/42), M-1 (4/11/72), CC (11/12/2014).

The site at 4360 E. Dozier Street has operated as a social services agency since 1922 (known as Cleland House). In 1968, the two-story wooden home on the site burned down due to an arson fire. The existing community center building on the site opened in 1984.

#### 4360 E. Dozier Street

MIS No. 83-29155 – Approved 4/13/72 allowed less than required parking for a community center.

Plot Plan No. 200701238 – Open plot plan case for landscape revitalization, painting of facades, addition of a sign, and storefront revitalization.

#### 4401 E. Cesar Chavez Avenue

Conditional Use Permit No. 94-181 – Approved 4/18/95 for the construction and operation of a rooftop wireless telecommunications facility (WTF).

Conditional Use Permit No. 200500059 – Approved 11/1/05 for the continued operation and maintenance of a WTF (previously approved under CUP 94181). Expired 11/2/15.

Certificate of Compliance No. 200600262 – Recorded 8/28/06.

Plot Plan No. 200801476 – Open plot plan case for two new signs and to revitalize existing landscaped areas.

Revised Exhibit “A” No. 201000045 – Approved 7/26/10 to remove and replace three panel antennas on an existing WTF.

#### **ENVIRONMENTAL DETERMINATION**

The Los Angeles County (“County”) Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

#### **STAFF EVALUATION**

##### General Plan/Community Plan Consistency

The school site is located within the Low/Medium Density Residential land use category of the East Los Angeles Community Plan. This designation is intended for areas suited for

predominantly single-family housing, duplex and townhouse development on moderately sized lots. This designation does not preclude the development of public facilities such as schools. The proposed school is compatible with the residential uses prescribed for in this land use category and is therefore consistent with the permitted uses of the underlying land use category. The accessory parking lot site is located in the CC – Cesar Chavez Transect Zone of the East Los Angeles Third Street Specific Plan. Parking lots are allowed within the Specific Plan area and shall abide to the parking standards as prescribed under the Specific Plan.

The following policies of the General Plan are applicable to the proposed project:

- *Consult with and ensure that applicable County departments, adjacent cities and other stakeholders are involved in community-based planning efforts.*

County departments and other agencies, such as the Los Angeles Unified School District, Southern California Air Quality Management District, and Caltrans, provided comments and input regarding the project's CUP and environmental review document.

- *Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The project will demolish existing structures that have been vacated by a community youth center and redevelop the two project site lots with a new middle school facility.

- *Support a mix of land uses that promote bicycling and walking, and reduce VMTs.*

- *Encourage pedestrian activity.*

The project will add a middle school to a community that consists mainly of single-family and multi-family residences and various commercial and retail businesses. It is expected that students who live near the project site would walk or bike to the school. The project site is also located near existing bus stops along Cesar Chavez Avenue to provide public transportation to students and staff. The project will incorporate design features, such as a street-fronting entrance, bike parking, and parking lot buffering, to enhance the pedestrian environment along the sidewalk.

- *Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The project will provide educational opportunities for middle school students in the neighborhood and is an appropriate use to replace the community youth center that previously occupied the project site.

The following policies of the East Los Angeles Community Plan are applicable to the proposed project:

- *Maintain and enhance the quality of healthy and stable residential neighborhoods.*
- *Provide for new development which is compatible with and complements existing uses.*
- *Encourage infill development in residential neighborhoods which is compatible with the density of existing development.*

The construction and operation of a new middle school within an existing residential neighborhood will provide new educational opportunities to the surrounding neighborhood. The project will demolish vacant structures which previously held a community youth center

and build new structures that will not conflict with surrounding existing businesses and residences.

- *Encourage a balanced educational program for East Los Angeles students.*

The project will build a new middle school that will serve residents within the East Los Angeles community with new educational opportunities.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.24.110 of the County Code, establishments in the R-2 Zone are subject to the following development standards:

- **Height Limits** – The maximum structure height within the R-2 zone is 35 feet. The project's site plan depicts the school's maximum height as 27 feet and is within the height limit.
- **Front Yard Setback** – The minimum front yard setback required is 20 feet. The project provides a front yard setback of 20 feet and meets this requirement.
- **Side Yard Setback** – The minimum side yard setback required is five feet. The project provides a side yard setback of six feet from the western side property line and a minimum setback of six inches from the eastern side property line. The side yard setback from the eastern property line does not meet the minimum side yard setback requirement and is nonconforming to the standards prescribed under Code. The six inch side yard setback is not expected to have any adverse effects on the neighborhood because only two protruding sections of the building's eastern face will have a six inch setback from the property line while other portions of the building's eastern face will have more than the required five foot setback. Furthermore, the eastern face of the building will face towards the proposed accessory parking lot parcel across the street from the site and would have minimal adverse effects on the parking lot parcel. The side yard setback modification can be approved with the CUP.
- **Rear Yard Setback** – The minimum rear yard setback required is 15 feet. The project provides a rear yard setback of six feet and is nonconforming to the standards prescribed under Code. However, this six foot rear yard setback is not expected to have any adverse effects on the neighborhood because the previous community youth center building had a similar rear yard setback of about the same distance. The school's six foot rear setback is also not expected to have any adverse effects on the adjacent gas service station property located south behind the school site. The rear yard setback modification can be approved with the CUP.
- **Parking** – Parking for schools with grades higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupancy load of the largest room used for public assembly. The Department of Public Works, Building and Safety Division determined that the occupancy load for the school's multipurpose room (MPR) is 134 persons, requiring 27 parking spaces. The project provides parking for 33 vehicles at its off-site accessory parking lot and fulfills this requirement. Bike parking for schools require four short-term spaces per each classroom and one long-term space per each 10 classrooms. Based on the school's 28 proposed classrooms, the project requires three long-term bike parking spaces and 112 short-term bike parking spaces. The three long-term bike spaces are provided by three bike lockers located in the courtyard at the front of the school site. The 112 short-term bike parking spaces are provided in a semi-enclosed bike parking shelter on the accessory off-site parking lot.

Pursuant to Section 22.46.3007.C of the County Code, off-site, non-residential parking may be provided in the East Los Angeles Third Street Specific Plan if all of the following requirements are met:

- The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility's property line and the closest property line to the development, along a thoroughfare right-of-way. The proposed parking lot site is located directly across the street from the proposed school site on Humphreys Avenue and meets this requirement.
- Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway. The parking lot and school site are both serviced with existing sidewalks and marked crosswalks.
- Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces. The parking lot contains 33 parking spaces which would require six trees. The parcel will be landscaped with six trees and meets this requirement.
- All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The project proposes landscaped planter areas in the required setbacks and a 30-inch tall CMU wall to be placed at least five feet from the property line adjacent to the side street (Humphreys Avenue).

Pursuant to Section 22.46.3009.D.2 of the County Code, buildings and parking facilities in the CC Transect Zone are subject to the following development standards:

- Parking lots require the following setbacks: Front Setback – 20 feet, Side Street Setback – five feet, Interior Side Setback – 0 feet, Rear Setback With No Alley – five feet. The accessory parking lot provides setbacks of 28.2 feet for the front setback along Cesar Chavez Avenue, 9.5 feet to 13 feet for the side street setback along Humphreys Avenue, six feet for the interior side setback on the east property line, and 5.8 feet for the rear setback on the north property line. These distances meet the setback requirements for parking lot placement.
- Buildings require the following setbacks: Front Setback – 0-10 feet, Side Street Setback – 0-10 feet, Interior Side Setback – 0 feet, Rear Setback With No Alley – 10 feet. The proposed bike shelter structure has a front setback of 0 feet along the frontage facing Cesar Chavez Avenue, a side street setback of 4.6 feet facing Humphreys Avenue, an interior side setback of five feet on the east property line, and a rear setback of 172 feet to the north property line. These distances meet the setback requirements for building placement.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- Fences – If site plans are submitted to and approved by the Director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. On the school site, the project proposes to retain existing portions of fencing consisting of eight feet tall concrete columns and tubular steel fencing on the north and east property lines. The north property line will also include new 12-foot tall sections of sound walls, to be incorporated with the existing fence, to help mitigate against noise from the nearby freeway. Portions of the sound wall will have eight-foot tall tubular steel fencing sections punched out of the wall. A new eight-foot tall CMU wall with a section of tubular

steel fencing will be built on the west property line and a new six-foot tall CMU wall will be built on the south property line.

- Landscaping – The required front yard shall contain a minimum of 50 percent landscaping. Proposed landscaping in the required front yard setback of the school site equals approximately 20 percent of the required front yard and does not meet this requirement. Most of the required front yard consists of hardscaped courtyard area. Additional landscaping and new street trees are proposed outside of the school site’s required front yard and helps to increase the overall landscaping amount for the site.

Neighborhood Impact/Land Use Compatibility

The proposed middle school and accessory off-site parking lot on the subject properties are compatible with the surrounding neighborhood and enhances the educational opportunities and resources to the surrounding community. Schools are a permitted use in the R-2 Zone with a CUP and accessory off-site parking lots are allowed in the CC Transect Zone. The project is consistent with the scale of surrounding development.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- 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 proposed charter middle school will be replacing a community youth center and will continue to provide a youth-oriented service to the community by providing educational opportunities to the neighborhood. The proposed use will not be detrimental to the aesthetic characteristics of the neighborhood, will not reduce the enjoyment or valuation of property in the area, and will not harm the public health, safety or general welfare in the neighborhood.

- 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 school requests setback and wall and fence height modifications that are appropriate for the proposed use and will not have an adverse effect on the surrounding neighborhood.

- 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 will implement street improvements to reduce any potential traffic impacts caused by the school. During school drop-off and pick-up times, the school will utilize adult monitors to prevent excessive traffic queuing and to ensure pedestrian safety.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**Fire Department**

The County of Los Angeles Fire Department reviewed the application and recommended approval of the project with conditions.

**Public Health**

The County of Los Angeles Department of Public Health reviewed the application and recommended approval of the project with conditions.

**Public Works**

The County of Los Angeles Department of Public Works reviewed the application and recommended approval of the project with conditions.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

Other non-County agencies were consulted for comments on the Project's environmental Initial Study including the California Department of Transportation, the Los Angeles Unified School District, the City of Monterey Park, and the Southern California Air Quality Management District. Those comments have been integrated into the Project's final Initial Study.

**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.

**PUBLIC COMMENTS**

Staff has received six comment letters in support of the project.

**FEES/DEPOSITS**

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

**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:

Staff recommends **APPROVAL** of Conditional Use Permit Number RPPL2015000365-(1), subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**CEQA:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION ALONG WITH THE REQUIRED FINDINGS OF FACT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

***Entitlement:***

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2015000365-(1) SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

**Attachments:**

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Environmental Document  
Site Plan, Land Use Map

MM:SM  
11/16/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
CONDITIONAL USE PERMIT NO. RPPL2015000365-(1)**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2015000365-(1) ("CUP") on November 16, 2016.
2. The permittee, Pacific Charter School Development ("permittee"), requests the CUP to authorize the construction and operation of a new charter middle school with setback and wall height modifications and an accessory off-site parking lot ("Project") on two separate properties located at 4360 Dozier Street (school site) and 4401 E. Cesar Chavez Avenue (parking lot site) in the unincorporated community of East Los Angeles ("Project Site"). The school site will be developed in the R-2 (Two-family Residence) zone pursuant to Los Angeles County Code ("County Code") section 22.20.200 and the accessory off-site parking lot site will be developed in the CC (Cesar Chavez Ave.) transect zone pursuant to County Code section 22.46.3007.C.2.b. The school proposes 28 classrooms and has a planned student enrollment of 600 students and 28 teachers. The subject properties are both currently developed with structures that formerly housed the East Los Angeles Community Youth Center. The existing structures on the sites will be demolished to construct the Project.
3. The Project Site is 1.22 acres total in size and consists of two legal lots. The Project Site lots are rectangular in shape with flat topography and are currently developed with vacant structures that once held the East Los Angeles Community Youth Center.
4. The Project Site's school site is currently zoned R-2 (Two-family Residence) in the Eastside Unit No. 4 Zoned District and the East Los Angeles Community Standards District ("CSD"). The Project Site's parking lot site is located in the CC (Cesar Chavez Ave.) transect zone in the Third Street Specific Plan.
5. The Project Site's school site is located within the Low/Medium Density land use category of the East Los Angeles Community Plan Land Use Policy Map and the Project Site's parking lot site is located within the SP – Specific Plan land use category of the East Los Angeles Third Street Specific Plan.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: R-2 (Two-family Residence)
  - South: CC (Cesar Chavez Ave.), Civic (CV)
  - East: R-2, CC
  - West: R-2, R-3 (Limited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
  - North: Single-family Residences, Duplex Apartments, Multi-family Residences
  - South: Commercial Retail, Auto Repair Shops, Single-family Residences, Duplex Apartments, Multi-family Residences
  - East: Church, I-710 Freeway
  - West: Single-family Residences, Duplex Apartments, Multi-family Residences, Commercial Retail

8. The Project Site's school site was zoned R-2 in 1942. The Project Site's parking lot site was zoned C-3 in 1942, M-1 in 1972, and CC in 2014. The site at 4360 E. Dozier Street has operated as a social services agency since 1922 (known as Cleland House). In 1968, the two-story wooden home on the site burned down due to an arson fire. The existing community center building on the site opened in 1984. In 1972, MIS Case No. 83-29155 allowed less than required parking for a community center. Plot Plan No. 200701238 is an open plot plan case on the site for landscape revitalization, painting of facades, addition of a sign, and storefront revitalization. No action has been taken on this plot plan. On the 4401 E. Cesar Chavez Avenue site, Conditional Use Permit No. 94-181, approved April 18, 1995, approved the construction and operation of a rooftop wireless telecommunications facility (WTF). The operation of this WTF was renewed on November 1, 2005, by Conditional Use Permit No. 200500059, and has expired on November 2, 2015. The removal of the WTF is required with or without approval of the proposed school Project. Revised Exhibit "A" No. 201000045 was approved on July 26, 2010, for the removal and replacement of three panel antennas on the WTF. On August 28, 2006, Certificate of Compliance No. 200600262 was recorded on the property. Plot Plan No. 20081476 is an open plot plan case on the site for two new signs and to revitalize existing landscaped areas. No action has been taken on this plot plan.
9. The site plan depicts the proposed school along the southern end of Dozier Street. The two story, 34,528 square foot school structure will contain 28 classrooms, a multi-purpose room, and miscellaneous staff office and support space. The school structure will have reduced setbacks of six inches on the side yard setback from the eastern side property line and six feet on the rear yard setback from the southern property line. The school site provides vehicular access only for trash and loading trucks via a driveway off of Dozier Street. Bike lockers for three long-term bike parking spaces are provided in the school's courtyard. An accessory off-site parking lot containing 33 vehicle parking spaces and 112 short-term, semi-enclosed bike parking spaces is located across the street from the school site at the northeast corner of Cesar Chavez Avenue and Humphreys Avenue. Access to the parking lot is via a driveway off of Humphreys Avenue.
10. The Project Site's school site is accessible via Dozier Street to the north. The school site provides access vehicular access only to delivery and trash trucks via an entrance/exit on Dozier Street. The Project Site's parking lot site is accessible via Humphreys Avenue to the west and Cesar Chavez Avenue to the south. Primary access to the parking lot site will be via an entrance/exit on Humphreys Avenue.
11. The Project will provide a total of 33 parking spaces, including two handicapped parking spaces in an accessory off-site parking lot across the street from the school site along Humphreys Avenue. Bike lockers for three long-term bike parking spaces are provided in the school's courtyard. The accessory off-site parking lot will accommodate 112 short-term bike parking spaces within a semi-enclosed bike parking shelter.
12. The County of Los Angeles Departments of Fire, Public Health, and Public Works have reviewed the application and recommended approval of the project with conditions, which are included in the Project's conditions.
13. Non-County agencies were consulted for comments on the Project's environmental Initial Study including the California Department of Transportation, the Los Angeles Unified School District, the City of Monterey Park, and the Southern California Air Quality Management District. Those comments have been integrated into the Project's final Initial Study.

14. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from the Department of Regional Planning ("Regional Planning") determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Prior to the Commission's public hearing, Regional Planning staff received six letters in support of the Project.
17. A duly noticed public hearing was held on October 4, 2016, before the Hearing Officer. Hearing Officer Alex Garcia was in attendance for the Public Hearing. The applicant's representatives, Akil Manley, William Villalobos, and Sal Carlos presented testimony in favor of the request and answered questions presented by the Hearing Officer. Proponents for the Project provided testimony that the proposed school would provide high quality education services to the community and will also host community events. Opponents of the Project provided testimony that they received no notification from the applicant of the Project, expressed traffic impact concerns to the surrounding neighborhood, and expressed disappointment that the services and programs that were previously provided by the former youth center on the Project Site would not be offered at the new youth center being opened 1.5 miles away from the Project Site. The applicant's representatives provided rebuttal testimony stating that the school's facilities would be made available for community events and activities, that there was a total of five outreach presentations about the Project to the community, and that traffic impact studies were conducted for the Project with traffic mitigation measures written into the Project's draft conditions. There being no further testimony, Mr. Garcia requested edits to the Project's findings and draft conditions and moved to refer the case to the Regional Planning Commission.
18. The Commission finds that the school site is located within the Low/Medium Density Residential land use category of the East Los Angeles Community Plan. This designation is intended for areas suited for predominantly single-family housing, duplex and townhouse development on moderately sized lots. This designation does not preclude the development of public facilities such as schools. The proposed school is compatible with the residential uses prescribed for in this land use category and is therefore consistent with the permitted uses of the underlying land use category. The accessory parking lot site is located in the CC – Cesar Chavez Transect Zone of the East Los Angeles Third Street Specific Plan. Parking lots are allowed within the Specific Plan area and shall abide to the parking standards as prescribed under the Specific Plan.
19. The Commission finds that pursuant to Section 22.24.110 of the County Code, establishments in the R-2 Zone are subject to the following development standards:
  - Height Limits – The maximum structure height within the R-2 zone is 35 feet. The project's site plan depicts the school's maximum height as 27 feet and is within the height limit.

- **Front Yard Setback** – The minimum front yard setback required is 20 feet. The project provides a front yard setback of 20 feet and meets this requirement.
- **Side Yard Setback** – The minimum side yard setback required is five feet. The project provides a side yard setback of six feet from the western side property line and a minimum setback of six inches from the eastern side property line. The side yard setback from the eastern property line does not meet the minimum side yard setback requirement and is nonconforming to the standards prescribed under Code. The six inch side yard setback is not expected to have any adverse effects on the neighborhood because only two protruding sections of the building's eastern face will have a six inch setback from the property line while other portions of the building's eastern face will have more than the required five foot setback. Furthermore, the eastern face of the building will face towards the proposed accessory parking lot parcel across the street from the site and would have minimal adverse effects on the parking lot parcel. The side yard setback modification can be approved with the CUP.
- **Rear Yard Setback** – The minimum rear yard setback required is 15 feet. The project provides a rear yard setback of six feet and is nonconforming to the standards prescribed under Code. However, this six foot rear yard setback is not expected to have any adverse effects on the neighborhood because the previous community youth center building had a similar rear yard setback of about the same distance. The school's six foot rear setback is also not expected to have any adverse effects on the adjacent gas service station property located south behind the school site. The rear yard setback modification can be approved with the CUP.
- **Parking** – Pursuant to County Code Section 22.52.1200, parking for schools with grades higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupancy load of the largest room used for public assembly. The Department of Public Works, Building and Safety Division determined that the occupancy load for the school's multipurpose room (MPR) is 134 persons, requiring 27 parking spaces. The project provides parking for 33 vehicles at its off-site accessory parking lot and fulfills this requirement. Pursuant to County Code Section 22.52.1225, bicycle parking for schools require four short-term spaces per each classroom and one long-term space per each 10 classrooms. Based on the school's 28 proposed classrooms, the project requires three long-term bicycle parking spaces and 112 short-term bicycle parking spaces. The three long-term bicycle spaces are provided by three bicycle lockers located in the courtyard at the front of the school site. The 112 short-term bicycle parking spaces are provided in a semi-enclosed bicycle parking shelter on the accessory off-site parking lot.

Pursuant to Section 22.46.3007.C of the County Code, off-site, non-residential parking may be provided in the East Los Angeles Third Street Specific Plan if all of the following requirements are met:

- The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility's property line and the closest property line to the development, along a thoroughfare right-of-way. The proposed parking lot site is located less than 150 feet directly across the street from the proposed school site on Humphreys Avenue and meets this requirement.
- Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway. The parking lot and school site are both serviced with existing sidewalks and marked crosswalks.

- Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces. The parking lot contains 33 parking spaces which would require six trees. The parcel will be landscaped with six trees and meets this requirement.
- All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The project proposes landscaped planter areas in the required setbacks and a 30-inch tall CMU wall to be placed at least five feet from the property line adjacent to the side street (Humphreys Avenue).

Pursuant to Section 22.46.3009.D.2 of the County Code, buildings and parking facilities in the CC Transect Zone are subject to the following development standards:

- Parking lots require the following setbacks: Front Setback – 20 feet, Side Street Setback – five feet, Interior Side Setback – 0 feet, Rear Setback With No Alley – five feet. The accessory parking lot provides setbacks of 28.2 feet for the front setback along Cesar Chavez Avenue, 9.5 feet to 13 feet for the side street setback along Humphreys Avenue, six feet for the interior side setback on the east property line, and 5.8 feet for the rear setback on the north property line. These distances meet the setback requirements for parking lot placement.
- Buildings require the following setbacks: Front Setback – 0-10 feet, Side Street Setback – 0-10 feet, Interior Side Setback – 0 feet, Rear Setback With No Alley – 10 feet. The proposed bike shelter structure has a front setback of 0 feet along the frontage facing Cesar Chavez Avenue, a side street setback of 4.6 feet facing Humphreys Avenue, an interior side setback of five feet on the east property line, and a rear setback of 172 feet to the north property line. These distances meet the setback requirements for building placement.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- Fences and Walls – If site plans are submitted to and approved by the Director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. On the school site, the project proposes to retain existing portions of fencing consisting of eight feet tall concrete columns and tubular steel fencing on the north and east property lines. The north property line will also include new 12-foot tall sections of sound walls, to be incorporated with the existing fence, to help mitigate against noise from the nearby freeway. Portions of the sound wall will have eight-foot tall tubular steel fencing sections punched out of the wall. A new eight-foot tall CMU wall with a section of tubular steel fencing will be built on the west property line and a new six-foot tall CMU wall will be built on the south property line. The proposed wall and fence sections whose heights exceed six feet can be approved with the CUP.
- Landscaping – The required front yard shall contain a minimum of 50 percent landscaping. Proposed landscaping in the required front yard setback of the school site equals approximately 20 percent of the required front yard and does not meet this requirement. Most of the required front yard consists of hardscaped courtyard area. Additional landscaping and new street trees are proposed outside of the school site's required front yard and helps to increase the overall landscaping amount for the site.

20. The Commission finds that the proposed middle school and accessory off-site parking lot on the subject properties are compatible with the surrounding neighborhood and enhances the

educational opportunities and resources to the surrounding community. Schools are a permitted use in the R-2 Zone with a CUP and accessory off-site parking lots are allowed in the CC Transect Zone. The project is consistent with the scale of surrounding development.

21. The Commission finds that the proposed charter middle school will be replacing a community youth center and will continue to provide a youth-oriented service to the community by providing educational opportunities to the neighborhood. The proposed use will not be detrimental to the aesthetic characteristics of the neighborhood, will not reduce the enjoyment or valuation of property in the area, and will not harm the public health, safety or general welfare in the neighborhood.
22. The Commission finds that the proposed school requests setback and wall and fence height modifications that are appropriate for the proposed use and will not have an adverse effect on the surrounding neighborhood.
23. The Commission finds that the project will implement street improvements to reduce any potential traffic impacts caused by the school. During school drop-off and pick-up times, the school will utilize adult monitors to prevent excessive traffic queuing and to ensure pedestrian safety.
24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.
25. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the East Los Angeles community. On October 7, 2016, a total of 78 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Eastside Unit No. 1 Zoned District and to any additional interested parties.
26. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
27. 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, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.

- C. 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.
- D. 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.

**THEREFORE, THE COMMISSION:**

- 1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
- 2. Approves Conditional Use Permit Number RPPL2015000365-(1), subject to the attached conditions.

**ACTION DATE: November 16, 2016**

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM  
11/16/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

**[DRAFT] CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
CONDITIONAL USE PERMIT NO. RPPL2015000365-(1)**

**PROJECT DESCRIPTION**

The project is Conditional Use Permit for the construction and operation of a new charter middle school with an accessory off-site parking lot subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose 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 ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and

duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 16, 2046.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$3,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **sixteen (16) biennial (one every other year)** inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends (**November 21, 2016**), the permittee shall remit processing fees at the County Registrar-Recorder/County

Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. The permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.25 (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or \$3,145.00 (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) If a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the County Clerk processing fee in effect at the time of the filing, currently \$75.00. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the school being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **January 16, 2017**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the construction and operations of a new charter middle school with a maximum student enrollment of 600 students.
21. Regular school sessions may be held between the hours of 8:00 a.m. to 3:20 p.m. on Monday, Tuesday, and Thursday, and 8:00 a.m. to 2:00 p.m. on Wednesday and Friday. No school activities shall be held on Sundays.
22. The permittee shall allow public use of the school's multipurpose room during after school hours, Monday through Saturday. All activities shall cease by 9:30 p.m. No activities shall be held on Sundays.
23. During pick-up and drop-off times, at least four adult monitors, identified appropriately with reflective vests or similar, shall monitor student drop-off and pick-up operations to prevent excessive car queuing and ensure pedestrian safety.
24. Outdoor lighting shall be installed and maintained in all parking areas, including within the bike parking shelter. All external lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties and shall be turned off within thirty minutes after conclusion of operating hours or on-site activities, with the exception of motion-activated security lights and/or low level lighting along all pedestrian walkways.
25. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated June 22, 2016, to the satisfaction of the County Fire Department.
26. The permittee shall comply with all conditions set forth in the attached County Department of Public Health letter dated June 23, 2016, to the satisfaction of the County Department of Public Health.
27. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated August 31, 2016, with accompanying Traffic Impact Study letter dated June 16, 2016, and Water Will Serve Letter dated October 7, 2015, to the satisfaction of the County Department of Public Works.
28. The permittee shall provide a minimum of 27 vehicle parking spaces, including one handicapped accessible space, three long-term bicycle parking spaces, and 112 short-term bicycle parking spaces as depicted in the approved Exhibit "A."

If the school substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement (27 vehicle parking spaces, three long-term and 112 short-term bicycle parking spaces), the permittee shall submit an application for a

minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

Attachments:

Fire Department Letter dated June 22, 2016

Public Health Department Letter dated June 23, 2016

Public Works Department Letter dated August 31, 2016, with attachments





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2015000365

DATE: 06/22/2016

LOCATION: 4360 Dozier Street, East Los Angeles

PLANNER: Steven Mar

- 
7. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs., and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
  8. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
  9. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
  10. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
  11. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
  12. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

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PROJECT: RPPL 2015000365

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LOCATION: 4360 Dozier Street, East Los Angeles

PLANNER: Steven Mar

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13. An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

**WATER STSTEM REQUIREMENTS**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 2000 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
  - a. The fire flow is reduced from 3250 gpm to 2000 gpm with the installation of an approved automatic fire sprinkler system.
  - b. The fire flow is adequate per the fire flow test performed by California Water Service on 05/23/2016

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



CYNTHIA A. HARDING, M.P.H.  
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.  
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP  
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS  
Director of Environmental Health

5050 Commerce Drive  
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[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas

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Michael D. Antonovich

Fifth District

June 23, 2016

TO: Steven Mar  
Regional Planning Assistant II  
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA, DPA  
Environmental Health Division  
Department of Public Health

M.T.

SUBJECT: CUP Consultation  
PROJECT NO. RPPL2015000365  
Pacific Charter School  
4360 Dozier Street & 4401 Cesar Chavez Avenue, East Los Angeles

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is for the construction and operation of a Middle School for 600 students with 28-classrooms, Administrative Office, and a multipurpose room with lunch service room. The Department recommends approval of the CUP.

Potable Water Supply

The proposed facility is in the jurisdiction of a municipal water company (California Water Service Company). The facility shall be connected to public water for its source of potable water. A current will serve letter from the water purveyor has been submitted to this Department ensuring potable water service.

Wastewater Disposal

The proposed project shall be connected to the public sewer.

**Air Quality**

The Toxics Epidemiology Program staff approve the project with the following recommendations as conditions of the project:

1. All school activity shall be conducted indoors.
2. Maintain the HVAC in good working order (i.e. required air exchanges/ventilation; recommended air filter replacement, positive building pressure, etc). Obtain all required permits for the HVAC.
3. Provide adequate weatherization of building(s) to minimize infiltration of un-filtered air into the building(s).
4. Provide a disclosure document to building staff and parents regarding near roadway air pollution and measures taken to protect the public.

For questions regarding the Air Quality section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at [rvasquez@ph.lacounty.gov](mailto:rvasquez@ph.lacounty.gov) and [emasis@ph.lacounty.gov](mailto:emasis@ph.lacounty.gov).

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



## AIR QUALITY RECOMMENDATIONS FOR LOCAL JURISDICTIONS

### *Development of new schools, housing, and other sensitive land-uses in proximity to freeways*

Studies indicate that residing near sources of traffic pollution is associated with adverse health effects such as exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality.<sup>i</sup> These associations are diminished with distance from the pollution source.

Given the association between traffic pollution and health, the California Air Resources Board recommends that freeways be sited at least 500 feet from residences, schools, and other sensitive land uses.<sup>ii</sup> Other reputable research entities such as the Health Effects Institute indicate that exposure to unhealthy traffic emissions may in fact occur up to 300 to 500 meters (approximately 984 to 1640 feet). The range reported by HEI reflects the variable influence of background pollution concentrations, meteorological conditions, and season.<sup>iii</sup>

Based on this large body of scientific evidence, the Los Angeles County Department of Public Health strongly recommends:

- A buffer of at least 500 feet should be maintained between the development of new schools, housing or other sensitive land uses and freeways. Consideration should be given to extending this minimum buffer zone based on site-specific conditions, given the fact that unhealthy traffic emissions are often present at greater distances. Exceptions to this recommended practice should be made only upon a finding by the decision-making body that the benefits of such development outweigh the public health risks.
- New schools, housing or other sensitive land uses built within 1500 feet of a freeway should adhere to current best-practice mitigation measures to reduce exposure to air pollution which may include: the use of air filtration to enhance heating, ventilation and air conditioning (HVAC) systems, and the orientation of site buildings and placement of outdoor facilities designed for moderate physical activity as far from the emission source as possible.

### *Development of parks and active recreational facilities in proximity to freeways*

Parks and recreational facilities provide great benefits to community residents including increased levels of physical activity, improved mental health, and opportunities to strengthen social ties with neighbors.<sup>iv, v, vi</sup> However, siting parks and active recreational facilities near freeways may increase public exposure to harmful pollutants, particularly while exercising. Studies show that heavy exercise near sources of traffic pollution may have adverse health effects.<sup>vii, viii, ix</sup> However, there are also substantial health benefits associated with exercise.<sup>x</sup> Therefore, DPH recommends the following cautionary approach when siting parks and active recreational facilities near freeways:

- New parks with athletic fields, courts, and other outdoor facilities designed for moderate to vigorous physical activity, should be sited at least 500 feet from a freeway. Consideration should be given to extending this minimum buffer zone based on site-specific conditions given the fact that unhealthy traffic emissions are often present at greater distances. Exceptions to this recommended practice should be made only upon a finding by the decision-making body that the benefits of such development outweigh the public health risks.

- New parks built within 1500 feet of freeways should adhere to best-practice mitigation measures that minimize exposure to air pollution. These include the placement of athletic fields, courts, and other active outdoor facilities as far as possible from the air pollution source.

---

<sup>i</sup> Health Effects Institute. 2010. Traffic-Related Air Pollution: A Critical Review of the Literature on Emissions, Exposure, and Health Effects. HEI Special Report, p.1-11

<sup>\*</sup> California Environmental Protection Agency, California Air Resources Board. Air Quality and Land Use Handbook: A Community Health Perspective. April 2005.

<sup>iii</sup> Health Effects Institute. 2010. Traffic-Related Air Pollution: A Critical Review of the Literature on Emissions, Exposure, and Health Effects. HEI Special Report, p.1-11

<sup>iv</sup> L. Frank et al. 2005. Linking Objectively Measured Physical Activity with Objectively Measured Urban Form: Findings From SMARTAQ. American Journal of Preventive Medicine, at 117-1255.

<sup>v</sup> Tabbush R and E O'Brien. 2003. Health and Well-being: Trees, Woodlands, and Natural Spaces. Forestry Commission, Edinburgh.

<sup>vi</sup> E. Kuo et al. 1998. Transforming Inner-City Neighborhoods: Trees, Sense of Safety, and Preference. Environmental Behavior, 30(1): 28-59.

<sup>vii</sup> McConnell R, Berhane K, Gilliland F, London SJ, Islam T, Gauderman WJ, Avol E, Margolis HG, Peters JM. Asthma in exercising children exposed to ozone: a cohort study. Lancet. 2002 Feb 2;359(9304):386-91.

<sup>viii</sup> Sharman JE, Cockcroft JR, and JS Coombes. Cardiovascular implications of exposure to traffic air pollution during exercise. Q J Med 2004; 97:637-643.

<sup>ix</sup> Rundell KW, Caviston R, Hollenbach AM, and K Murphy. Vehicular Air Pollution, Playgrounds, and Youth Athletic Fields. 2006, Vol. 18, No. 8, Pages 541-547.

<sup>x</sup> de Hartog JJ, Boogaard H, Nijland H, and G Hoek. Do the Health Benefits of Cycling Outweigh the Risks? Environmental Health Perspectives. 2010; 118(8): 1109-1116.



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

GAIL FARBER, Director

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

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

August 31, 2016

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Steve Mar

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**PLAN NO. RPPL2015000365**

**PLAN TYPE: PERMITS AND REVIEWS**

**WORKCLASS: CONDITIONAL USE PERMIT**

**4360 DOZIER STREET AND 4401 EAST CESAR E. CHAVEZ AVENUE**

**ASSESSOR'S MAP BOOK NO. 5234, PAGE 11, PARCEL NOS. 40 AND 81**

**UNINCORPORATED COUNTY COMMUNITY OF EAST LOS ANGELES**

Thank you for the opportunity to review the site plan and the zoning permit application for the proposed charter school located at 4360 Dozier Street and 4401 East Cesar E. Chavez Avenue in the unincorporated County community of East Los Angeles. The proposed project consists of the construction and use of a new charter middle school with 28 classrooms.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Road

- 1.1 Dedicate an adequate right-of-way corner cut-off (beginning of curb return [BCR] to end of curb return [ECR]), based on a 25-foot curb return radius, at the southwest corner of Dozier Street and Humphreys Avenue. A processing fee will be required for the review of the dedication documents.

- 1.2 Construct a 25-foot curb return radius with a standard curb ramp at the southwest corner of Dozier Street and Humphreys Avenue. Relocate any affected utilities including the traffic signal pole, which will require a separate signal plan.
- 1.3 Provide and continuously maintain adequate sight distance from all proposed driveways to the sidewalk fronting the site to the satisfaction of Public Works. This means there shall be no solid structures more than 3.5 feet high within 10 feet of the proposed right of way.
- 1.4 Construct driveways along the property frontage on Dozier Street and Humphreys Avenue to comply with current Americans with Disabilities Act guidelines. Relocate any affected utilities.
- 1.5 Close the unused driveways on Dozier Street and Humphreys Avenue with standard curb, gutter, and sidewalk.
- 1.6 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices to the satisfaction of Public Works.
- 1.7 Plant street trees along the property frontage on Dozier Street, Humphreys Avenue, and Cesar E. Chavez Avenue to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 4 office, at (323) 261-2160 to obtain information regarding the desirable tree species to be planted along the property frontage.
- 1.8 Comply with all the requirements listed in the attached letter from Public Works' Traffic and Lighting Division, dated June 16, 2016, to the satisfaction of Public Works.
- 1.9 Submit street improvement plans and acquire street plan approval prior to the issuance of a grading/drainage permit.

- 1.10 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding road condition No. 1.8, please contact Suen Fei Lau of Public Works' Traffic and Lighting Division at (626) 300-4820 or [sflau@dpw.lacounty.gov](mailto:sflau@dpw.lacounty.gov).

For questions regarding all other road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

## 2. Grading/Drainage

- 2.1 Submit a drainage and grading plan for review and approval to provide for the proper distribution of drainage including contributory drainage from adjoining properties. Comply with National Pollutant Discharge Elimination System, Storm Water Management Plan, and water quality requirements.
- 2.2 Comply with the Low-Impact Development guidelines, per County Code Section 12.84.460. The Low-Impact Development Standards Manual can be found at <http://dpw.lacounty.gov/idd/web/>.
- 2.3 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division, if applicable.

For questions regarding the grading/drainage conditions, please contact Andrew Ross of Public Works' Land Development Division at (626) 458-4921 or [aross@dpw.lacounty.gov](mailto:aross@dpw.lacounty.gov).

## 3. Water

- 3.1 The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated October 7, 2015, issued by the California Water Service. The Will Serve letter will expire on October 7, 2017. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Maria Masis  
August 31, 2016  
Page 4

For questions regarding the water condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or [tkhalkh@dpw.lacounty.gov](mailto:tkhalkh@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

AM:tb

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GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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

June 16, 2016

REPLY PLEASE  
REFER TO FILE: T-4

Mr. David S. Shender, P.E.  
Linscott, Law & Greenspan, Engineers  
20931 Burbank Boulevard, Suite C  
Woodland Hills, CA 91367

Dear Mr. Shender:

**ANIMO ELLEN OCHOA CHARTER MIDDLE SCHOOL  
4360 EAST DOZIER STREET  
TRAFFIC IMPACT STUDY (APRIL 18, 2016)  
UNINCORPORATED EAST LOS ANGELES AREA**

We reviewed the Traffic Impact Study (TIS) dated April 18, 2016, for the proposed Animo Ellen Ochoa Charter Middle School located at 4360 East Dozier Street in the unincorporated East Los Angeles area.

### **Project's Transportation Impact**

According to the TIS, the traffic generated by the project alone will have a significant transportation impact at the intersection of Eastern Avenue and Floral Drive based on the County's Traffic Impact Analysis Guidelines. We generally agree with the findings in the TIS.

### **Mitigation of Project's Transportation Impact**

According to the TIS, the project impact could be mitigated by implementing the following improvements:

#### Eastern Avenue at Floral Drive

##### East Approach

Mitigation: Convert the shared left/through/right-turn lane to one left-turn lane and one shared through/right-turn lane.

#### West Approach

Mitigation: Convert the shared left/through/right-turn lane to one left-turn lane and one shared through/right-turn lane.

We generally agree with the mitigation measures recommended in the TIS to address the project's transportation impact. The mitigation measures above shall be completed prior to issuance of a Certificate of Occupancy. Detailed traffic signal plans and signing and striping plans for the above improvements shall be submitted to Public Works for review and approval.

#### **Project's Cumulative Transportation Impact**

According to the TIS, the cumulative traffic generated by the project and other related projects will not have a significant transportation impact to County roadways or intersections in the area based on the County's Traffic Impact Analysis Guidelines. We generally agree with the findings in the TIS.

#### **Site Access Requirements**

The driveway located on Dozier Street and the driveway located on Humphreys Avenue shall each accommodate left-turn and right-turn ingress/egress movements.

The project shall install school area signing per the current edition of the *California Manual on Uniform Traffic Control Devices*. Detailed signing and striping plans shall be submitted to Public Works for review and approval.

#### **Student Drop-off and Pick-up Procedures**

The project proposes to utilize the south side of Dozier Street along the project's frontage for student drop-off and pick-up. According to the TIS the proposed drop-off and pick-up area can adequately accommodate the peak number of vehicles expected to arrive. We generally agree with the findings in the TIS.

To facilitate orderly drop-off and pick-up of students, it shall be the school's responsibility to ensure that all parents are familiar with the drop-off and pick-up procedures and sufficient measures are in place to ensure compliance with the procedures.

We recommend the applicant consult with the City of Monterey Park as well as the California Department of Transportation to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

Mr. David S. Shender  
June 16, 2016  
Page 3

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER  
Director of Public Works

A handwritten signature in black ink, appearing to read 'D. R. Lehman', is written over a horizontal line.

DEAN R. LEHMAN  
Assistant Deputy Director  
Traffic and Lighting Division

SFL:la  
PATLPUBISTUDIES\16-0023 ANIMO ELLEN OCHOA CHARTER MS.DOCX

bc: Land Development (Dubiel, Narag)



## CALIFORNIA WATER SERVICE

East Los Angeles District 2000 South Tubeway Avenue, Commerce, CA 90040  
Tel: (323) 722-8601

October 7, 2015

Director of Public Works  
County of Los Angeles  
900 South Fremont Avenue  
Alhambra, California 91803-1331

**Will Serve Letter**  
**Tract or Parcel Map No: 5234 011 040**  
**Developer: *Barrio Planners***

### Land Development Unit – Water Code Enforcement Subunit

As a regulated utility, California Water Service Company East Los Angeles district "Cal Water" has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from Los Angeles County, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for two years from the date of this letter. If construction of the project has not commenced within this two year time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

If you have any questions regarding the above, please call me at (323) 722-8601.





## CALIFORNIA WATER SERVICE

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Armendariz".

Daniel Armendariz  
District Manager

cc: Ting He – Cal Water Engineering Dept.





Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> <li>1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or</li> <li>2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or</li> <li>3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.</li> </ol>
<p>The proposed Charter Middle School for grades 6 through 8, is consistent with the existing CUP use as a youth community center.</p>
<p>the charter school will increase the property value of the surrounding properties</p>
<p>the charter school will provide quality of life and/or quality education to the eastside community</p>
<p>the charter school will improve the aesthetic characteristics of the neighborhood.</p>
<p>the charter school will provide neighborhood employment.</p>
<p>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.</p>
<p>The proposed 34,318 SF Middle School will provide a 20-FT Front Yard Setback, a 10-FT Sideyard at humphreys ave on the east, a 6-ft rear yard on the south adjacent to the commercial property south, and a 6-ft side yard on the west adjacent a single family house residential property. the project will provide 2-ada parking spaces on the school site and 34-required public parking spaces on the off site across the street from humphreys ave. the project will have 8-ft ht cmu walls on the south pl and west pl and 8-ft ht fences &amp; gates on the north and east pl. the site will have landscaping and irrigation</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. By other public or private service facilities as are required.</li> </ol>
<p>1. by cesar e. chavez ave, a 80' primary highway in the east/west direction 1-block south of the project</p>
<p>2. by dozier st., a 60' row secondary street, in the east/west directly in front of the project.</p>
<p>3. by eastern ave, a 80' row primary highway, in a north/south direction 1-blk west of the proj. site.</p>
<p>4. by humphreys ave, a 60' secondary street, in a north/south direction directly in front of the project.</p>
<p>5. by south bound, i-710 long beach fwy, floral st south bound exit 3-blocks north of the project site.</p>
<p>6. by north bound, i-710 long beach fwy, ford north bound exit 3-blocks west of the project site</p>

**Environmental Checklist Form (Initial Study)**  
County of Los Angeles, Department of Regional Planning



Project title: "Pacific Charter School Development" / Conditional Use Permit No. RPPL2015000365 / Environmental Case No. RPPL2016000593

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steve Mar, (213) 974-6435

Project sponsor's name and address: Barrio Planners, 5271 E. Beverly Blvd., Los Angeles, CA 90022

Project location: 4360 Dozier St. (school campus) & 4401 Cesar Chavez Ave. (off-site parking lot), East Los Angeles

APN: 4360 Dozier St.: 5234-011-040, 4401 Cesar Chavez Ave: 5234-011-081 USGS Quad: Los Angeles

Gross Acreage: 1.22 acres

General plan designation: 4360 Dozier St.: Low/Medium Density Residential (17 du/ac), 4401 Cesar Chavez Ave.: CC – Mixed Use Zones – Cesar Chavez (CC) Zone

Community/Area wide Plan designation: 4360 Dozier St.: East Los Angeles Community Plan, 4401 Cesar Chavez Ave.: East Los Angeles Third Street Specific Plan

Zoning: 4360 Dozier St.: R-2 (Two-family Residence), 4401 Cesar Chavez Ave: CC (Cesar Chavez Ave.), East Los Angeles Community Standards District

Description of project: The applicant is requesting a Conditional Use Permit (CUP) for the construction and operation of a new 34,318 sq. ft. charter middle school with 28 classrooms located at 4360 Dozier St. in the R-2 (Two-family Residence) zone (East Los Angeles Community Plan) and an accessory off-site parking lot at 4401 Cesar Chavez Ave. in the CC (Cesar Chavez Ave.) transect zone (East Los Angeles Third Street Specific Plan). Schools are a permitted use in the R-2 zone with a CUP per County Code Section 22.20.200. Off-site accessory parking facilities for non-residential uses are allowed in the East Los Angeles Third Street Specific Plan area if the parking facility is within 500 feet of the site proposed for development and there is pedestrian access via a paved sidewalk or walkway.

Surrounding land uses and setting: The project site is located in an urbanized area with flat topography. The project consists of two adjacent lots separated by North Humphreys Avenue. The site is currently developed with buildings and a swimming pool previously used for a community youth center. Land uses surrounding the site include single-family residences, residential duplexes, and multi-family residences to the north, a gas station, auto-related commercial services, and single-family and duplex residences to the south, a church and the I-710 freeway to the east, and single-family residences, residential duplexes, and multi-family residences to the west.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Building Permits</u>

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>N/A</u>	<u>N/A</u>

**Reviewing Agencies:**

*Responsible Agencies*

- None
- Regional Water Quality Control Board:
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Los Angeles Unified School District
- California Department of Transportation

*Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- 

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division

- Fire Department
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

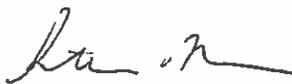
The environmental factors checked below would be potentially affected by this project.

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

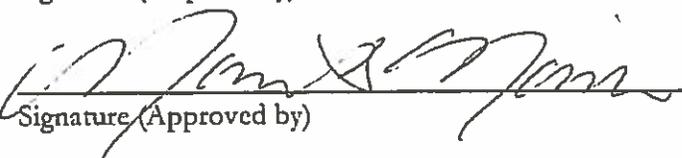
**DETERMINATION:** (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature (Prepared by)

8/24/16  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature (Approved by)

8/24/16  
 \_\_\_\_\_  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is not sited near any designated scenic highways, significant ridgeline, or other identified scenic resources, and would not result in any impacts related to having a substantial adverse effect on a scenic vista. The proposed project is not sited near any designated riding or hiking trails, and would not result in any impacts related to having a substantial adverse effect on these resources. The proposed project is located in a fully developed area and is not sited near any significant trees, rock outcroppings, historic buildings, and undisturbed areas. The proposed school structure will replace an existing, vacant community center building and the proposed parking lot will demolish a second vacant community building and will not introduce a significant new source of light, shadows, or glare. The project will not degrade the existing visual character or quality of the site, and its surroundings because of height, bulk, pattern, scale, or character. (Source: State of California Dept. of Transportation, California Scenic Highway Program; County of Los Angeles Department of Parks and Recreation, U.S. National Forest Service)

**2. AGRICULTURE / FOREST**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is located in a fully developed, urbanized area and is not sited near any farmland, forest land, or agriculturally zoned land. (Source: California Department of Forestry and Fire Prevention Management Landscape Map and State of California / Department of Conservation / Division of Land Resource Protection/ Farmland Mapping and Monitoring Program)

### 3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project's operation would not generate air pollutants or create any objectionable odors for the surrounding community. During operations of the proposed school, vehicle emissions will increase due to increased vehicular traffic. However, the overall emissions are not expected to exceed SCAQMD thresholds. The site is located within close proximity to the I-710 freeway and has the potential to expose students to air pollutants from vehicle exhaust emissions. The County Department of Public Health, Toxics Epidemiology Program recommends permit conditions for the project to abide to in order to minimize air pollutant exposure to students. These conditions include conducting all school activities indoors, using Maximum Efficiency Reporting Value (MERV)-13 air filtration and MERV-8 pre-filters in the air conditioning system, and providing adequate weatherization of building(s) to minimize infiltration of un-filtered air into the facility. (Southern California Air Quality Management District, California Air Resources Board)

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The site and surrounding area is fully urbanized and developed. There are no native trees, wildflower reserve areas, oak trees, SEAs or SERAs present on-site or in the general vicinity and there are no natural or artificial geographical features that would support significant biological resources on the site.

**5. CULTURAL RESOURCES**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is fully developed and there are no known archaeological, paleontological, national, or state-designated historic resources on the site. The project site is located in an area that is urbanized and already developed; any human remains that may have existing on the site are likely to have been disturbed by previous development. (Los Angeles County Historic Properties Database)

## 6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will comply with all relevant green building and energy standards under County Code and will not involve the inefficient use of energy resources. The project is expected to use the same amount of energy resources as a comparable school facility use.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) Result in substantial soil erosion or the loss of topsoil?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is not located in or significantly near a seismic zone, earthquake fault, liquefaction zone, or a

landslide zone. The project site is currently developed and in an urban location and construction and operation of the new school and parking lot is not expected to result in substantial soil erosion. The project site is not located on a geologic unit or expansive soil that is unstable or would become unstable as a result of the project. The project does not require the use of an on-site wastewater treatment system. The project site does not contain slopes of 25 percent or greater and will not conflict with the County's Hillside Management Area Ordinance. (California Geological Survey – Alquist-Priolo Earthquake Fault Zone Map and Seismic Hazard Zone Map)

**8. GREENHOUSE GAS EMISSIONS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would create temporary greenhouse gas emissions during its construction phase due to the use of large mechanical equipment. Any greenhouse gas emission sources from temporary construction work during the construction phase are expected to be minor and short-term.

Long-term greenhouse gas emissions would be attributed to the project's increase of vehicle trips generated by vehicular traffic from staff and from student drop-off/pick-up. However, long-term greenhouse gas emissions are expected to be less than significant due to the project site being located within walking distance to adjacent residential neighborhoods and is accessible by public transportation, thereby having the potential to eliminate vehicle trips to schools that are not within walking distance to the neighborhood.

**9. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard?             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project site does not contain, store, or transport hazardous materials and the project will not handle or produce such materials. The project site is not on a list of hazardous materials sites. The project site is not located within the vicinity of a private airstrip or a public airport. The project scope would not interfere with any adopted emergency response or evacuation plan. The project site is not located within a Very High Fire Hazard Severity Zone (Zone 4). The operation of a school will not pose a potentially dangerous fire hazard. (California Department of Toxic Substances, County of Los Angeles Airport Land Use Plan, County of Los Angeles Fire Department – Pre-fire Management Plan)

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k) Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

The project does not use or discharge substantial amounts of water and does not violate any water quality standards or waste discharge requirements. The project site is currently completely paved and developed and the project will not alter the existing groundwater recharge rate on the site. Stormwater from the project site drains via the local storm sewer system. The project does not contain housing and is not located within a known 100-year flood hazard area, floodway, or floodplain. There are no levees or dams located on or near the project site and the area is not subject to inundation by seiche, tsunami, or mudflow. (FEMA Flood Insurance Rate Map, State of California Department of Conservation)

**11. LAND USE AND PLANNING**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site contains vacated buildings that formerly contained a community youth center. The demolition of these existing structures and the construction of the new school building and parking lot will not physically divide an established community. The proposed use does not conflict with the Los Angeles County General Plan or the County zoning ordinance. The project site is not located in a hillside area or in a Significant Ecological Area.

**12. MINERAL RESOURCES**

<b>Would the project:</b>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) <b>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?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <b>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site contains no known mineral resources and is not located within or contain an important mineral resource recovery site. (Los Angeles County General Plan – Special Management Areas)

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is not expected to generate excessive noise or vibration and will conform to Los Angeles County Title 12 of the County Code regarding maximum exterior noise levels. The project site is located in an urbanized area that already has a high ambient noise level coming from the nearby I-710 freeway and the commercial corridor along Cesar Chavez Avenue. A slight increase in long-term noise levels is expected to be generated from the project's vehicle traffic and use of an outdoor public address system. However, daily vehicle traffic noise would be limited to student drop-off and pickup times and any use of the public address system would be limited throughout the day. The project is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. (Los Angeles County Airport Land Use Plan)

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a charter middle school and does not propose new housing or displace existing housing. The project is not expected to significantly induce population growth, but rather, serve the existing and future population of the neighborhood.

**15. PUBLIC SERVICES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) <b>Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b>				
<b>Fire protection?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sheriff protection?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Schools?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parks?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Libraries?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Other public facilities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed school will not will not add additional residential units to the community and will not create an increased demand for these public services. The school will serve the existing local population and will utilize the existing services already provided for the site.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There are three County parks located within a one mile radius from the project site: Belvedere Park, City Terrace Park, and Obregon Park. The school has no plans to utilize any local parks or public recreation facilities for physical education or recess activities.

**17. TRANSPORTATION/TRAFFIC**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in an urbanized area where a neighborhood community center previously operated. During the project's construction, any transportation of heavy construction vehicles and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Large size truck trips should also be limited to off-peak commute periods. The County Department of Public Works has reviewed the project's traffic impact study and recommends permit conditions to ensure that the project's traffic impacts will be less than significant.

**18. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in an urbanized area where a community center previously operated. The site is fully serviced by public utilities and services, including water, sewer, energy, and waste disposal services. The County Department of Public Works has reviewed the applicant's sewer area study and concludes that the project will have a less than significant impact on wastewater treatment facilities. The operation of a middle school with a parking lot is not expected to significantly increase existing demand for utilities and service systems.

**19. MANDATORY FINDINGS OF SIGNIFICANCE**

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

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?

The site is already developed with existing structures and is located within an urbanized area. The existing structures will be demolished and the site will be redeveloped with new structures and pavement for the proposed school and off-site parking lot. Therefore, impacts on the environment and on any fish or wildlife populations are projected to be Less Than Significant. The site does not contain any known significant historic, paleontological, archaeological, or geological resources, nor are there any known formal or informal cemeteries on or near the project site. Therefore, impacts are anticipated to be Less Than Significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

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

The school will be serviced by existing utility systems that previously served the community center that once occupied the project site. The existing street network system and public transportation service is expected to be able to handle the traffic volumes and transportation needs of the proposed school. Therefore, the project will not significantly impact any long-term environmental goals for the project site or surrounding area.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

The project does not have any impacts that are individually limited, but cumulatively considerable. Impacts to the site and the surrounding area will be less than significant because the existing community center and structures will be demolished and replaced with new structures that are of an appropriate size and scale for the site.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not result in any environmental effects nor is the project located on a site which will cause substantial adverse effects to human beings. Impacts related to adverse effects on human beings, either directly or indirectly, will be Less Than Significant.

**TRIBAL CULTURAL RESOURCES ("AB 52")**

**Compliance Checklist**

(Initial Study Attachment)

**Note:** Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

**Procedural Compliance**

1. Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?

Yes Tribe(s) to notify: \_\_\_\_\_

No (End of process)

2. Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on \_\_\_\_\_, which was within 14 days when project application was determined complete or the County decided to undertake a project.

3. Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?

Yes Date: \_\_\_\_\_

No (End of process)

4. Consultation process with the California Native American Tribe(s) consisted of the following:

5. Consultation process concluded on \_\_\_\_\_ by either of the following:

The parties concluded that no mitigation measures are necessary

The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

**BELVEDERE SOCCER LEAGUE**  
4516 E. Cesar E. Chavez Los Angeles Ca. 90023  
Tel. 323 972 2237

August 16 2016

Vice Chair Dough Smith  
Los Angeles County Regional Planning Commissions  
320 West Temple Street  
Los Angeles Ca. 90012

Dear Vice Chair Dough Smith,  
I'm writing in support of Green Dot Public Schools' plans to build a permanent facility in East Los Angeles for one of its schools, Animo Ellen Ochoa Charter Middle School. Since opening in the 2014-15 school years, Animo Ellen Ochoa has been working closely with the community and has already demonstrated positive student outcomes. Its students experienced two years of growth in their literacy in just one school year. It also has outperformed neighboring schools in English-Language Arts on state exams, based on data from its first two years of operation.

Animo Ellen Ochoa has experienced this promising start while operating at a temporary site. Establishing a permanent home for the campus would strengthen its ties to its community and the families it serves. The 450 students enrolled in the coming year come from the neighborhood, and the campus' student body is similar to those of nearby schools: 98% are eligible for free and reduced lunch; 100% are Latino or African American; 29% are English-language learners; 14% are enrolled in special education programs. Students at Animo Ellen Ochoa receive a full range of educational opportunities, after-school programs and, importantly, personalized support from teachers, counselors and administrators.

I understand that Green Dot has purchased a site for Animo Ellen Ochoa on Dozier Street. I believe this location offers Green Dot a terrific opportunity to continue serving its students and their families within the same community and in an equally accessible and safe setting. I strongly urge the Regional Planning Commission to support both the development of this new middle school site and the ongoing education of the students at Animo Ellen Ochoa.

Green Dot is committed to helping transform public education so all students graduate prepared for college, leadership and life. It supports small-schools environments that enabled individualized learning and ongoing professional development for teachers while constantly innovating its approach to education. And it does so while working with a unionized workforce, knowing that partnership between a school's administration and its teachers fosters the best environment for students.

Opening this new campus will enable Green Dot to continue and deepen its work at Animo Ellen Ochoa. Again, I urge the Regional Planning Commission to support its request to develop on this site.

Sincerely,

Carlos G. Martinez  
President

CC: David W. Loui, Commissioner  
Curt Pederson, Commissioner

Laura Heil, Commissioner  
Pat Modugno, Commissioner



**Whittier Boulevard Merchants Association**

Tel: (323) 268-4120 / Fax: (323) 268-1626  
4818 Whittier Blvd., Los Angeles, CA 90022

August 17<sup>th</sup>, 2016

Vice Chair Doug Smith  
Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

Dear Vice Chair Smith,

I am writing in support of Green Dot Public Schools' plans to build a permanent facility in East Los Angeles for one of its schools, Ánimo Ellen Ochoa Charter Middle School. I met with the owners and School Officials last month and I believe Green Dot is committed to helping transform public education so all students graduate prepared for college, leadership and life. The site they chose will only strengthen and enrich the educational goals of this community. I strongly urge the Regional Planning Commission to support both the development of this new middle school site and the ongoing education of the students at Ánimo Ellen Ochoa.

Sincerely,

Tony DeMarco

President

Whittier Blvd. Merchants Association of East L.A.



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President  
East L.A. Signs

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Farmers Insurance/Elsa Torres  
Agency

August 22, 2016

Vice Chair Doug Smith  
Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

RE: Ellen Ochoa Charter Middle School  
4360 Dozier St., Los Angeles, CA 90023

Dear Vice Chair Doug Smith,

The East Los Angeles Chamber of Commerce is recommending the approval of the Conditional Use Permit for the Ellen Ochoa Charter Middle School. The school is planning to educate 600 students and to instill in the children the belief that they can reach a college level.

The school will be administered by Green Dot the number one (1) rated Charter School in the State of California. It is our belief that children of the greater East Los Angeles Community can benefit by the participation in the school of this caliber.

We urge the Board of the Los Angeles Regional Planning Board to consider that the school is a tremendous asset for East Los Angeles. We further understand that we are not the only organization who feels that the introduction of a premier school such as this elevates our people to a greater level and we are therefore proud to endorse the school.

Sincerely,

*Jose A. Barajas*  
Vice President

*Business, Prosperity and Community*

4716 Cesar E. Chavez Ave., Los Angeles, CA 90022

Phone: (323) 263-2005

Email: [elacoc@pacbell.net](mailto:elacoc@pacbell.net)

Visit our website: [www.eastlachamber.com](http://www.eastlachamber.com)

## M.C.A.C.

August 26, 2016

Vice Chair Doug Smith  
Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

**RE: Ellen Ochoa Charter Middle School  
4360 Dozier St., Los Angeles, CA 90023**

Dear Vice Chair Doug Smith,

The Maravilla Community Advisory Committee which is composed of concerned community leader, parents, residents and stake holders, has reviewed the proposal to build the above stated Charter Middle School.

We understand that the school will educate 600 middle school age children and that the planning has included requirement under the California environmental quality act. However, we are concerned that while the school will bring a great asset to the community given its location, we urge that amongst the mitigation you require on the project, that you add air quality monitoring at the school in order to warn students to remain in-doors during peak periods of air in flux in area.

We have additional concerns and bring to your attention that the school be patrolled by the Sheriff's Department in order to improve children public safety. Also the children drop off and pick up times traffic plan needs to be enforced to assure the local Residents are inconvenienced as least as possible. We encourage parent participation at the school.

We understand that the school will be a Green Dot Charter School which is the number one rated school in California, however, we request that the school maintain the highest level of education such as a (STEAM) Science Technology Engineering Art and Mathematics college bound school. We endorse the conditional use permit to allow the change of use from a youth center to a school use.

Sincerely,



Carmen Gonzalez

CHAIR PERSON

*Maravilla Community Advisory Committee*

4716 Cesar E. Chavez Ave., Los Angeles, CA 90022

STATE CAPITOL  
ROOM 205  
SACRAMENTO, CA 95814  
TEL (916) 651-4024  
FAX (916) 651-4924

DISTRICT OFFICE  
1808 W. SUNSET BLVD  
LOS ANGELES CA 90026  
TEL (213) 483-9500  
FAX (213) 483-9705



STANDING COMMITTEE  
SENATE RULES  
CHAIR

SENATOR KEVIN DE LEÓN  
PRESIDENT PRO TEMPORE

August 31, 2016

Vice Chair Doug Smith  
Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

Dear Vice Chair Doug Smith,

I am writing in support of Green Dot Public Schools' plans to build a permanent facility in East Los Angeles for one of its schools, *Ánimo Ellen Ochoa* Charter Middle School. Since opening in the 2014-15 school year, *Ánimo Ellen Ochoa* has been working closely with the community and has already demonstrated positive student outcomes.

*Ánimo Ellen Ochoa* has experienced this promising start while operating at a temporary site. Establishing a permanent home for the campus would strengthen its ties to its community and the families it serves. The 450 students enrolled in the coming year come from the neighborhood, and the campus' student body is similar to those of nearby schools: 98% are eligible for free and reduced lunch; 100% are Latino or African American; 29% are English-language learners; 14% are enrolled in Special Education programs.

I understand that Green Dot has purchased a site for *Ánimo Ellen Ochoa* on Dozier Street. I believe this location offers Green Dot a terrific opportunity to continue serving its students and their families within the same community and in an equally accessible and safe setting

Green Dot is committed to helping transform public education so all students graduate prepared for college, leadership and life. It supports small-school environments that enabled individualized learning and ongoing professional development for teachers while innovating its approach to education. And it does so while working with a unionized workforce.

I urge the Regional Planning Commission to support its request to develop on this site.

Sincerely,

A handwritten signature in cursive script that reads "Kevin de León".

**Kevin de León**  
Senate President Pro Tempore  
24<sup>th</sup> Senate District

CC: David W. Louie, Commissioner  
Laura Hell, Commissioner  
Curt Pederson, Commissioner  
Pat Modugno, Commission

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0051  
(916) 319-2051  
FAX (916) 319-2151

DISTRICT OFFICE  
1910 WEST SUNSET BOULEVARD  
SUITE 810  
LOS ANGELES, CA 90245  
(213) 483-5151  
FAX (213) 483-5166

# Assembly California Legislature



**JIMMY GOMEZ**  
ASSEMBLYMEMBER, FIFTY- FIRST DISTRICT

COMMITTEES  
BUSINESS & PROFESSIONS  
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NATURAL RESOURCES  
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WATER, PARKS AND WILDLIFE

WEBSITE  
[www.asmdc.org/members/a51/](http://www.asmdc.org/members/a51/)

September 23, 2016

Vice Chair Doug Smith  
Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

Dear Vice Chair Doug Smith,

I am writing in support of Green Dot Public Schools' plans to build a permanent facility in East Los Angeles for one of its schools, *Ánimo Ellen Ochoa* Charter Middle School. Since opening in the 2014-15 school year, *Ánimo Ellen Ochoa* has been working closely with the community and has already demonstrated positive student outcomes.

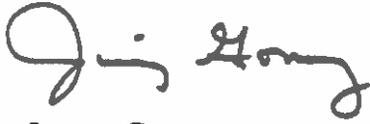
*Ánimo Ellen Ochoa* has experienced this promising start while operating at a temporary site. Establishing a permanent home for the campus would strengthen its ties to its community and the families it serves. The 450 students enrolled in the coming year come from the neighborhood, and the campus' student body is similar to those of nearby schools: 98% are eligible for free and reduced lunch; 100% are Latino or African American; 29% are English-language learners; 14% are enrolled in Special Education programs.

I understand that Green Dot has purchased a site for *Ánimo Ellen Ochoa* on Dozier Street. I believe this location offers Green Dot a terrific opportunity to continue serving its students and their families within the same community and in an equally accessible and safe setting.

Green Dot is committed to helping transform public education so all students graduate prepared for college, leadership and life. It supports small-school environments that enabled individualized learning and ongoing professional development for teachers while constantly innovating its approach to education. And it does so while working with a unionized workforce.

On behalf of the residents of the 51st Assembly District, I urge the Regional Planning Commission to support its request to develop on this site. Should you have any questions, please feel free to contact my office at (213) 483-5151.

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmy Gomez". The signature is fluid and cursive, with the first name "Jimmy" written in a larger, more prominent script than the last name "Gomez".

**JIMMY GOMEZ**  
ASSEMBLYMEMBER, 51<sup>ST</sup> DISTRICT

CC: David W. Louie, Commissioner  
Laura Hell, Commissioner  
Curt Pederson, Commissioner  
Pat Modugno, Commission