

# Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



**Project title:** New Emerald Adult Day Care Center / Project No. PRJ2021-003469-(1) / Conditional Use Permit (CUP) RPPL2021009598 / Environmental Plan (ENV) RPPL2022001324.

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

**Contact Person and phone number:** Carl Nadela, 213-974-6411

**Project sponsor's name and address:** \_\_\_\_\_

**Project location:** 17128 Colima Rd., Hacienda Heights, CA 91745  
*APN:* 8295-012-159 *USGS Quad:* La Habra

**Gross Acreage:** 6.91 ac

**General plan designation:** N/A

**Community/Area wide Plan designation:** CG (General Commercial)

**Zoning:** C-2 (Neighborhood Business)

**Description of project:** Conditional Use Permit for a new adult day care center within an existing tenant space at an existing commercial complex

**Surrounding land uses and setting:** The commercial complex is located at the southwest corner of Colima Rd and S Azusa Ave, in the unincorporate community of Hacienda Heights. The Project Site is located at the tenant space located at the southwestern-most corner of the main primary commercial structure, which is located at the southwestern corner of the property. Surrounding land uses consist of various commercial uses and single-family residences to the north, medical offices and a County Park to the east, a hotel and apartments to the south and townhomes to the west.

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

No. Letters were sent out to the Gabrieleno Band of Mission Indians – Kizh Nation and the Gabrieleno Tongva – San Gabriel Band of Mission Indians on January 26, 2022, informing them of the Project. An email was received from the San Gabrieleno Band of Mission Indians - Kizh Nation on January 26, 2022 indicating that there was no need for consultation because the Project did not involve any ground disturbance. An email from the Gabrieleno-Tongva Tribe on April 4, 2022, also indicated that no consultation was necessary for this Project for their tribe.

**Note:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse

impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**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>Los Angeles County Public Works</u>	<u>Building Permits</u>
_____	_____

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____

**Reviewing Agencies:**

*Responsible Agencies*

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

*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)

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
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*County Reviewing Agencies*

- DPW
- Fire Department
- 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
- 

*Regional Significance*

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- Aesthetics                       Greenhouse Gas Emissions                       Public Services
- Agriculture/Forestry                       Hazards/Hazardous Materials                       Recreation
- Air Quality                       Hydrology/Water Quality                       Transportation
- Biological Resources                       Land Use/Planning                       Tribal Cultural Resources
- Cultural Resources                       Mineral Resources                       Utilities/Services
- Energy                       Noise                       Wildfire
- Geology/Soils                       Population/Housing                       Mandatory Findings of Significance

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.

Carl Nadela   
Signature (Prepared by)

5/4/2022  
Date

Maria Masis   
Signature (Approved by)

5/4/2022  
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 significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

## 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>
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Except as provided in Public Resources Code Section 21099, would the project:

<b>a) Have a substantial adverse effect on a scenic vista?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no significant scenic resources that exist on the project site and in the surrounding area.

<b>b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are also no trails in the vicinity of the project site.

<b>c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are also no scenic highway or hillside management areas in the vicinity of the site.

<b>d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed.

<b>e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed.

## **2. AGRICULTURE / FOREST**

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**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"/>
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The project site is located in a fully developed, urbanized area. The project site is not located on any farmland.

**b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in a fully developed, urbanized area. The project site is not zoned for agriculture nor designated as Agriculture Resource Areas.

**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"/>
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The project site is located in a fully developed, urbanized area. The project site is not located on any forest land or timberland, nor is it zoned for agriculture or designated as Agriculture Resource Areas.

**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"/>
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The project site is located in a fully developed, urbanized area. The project site is not located on any forest land.

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?

The project site is located in a fully developed, urbanized area. The project site is not located on any farm land or forest land.

### 3. AIR QUALITY

*Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.*

	<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) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

<b>b) 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?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

<b>c) Expose sensitive receptors to substantial pollutant concentrations?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

<b>d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

#### 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>
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Would the project:

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"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive species in the area.

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"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive natural communities in the area.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no wetlands in the area.

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"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no fish and wildlife species in the area.

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 other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no oak woodlands in the area.

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. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive wildlife habitats, natural communities, wetlands, fish and wildlife species, oak woodlands, and biological resources in the area. The Project has no impact on any of the policies or ordinances listed above.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive wildlife habitats, natural communities, wetlands, fish and wildlife species, oak woodlands, and biological resources in the area. The Project has no impact on any of the conservation plans listed above.

## 5. CULTURAL 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>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no significant historical resources at the site or in the general vicinity.

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"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no significant archaeological resources at the site or in the general vicinity.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no significant paleontological or geologic resources at the site or in the general vicinity.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no human remains or cemeteries at the site or in the general vicinity.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The Project is for the establishment and maintenance of an Adult Day Care Facility. This is not expected to consume a lot of energy in its construction or operation.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will also comply with all applicable Green Building Standards and Low Impact Development standards, which are required by the California and/or Los Angeles County Building Codes. Thus, it is not expected that the project will conflict with the Green Building Standards Code or involve the inefficient use of energy resources.

## 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>
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Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

                

The Project Site is not located within a Seismic Zone or near an active fault trace.

ii) Strong seismic ground shaking?

                

The site is subject to strong seismic ground shaking as much as any other part of Los Angeles County. The existing commercial structure has been previously reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations at the time of development. This ensures that any negative effects of these seismic hazards are adequately addressed as prescribed by State and County regulations.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

                

The site is located in a liquefaction zone (California Geological Survey-Seismic Hazard Zone Maps, 1997-2005). The existing commercial structure has been previously reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This ensures that any negative effects of these seismic hazards are adequately addressed as prescribed by State and County regulations

iv) Landslides?

                

The project site is not in a landslide zone, and does not contain unstable or expansive soil.

b) Result in substantial soil erosion or the loss of topsoil?

                

The site has relatively flat topography and is already developed with an existing commercial complex. No exterior development is proposed for this Project. The Project will not result in any substantial soil erosion or loss of topsoil.

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?

No exterior development is being proposed by the Project.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The Project site is not located on expansive soil.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The project also does not propose any onsite wastewater treatment facility.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

The Project site is not in a Hillside Management Area.

**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>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project will use its own vehicles instead of having their clients use individual vehicles. This will result in lower GHG emissions than a typical commercial use.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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This Project is consistent with the General Plan land use and zoning because the proposed use is allowed in the C-2 (Neighborhood Business) zone with a Conditional Use Permit zone as per the Los Angeles County Zoning Code and in the CG (General Commercial) land use designation as per the Los Angeles County General Plan Land Use Map. The project is also consistent with CAP, as it locates a commercial use near a bus route, an existing and proposed bicycle trail and ample pedestrian facilities, which will help support the County's goals to reduce Vehicle Miles Travelled and the resulting GHG's from these vehicle trips.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<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) 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"/>

The proposed Project does not involve any hazardous materials.

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"/>
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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"/>
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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"/>
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There are no known hazardous materials at the site.

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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is not in the vicinity of any airport.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project is located within an existing tenant space of an existing commercial complex. No development or construction is proposed outside the building. The Project will not interfere with any emergency response plan or emergency evacuation plan.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:**

**i) within a high fire hazard area with inadequate access?**                       

The site is not located within a Fire Hazard zone.

**ii) within an area with inadequate water and pressure to meet fire flow standards?**                       

The design and water pressure of the existing commercial structure are required to meet the Fire Code requirements.

**iii) within proximity to land uses that have the potential for dangerous fire hazard?**                       

The Project Site is not in proximity to land uses that have the potential for dangerous fire hazard.

**h) Does the proposed use constitute a potentially dangerous fire hazard?**                       

The proposed Project is located within an existing tenant space of an existing commercial structure that has been built according to Fire Code requirements. It does not constitute a potentially dangerous fire hazard.

**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>
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Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project does not result in any significant increase in wastewater discharge at the site

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project does not result in any effect on the groundwater supply.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(i) Result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project will be located within an existing tenant space of an existing commercial structure. No exterior development is proposed. The Project will not result in any erosion or siltation.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project will be located within an existing tenant space of an existing commercial structure. No exterior development is proposed. The Project will not result in any surface run-off or flooding.

(iii) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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**(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?**

The proposed Project will be located within an existing tenant space of an existing commercial structure. No exterior development is proposed. The Project will not impede or redirect flood flows.

**d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?**

The Project Site is not located in a Federal 100-year flood hazard or County Capital Flood floodplain area.

**e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?**

The existing commercial structure has been reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This ensures that the Project complies with all applicable Low Impact Development requirements as prescribed by County Code at the time of development.

**f) 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)?**

The Project site is connected to the public sewer system and will not utilize an onsite wastewater treatment system.

**g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

The proposed project is located in a relatively flat area that is not near to any body of water and thus would not place structures in areas that may be inundated by seiche, tsunami or mudflows.

**h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

The existing commercial structure has been reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This ensures that the Project complies with any and all applicable development standards and requirements as prescribed by State and County regulations at the time of development.

## 11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**                                                                               

The proposed Project will be located within an existing tenant space at an existing commercial complex. No exterior developments are proposed. The Project will not divide an established community.

b) **Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**                                                                               

The Los Angeles County General Plan designates the site as General Commercial (CG), which is intended for a variety of retail, offices, restaurants, businesses and service establishments that meet the needs of residential neighborhoods. The proposed Project is consistent with this designation.

The site is zoned Neighborhood Business (C-2), which allows an Adult Day Care Center with a Conditional Use Permit (CUP). The proposed project has been designed to avoid and mitigate any negative impacts on the surrounding areas.

c) **Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**                                                                               

The project site is not located within a Hillside Management Area, Significant Ecological Area or any other special management areas, as designated by the General Plan

**12. MINERAL 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>
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Would the project:

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is located in a developed urban - suburban area. There are no known mineral resources in the area.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located in, nor is it in the vicinity of, any Mineral Resource Zones as indicated in the General Plan or the State of California's Geological Survey.

### 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>
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Would the project result in:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) <b>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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?</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

While the proposed project will result in some noise impacts, it will not be substantially different from what is already occurring at the other commercial uses located at or near the site. The proposed use will also need to comply with the Los Angeles County Noise Ordinance. Conditions will also be added into the permit ensuring that no amplified sounds are heard outside of the enclosed building

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) <b>Generation of excessive groundborne vibration or groundborne noise levels?</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will comply with all applicable maximum noise standards prescribed by County Code.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) <b>For a project located within the vicinity of a private airstrip or 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?</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of any airport or airstrip what would result in significant levels of noise impact on the project.

**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>
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Would the project:

a) Induce substantial unplanned 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project does not propose new homes or establish roads or other infrastructure. The proposed Project will establish one business at the site, which replaces another business that used to operate at the same site.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject tenant space is designated for commercial use and is currently vacant. The project does not displace any people or housing units.

**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>
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a) 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, 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:

**Fire protection?**

The project site is not located in a Fire Hazard zone and is served by the LA County Fire Department Station 118.

**Sheriff protection?**

The project is served by the LA County Sheriff's Industry Station

**Schools?**

The project is located within the Pasadena Unified School District

**Parks?**

The nearest park is the Peter F. Schabarum Regional Park which is located across the street on Azusa Ave to the east.

**Libraries?**

The nearest county library to the site is the Hacienda Heights Library.

**Other public facilities?**

The Project is not proposing any additional dwelling units at the site and the proposed commercial use is substantially the same as the previous use at the site as well as the other commercial uses at or near the subject commercial complex. Thus, it is not expected that the Project will have any significant effects on public utilities and facilities in the area.

## 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>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project does not propose any new dwelling unit at the site and thus will not increase the population of the area and this will not impact the use of existing neighborhood and regional parks or other recreational facilities.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not include the development of any new neighborhood and regional parks, multi-use trails or other recreational facilities.

c) **Would the project interfere with regional trail connectivity?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is not located in the vicinity of any regional trails.

## 17. TRANSPORTATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located northeast of the intersection of Colima Rd and Azusa, which are both heavily travelled roadways and are adequate to serve the type and volume of traffic that will be generated by the Project.

Since the project proposes to locate a commercial use adjacent to a bus route and an existing and proposed Class II Bike Path, the project will help promote the use of public transportation, bicycle or pedestrian walkways. This supports General Plan policies and other plans and programs for public transit, bicycle and pedestrian facilities.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Since the project proposes to locate a commercial use adjacent to a bus route and an existing and proposed Class II Bike Path, the project will help promote the use of public transportation, bicycle or pedestrian walkways and the reduction of Vehicle Miles Travelled (VMT) in the area.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No road improvements are proposed by the Project.

d) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will be reviewed by the Los Angeles County Fire Department during the Building Permit Plan Check process. This will ensure that the Project has adequate emergency access.

**18. TRIBAL CULTURAL RESOURCES**

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No ground disturbance is proposed by the Project. It will not have any substantial adverse change on any tribal cultural resource.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No ground disturbance is proposed by the Project. It will not have any substantial adverse change on any tribal cultural resource.

## 19. 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>
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Would the project:

a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will utilize existing utilities already in place.

b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing water services at the site.

c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing wastewater services at the site.

d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing solid waste services for the site.

e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing solid waste services for the site.

## 20. Wildfire

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

<b>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project will be located within an existing tenant space at an existing commercial complex. No exterior development is proposed. It will not impair any emergency response plan or evacuation plan.

<b>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in an urban area that is outside a high fire hazard area.

<b>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No additional infrastructure will be required as part of the Project.

<b>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in a level area and not within an area prone to flooding

<b>e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in an urban area that is not at high risk of wildfires.

**21. 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>
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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, 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in a developed, urbanized area and there are no significant habitats of fish or wildlife species or plants in the general vicinity. Thus, the project is not expected to have any significant impacts on these species.

b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project will be located within an existing tenant space at an existing commercial complex. No exterior development is proposed. It has limited environmental impacts, both individually or cumulatively.

c) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is a typical and compatible use for the area. It is not expected to have any adverse effects on human beings, either directly or indirectly.