

## Appendix A

### COUNTY OF LOS ANGELES INSTRUCTIONS FOR COMPLETING INITIAL STUDY QUESTIONNAIRE

#### TO THE APPLICANT:

The California Environmental Quality Act requires a review of your proposed project for possible environmental impacts. This Initial Study process is intended to determine the type of environmental documentation necessary to have your project considered by the County. The Initial Study consists of a completed questionnaire and other material which you must provide, and an analysis of potential impacts prepared by staff - often with the input from reviewing agencies with special expertise. This process can be expedited with your cooperation.

The project file must include the following exhibits, which you must provide (check boxes are provided for your use):

- 1. Initial Study Questionnaire- In completing this questionnaire, all questions should be answered as completely as possible (attach extra pages if necessary). If requesting a land division, it should be anticipated that future development will take place, and the questionnaire completed accordingly. Preliminary grading and/or development concepts should be submitted, even if no immediate construction is anticipated.
  
- 2. Development Plan with Contours showing:
  - a) the location and layout of the proposed development or possible pad location;
  - b) native vegetation-including the location, spread, health and circumference (measured 4 1/2 feet above ground level) of any oak trees; and
  - c) existing and proposed landscaping and existing and proposed trails.

Note: If your project is in the Santa Monica Mountains area, four extra copies of the map are required.

- 3. Vicinity Map of appropriate scale showing the subject property in relation to nearby streets and other significant physical features. Street maps (such as Thomas Guide) in urban areas of U.S.G.S. Quad Sheets in rural areas should be used. (Quad Sheets are available at many map stores or from the Department of the Interior Geologic Survey, 300 North Los Angeles Street, Room 7638, Los Angeles - this is the Federal Building in Los Angeles civic center).
  
- 4. Photographs of the site, pad locations and surrounding area. An index map keyed to the photographs should be provided, showing the location and direction of each photograph.
  
- 5. Generalized land use map of appropriate scale for the project site and surrounding properties, with uses clearly labeled.

Be certain that the project number (s) is on all material (e.g. maps, photographs, questionnaire).

**FAILURE TO SUBMIT ALL REQUESTED MATERIALS AND TO PROVIDE COMPLETE QUESTIONNAIRE INFORMATION CAN RESULT IN DELAYS IN PROCESSING YOUR CASE.**



# INITIAL STUDY QUESTIONNAIRE

STAFF USE ONLY PROJECT NUMBER (S):

## A. GENERAL INFORMATION

**Project Applicant (Owner):**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

**Project Representative:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

1a. Project description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1b. Permit/Approval sought: \_\_\_\_\_

2. Location of project: \_\_\_\_\_  
\_\_\_\_\_

3a. Present zoning: \_\_\_\_\_

3b. Countywide General Plan designation: \_\_\_\_\_

3c. Community Plan Land Use designation: \_\_\_\_\_

4a. Present use of site: \_\_\_\_\_  
\_\_\_\_\_

4b. Previous use of site or structures: \_\_\_\_\_  
\_\_\_\_\_

5. Please list all previous cases (if any) related to this project: \_\_\_\_\_  
\_\_\_\_\_

6. Other related permit/approvals required. Specify type and granting agency: \_\_\_\_\_  
\_\_\_\_\_

7. Are you planning future phases of this project?  Yes  No If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

8. Project area:  
Total area: \_\_\_\_\_  
Covered by structures, paving: \_\_\_\_\_  
Landscaping, open space: \_\_\_\_\_

9. Number of floors: \_\_\_\_\_

10. Water and sewer service:

	Domestic Water	Public Sewers
Does service exist at site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, do purveyors have capacity to meet demand of project and all other approved projects	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

If domestic water or public sewers are not available, how will these services be provided? \_\_\_\_\_  
\_\_\_\_\_

**Residential projects:**

11. Number and type of units: \_\_\_\_\_  
\_\_\_\_\_

12. Schools:  
What school district (s) serves the property? \_\_\_\_\_  
Are existing school facilities adequate to meet project needs? \_\_\_\_\_  
\_\_\_\_\_

If not, what provisions will be made for additional classrooms? \_\_\_\_\_  
\_\_\_\_\_

**Non-Residential projects:**

13. Distance to nearest residential use or sensitive use (school, hospital, etc.): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

14. Number and floor area of buildings: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

15a. Number of employees and shifts: \_\_\_\_\_

\_\_\_\_\_

15b. Maximum employees per shift: \_\_\_\_\_

\_\_\_\_\_

16. Operating hours: \_\_\_\_\_

\_\_\_\_\_

17. Identify any:

End products: \_\_\_\_\_

Waste products: \_\_\_\_\_

Means of disposal: \_\_\_\_\_

18. Do project operations use, store or produce hazardous substances such as oil, pesticides, chemicals, paints, or radioactive materials?  Yes  No If yes, explain: \_\_\_\_\_

\_\_\_\_\_

19. Do your operations require any pressurized tanks?  Yes  No If yes, explain: \_\_\_\_\_

\_\_\_\_\_

20. Identify any flammable, reactive or explosive materials to be located on-site: \_\_\_\_\_

\_\_\_\_\_

21. Will delivery or shipment trucks travel through residential areas to reach the nearest highway?  Yes  No

If yes, explain: \_\_\_\_\_

\_\_\_\_\_

**B. ENVIRONMENTAL INFORMATION**

**1. Environmental Setting -- Project Site**

- a. Existing use/structures: \_\_\_\_\_  
\_\_\_\_\_
- b. Topography/slopes: \_\_\_\_\_  
\_\_\_\_\_
- \*c. Vegetation: \_\_\_\_\_  
\_\_\_\_\_
- \*d. Animals: \_\_\_\_\_  
\_\_\_\_\_
- \*e. Watercourses: \_\_\_\_\_  
\_\_\_\_\_
- f. Cultural/historical resources: \_\_\_\_\_  
\_\_\_\_\_
- g. Other: \_\_\_\_\_  
\_\_\_\_\_

**2. Environmental Setting -- Surrounding Area**

- a. Existing use/structures: \_\_\_\_\_  
\_\_\_\_\_
- b. Topography/slopes: \_\_\_\_\_  
\_\_\_\_\_
- \*c. Vegetation: \_\_\_\_\_  
\_\_\_\_\_
- \*d. Animals: \_\_\_\_\_  
\_\_\_\_\_
- \*e. Watercourses: \_\_\_\_\_  
\_\_\_\_\_
- f. Cultural/historical resources: \_\_\_\_\_  
\_\_\_\_\_
- g. Other: \_\_\_\_\_  
\_\_\_\_\_

\*Answers are not required if the area does not contain natural, undeveloped land.

3. Are there any major trees on the site, including oak trees?  Yes  No If yes, type and number: \_\_\_\_\_

4. Will any natural watercourses, surface flow patterns, etc., be changed through project development?  
 Yes  No If yes, explain: \_\_\_\_\_

5. Grading:  
Will the project require grading?  Yes  No If yes, how many cubic yards? \_\_\_\_\_

Will it be balanced on site?  Yes  No  
If not balanced, where will dirt be obtained or deposited? \_\_\_\_\_

6. Are there any identifiable landslides or other major geologic hazards on the property (including uncompacted fill)?  
 Yes  No If yes, explain: \_\_\_\_\_

7. Is the property located within a high fire hazard area (hillsides with moderately dense vegetation)?  Yes  No  
Distance to nearest fire station: \_\_\_\_\_

8. Noise:  
Existing noise sources at site: \_\_\_\_\_  
Noise to be generated by project: \_\_\_\_\_

9. Fumes:  
Odors generated by project: \_\_\_\_\_  
Could toxic fumes be generated? \_\_\_\_\_

10. What energy-conserving designs or material will be used? \_\_\_\_\_

**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

For: \_\_\_\_\_



STAFF USE ONLY

PROJECT NUMBER: \_\_\_\_\_

CASES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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

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

GENERAL INFORMATION

I.A. Map Date: \_\_\_\_\_

Staff Member: \_\_\_\_\_

Thomas Guide: \_\_\_\_\_

USGS Quad: \_\_\_\_\_

Location: \_\_\_\_\_

Description of Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gross Area: \_\_\_\_\_

Environmental Setting: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning: \_\_\_\_\_

General Plan: \_\_\_\_\_

Community/Areawide Plan: \_\_\_\_\_

**Major projects in area:**

Project Number

Description & Status

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

**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 the SM Mtns.
- \_\_\_\_\_

Regional Significance

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
- \_\_\_\_\_
- \_\_\_\_\_

County Reviewing Agencies

- Subdivision Committee
- Public Works \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**IMPACT ANALYSIS MATRIX**

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

**DEVELOPMENT MONITORING SYSTEM (DMS)**

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: \_\_\_\_\_
2.  Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3.  Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

- Determination appealed — see attached sheet.

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

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  
\_\_\_\_\_
- b.    Is the project site located in an area containing a major landslide(s)?  
\_\_\_\_\_
- c.    Is the project site located in an area having high slope instability?  
\_\_\_\_\_
- d.    Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  
\_\_\_\_\_
- e.    Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  
\_\_\_\_\_
- f.    Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?  
\_\_\_\_\_
- g.    Would the project 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?  
\_\_\_\_\_
- h.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD MITIGATION MEASURES

- Building Ordinance No. 2225 — Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

### OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size       Project Design       Approval of Geotechnical Report by DPW
- \_\_\_\_\_
- \_\_\_\_\_

### CONCLUSION

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

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

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- Yes No Maybe
- a.    Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  
\_\_\_\_\_
- b.    Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  
\_\_\_\_\_
- c.    Is the project site located in or subject to high mudflow conditions?  
\_\_\_\_\_
- d.    Could the project contribute or be subject to high erosion and debris deposition from run-off?  
\_\_\_\_\_
- e.    Would the project substantially alter the existing drainage pattern of the site or area?  
\_\_\_\_\_
- f.    Other factors (e.g., dam failure)? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD MITIGATION MEASURES

- Building Ordinance No. 2225 — Section 308A       Ordinance No. 12,114 (Floodways)
- Approval of Drainage Concept by DPW

### OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size       Project Design
- \_\_\_\_\_
- \_\_\_\_\_

### CONCLUSION

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

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

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in a high fire hazard area (Fire Zone 4)?  
\_\_\_\_\_
- b.    Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?  
\_\_\_\_\_
- c.    Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? \_\_\_\_\_
- d.    Is the project site located in an area having inadequate water and pressure to meet fire flow standards? \_\_\_\_\_
- e.    Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?  
\_\_\_\_\_
- f.    Does the proposed use constitute a potentially dangerous fire hazard?  
\_\_\_\_\_
- g.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

#### STANDARD MITIGATION MEASURES

- Water Ordinance No. 7834  Fire Ordinance No. 2947  Fire Prevention Guide No. 46

#### OTHER CONSIDERATIONS/MITIGATIONS

- Project Design  Compatible Use
- \_\_\_\_\_
- \_\_\_\_\_

#### CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

Yes No Maybe

- a.    Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
\_\_\_\_\_
- b.    Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
\_\_\_\_\_
- c.    Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
\_\_\_\_\_
- d.    Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STANDARD MITIGATION MEASURES

- Noise Ordinance No. 11,778     Building Ordinance No. 2225--Chapter 35

OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size             Project Design             Compatible Use
- \_\_\_\_\_  
\_\_\_\_\_

CONCLUSION

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

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

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
\_\_\_\_\_
- b.    Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c.    Could the project's associated construction activities significantly impact the quality of groundwater and/or stormwater runoff to the stormwater conveyance system and/or receiving water bodies?  
\_\_\_\_\_
- d.    Could the project's post-development activities potentially degrade the quality of stormwater runoff and/or could post-development non-stormwater discharges contribute potential pollutants to the stormwater conveyance system and/or receiving bodies?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD MITIGATION MEASURES

- Industrial Waste Permit  Health Code — Ordinance No. 7583, Chapter 5  
 Plumbing Code — Ordinance No. 2269  NPDES Permit CAS614001 Compliance (DPW)

### OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size  Project Design
- \_\_\_\_\_  
\_\_\_\_\_

### CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

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

STANDARD MITIGATION MEASURES

Health and Safety Code — Section 40506

OTHER CONSIDERATIONS/MITIGATIONS

Project Design  Air Quality Report

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

a.    Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

b.    Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

c.    Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

d.    Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

e.    Does the project site contain oak or other unique native trees (specify kinds of trees)?

f.    Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

g.    Other factors (e.g., wildlife corridor, adjacent open space linkage)? \_\_\_\_\_

MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size       Project Design       Oak Tree Permit       ERB/SEATAC Review

CONCLUSION

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

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

## RESOURCES - 4. Archaeological/Historical/Palaeontological

### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?  
\_\_\_\_\_
- b.    Does the project site contain rock formations indicating potential palaeontological resources?  
\_\_\_\_\_
- c.    Does the project site contain known historic structures or sites?  
\_\_\_\_\_
- d.    Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  
\_\_\_\_\_
- e.    Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  
\_\_\_\_\_
- f.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

### MITIGATION MEASURES/OTHER CONSIDERATIONS

- Lot Size       Project Design       Archaeology Report
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?  
\_\_\_\_\_
- b.    Would the project result in the loss of availability of a locally-important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?  
\_\_\_\_\_
- c.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

- Lot Size       Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a.    Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  
\_\_\_\_\_
- b.    Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?  
\_\_\_\_\_
- c.    Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  
\_\_\_\_\_
- d.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

MITIGATION MEASURES/OTHER CONSIDERATIONS

- Lot Size       Project Design
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

CONCLUSION

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

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

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

Yes No Maybe

a.    Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

---

b.    Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

---

c.    Is the project site located in an undeveloped or undisturbed area which contains unique aesthetic features?

---

d.    Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

---

e.    Is the project likely to obstruct unique views from surrounding residential uses?

---

f.    Is the project likely to create substantial sun shadow, light or glare problems?

---

g.    Other factors (e.g., grading or landform alteration): \_\_\_\_\_

---

### MITIGATION MEASURES/OTHER CONSIDERATIONS

Lot Size       Project Design       Visual Report       Compatible Use

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### CONCLUSION

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

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

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

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

### MITIGATION MEASURES/OTHER CONSIDERATIONS

- Project Design  Traffic Report  Consultation with Traffic & Lighting Division
- \_\_\_\_\_
- \_\_\_\_\_

### CONCLUSION

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

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

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

- Yes No Maybe
- a.    If served by a community sewage system, could the project create capacity problems at the treatment plant?  
\_\_\_\_\_
- b.    Could the project create capacity problems in the sewer lines serving the project site?  
\_\_\_\_\_
- c.    Other factors? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### STANDARD MITIGATION MEASURES

- Sanitary Sewers and Industrial Waste — Ordinance No. 6130
- Plumbing Code — Ordinance No. 2269

### OTHER CONSIDERATIONS/MITIGATIONS

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### CONCLUSION

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

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

**SERVICES - 3. Education**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Could the project create capacity problems at the district level?  
\_\_\_\_\_
- b.    Could the project create capacity problems at individual schools which will serve the project site?  
\_\_\_\_\_
- c.    Could the project create student transportation problems?  
\_\_\_\_\_
- d.    Could the project create substantial library impacts due to increased population and demand?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

- Site Dedication  Govt. Code Section 65995  Library Facilities Mitigation Fee
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

Yes No Maybe

a.    Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

\_\_\_\_\_

b.    Are there any special fire or law enforcement problems associated with the project or the general area?

\_\_\_\_\_

c.    Other factors? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

Fire Mitigation Fees

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

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

STANDARD MITIGATION MEASURES

- Plumbing Code — Ordinance No. 2269  Water Code — Ordinance No. 7834

OTHER CONSIDERATIONS/MITIGATIONS

- Lot Size  Project Design
- \_\_\_\_\_
- \_\_\_\_\_

CONCLUSION

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

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

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

Yes No Maybe

- a.    Will the project result in an inefficient use of energy resources?  
\_\_\_\_\_
- b.    Will the project result in a major change in the patterns, scale, or character of the general area or community?  
\_\_\_\_\_
- c.    Will the project result in a significant reduction in the amount of agricultural land?  
\_\_\_\_\_
- d.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

**STANDARD MITIGATION MEASURES**

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

**OTHER CONSIDERATIONS/MITIGATIONS**

Lot size       Project Design       Compatible Use

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

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

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

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

- a.  Yes  No  Maybe Are any hazardous materials used, transported, produced, handled, or stored on-site?  
\_\_\_\_\_
- b.    Are any pressurized tanks to be used or any hazardous wastes stored on-site?  
\_\_\_\_\_
- c.    Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?  
\_\_\_\_\_
- d.    Have there been previous uses which indicate residual soil toxicity of the site?  
\_\_\_\_\_
- e.    Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?  
\_\_\_\_\_
- f.    Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  
\_\_\_\_\_
- g.    Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?  
\_\_\_\_\_
- h.    Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?  
\_\_\_\_\_
- i.    Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  
\_\_\_\_\_
- j.    Other factors? \_\_\_\_\_

### MITIGATION MEASURES/OTHER CONSIDERATIONS

Toxic Clean-up Plan

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### CONCLUSION

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

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

### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

- Yes No Maybe
- a.    Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
\_\_\_\_\_
- b.    Can the project be found to be inconsistent with the zoning designation of the subject property?  
\_\_\_\_\_
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- Hillside Management Criteria?
- SEA Conformance Criteria?
- Other? \_\_\_\_\_
- d.    Would the project physically divide an established community?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

#### MITIGATION MEASURES/OTHER CONSIDERATIONS

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#### CONCLUSION

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

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

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

**SETTING/IMPACTS**

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

**MITIGATION MEASURES/OTHER CONSIDERATIONS**

\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

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

## MANDATORY FINDINGS OF SIGNIFICANCE

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

Yes No Maybe

- a.    Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- 

- b.    Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- 

- c.    Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
- 

## CONCLUSION

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

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

