



NOTICE OF PUBLIC HEARING

The City of Palos Verdes Estates hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines of the City of Palos Verdes Estates, the Director of Planning has analyzed the proposed Zone Change of Parcel A adjacent to 900 Via Panorama. Please be advised that a Public Hearing will be held by the Planning Commission to discuss this item at the following meeting for compliance with PVEMC Section 17.10.

When: 6:30 PM, Tuesday, February 19, 2013
Where: City Council Chambers, City Hall
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

THE PROJECT: Zone Change of Parcel A adjacent to 900 Via Panorama from Open Space to R-1 Single Family Residential and Miscellaneous Application for walls exceeding the maximum allowable height. Application number: ZC-2/M-902-13

After reviewing the Initial Study and any applicable mitigating measures for the project, the Director of Planning has determined that this project will not have a significant effect on the environment. Accordingly, a **NEGATIVE DECLARATION** has been prepared.

HOW TO COMMENT

The Planning Commission invites your comments regarding this application either by writing to the Planning Commission in advance of the meeting or by attending the meeting and addressing the Commission regarding this matter. All materials, including presentations that are to be distributed to the Commissioners are to be submitted no later than **February 14th** by 5 pm. You are encouraged to review application materials for this project at City Hall. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the Planning Commission prior to the public meeting. If you would like to present a digital presentation at the meeting, please provide a copy of the presentation (no larger than 10 megabytes and/or 20 slides). The time allotted for the presentation is subject to the same time criteria as a speaker.

HOW TO APPEAL ONCE A DECISION HAS BEEN MADE

The applicant or any property owner entitled to notice of the meeting may, within fifteen days after the date of the Planning Commission decision, appeal the Planning Commission decision to the City Council. The appeal fee is \$600. Additional information on filing an appeal may be obtained by contacting the City Clerk's office at (310) 378-0383.

ADDITIONAL QUESTIONS?

Additional information may be obtained by contacting the project coordinator indicated below between the hours of 8:00 AM and 10:00 AM, Monday through Friday.

Dated: January 28, 2013



Stacey Kinsella, Project Coordinator
Phone: (310) 378-0383
FAX: (310) 378-7820



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the City of Palos Verdes Estates has prepared an Environmental Initial Study for the following location:

PROJECT:	Zone change from Open Space to R-1 Single Family Residential and miscellaneous application
LOCATION:	Parcel A adjacent to 900 Via Panorama
PROJECT DESCRIPTION:	Zone change request for Parcel A adjacent to 900 Via Panorama zoned as Open Space to become R-1 Single Family Residential and Miscellaneous Application for walls exceeding the allowable height
APPLICANT:	Bolton Engineering/Dan Bolton 25834 Narbonne Ave. #210 Lomita, CA 90717

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Palos Verdes Estates has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA)

The 20-day public review period for this document begins on January 31, 2013 and expires on February 19, 2013.

The proposed Negative Declaration is available for public inspection during normal business hours at: The City of Palos Verdes Estates, 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274.

The Planning Commission of the City of Palos Verdes Estates will conduct a public hearing to consider the proposed Negative Declaration on **Tuesday, February 19, 2013** at 6:30 pm or as soon thereafter as possible, in the Palos Verdes Estates City Council Chambers, City Hall, 340 Palos Verdes Drive West, Palos Verdes Estates, California.

Please address all public comments (before the close of the environmental review period noted above) to City of Palos Verdes Estates, Attention: Stacey Kinsella, 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274, (310) 378-0383, skinsella@pvestates.org

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code, the **City of Palos Verdes Estates** does prepare, make, declare, publish, and cause to be filed with the County Clerk of Los Angeles, State of California, this Negative Declaration for the Project, described as follows:

PROJECT TITLE: Zone change from Open Space to R-1 Single Family Residential and Miscellaneous Application

PROJECT DESCRIPTION: Zone change request for Parcel A zoned Open Space to become R-1 Single Family Residential and Miscellaneous Application for walls exceeding the maximum allowable height.

PROJECT LOCATION: Parcel A adjacent to 900 Via Panorama, Palos Verdes Estates

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Palos Verdes Estates, Planning Department

CONTACT PERSON: Stacey Kinsella, Associate Planner, Planning Department, 310-378-0383

NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT: Dan Bolton of Bolton Engineering, 25834 Narbonne Ave. #210, Lomita CA 90717

NEGATIVE DECLARATION: The City of Palos Verdes Estates has determined that the subject project, further defined and discussed in the Environmental Checklist/Initial Study will not have any significant effects on the environment. As a result thereof, the preparation of an environmental impact report pursuant to the California Environmental Quality Act Division 13 of the Public Resources Code of the State of California) is not required. The Environmental Checklist/Initial Study has been prepared by the City of Palos Verdes Estates in support of this Negative Declaration. Further information including the project file and supporting reports and studies may be reviewed at the Planning Department, 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274.

**CITY OF PALOS VERDES ESTATES
ENVIRONMENTAL INITIAL STUDY**

Project Title: Zone Change & Miscellaneous Applications **Application#:** ZC-2/M-902 -13
Project Address: 900 Via Panorama

Project Description :

Zone Change and Miscellaneous Application for a portion of Lot A, Tract 7540 (from Open Space to R-1 Single Family Residential) located at 900 Via Panorama

Legal Description: **Lot #'s:** A, portion **Block#:** N/A **Tract#:** 7540

Zoning: Current OS, Requested R-1

General Plan Designation: Open Space

Applicant's Name & Address The Via Panorama Trust, 900 Via Panorama, Palos Verdes Estates, CA 90274

Phone # 360-607-4035

Agency: Bolton Engineering

Contact person & Phone #: Dan Bolton, 310-325-5580

Other Public agencies whose approval is required: Palos Verdes Homes Association

Environmental Factors Potentially Affected:

I. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|--|--|
| <input checked="" type="checkbox"/> 1. Land Use and Planning | <input checked="" type="checkbox"/> 9. Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> 2. Population and Housing | <input checked="" type="checkbox"/> 10. Noise |
| <input checked="" type="checkbox"/> 3. Geology and Soils | <input checked="" type="checkbox"/> 11. Public Services |
| <input checked="" type="checkbox"/> 4. Hydrology and Water Quality | <input checked="" type="checkbox"/> 12. Utilities & Service Systems |
| <input checked="" type="checkbox"/> 5. Air Quality | <input checked="" type="checkbox"/> 13. Aesthetics |
| <input checked="" type="checkbox"/> 6. Transportation/ Traffic | <input checked="" type="checkbox"/> 14. Cultural Resources |
| <input checked="" type="checkbox"/> 7. Biological Resources | <input checked="" type="checkbox"/> 15. Recreation |
| <input checked="" type="checkbox"/> 8. Mineral Resources | <input checked="" type="checkbox"/> 16. Agricultural Resources |
| | <input checked="" type="checkbox"/> 17. Mandatory Findings of Significance |

Based on project configuration or agency policy changes, these environmental factors will be addressed in the Supplement.

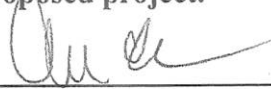
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DETERMINATION: (To be completed by Lead Agency) On the basis of this initial evaluation:

- I find that the 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 not have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An **ENVIRONMENTAL IMPACT REPORT** is required but 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, there **WILL NOT** be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standard, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project.

Signature: 
For: Allan Rigg, Planning Director

Printed Name: Allan Rigg
Date: 1/27/13

**CITY OF PALOS VERDES ESTATES
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Supporting Information Sources:

- #1 City of Palos Verdes Estates Municipal Code
- #2 City of Palos Verdes Estates General Plan
- #3 City of Palos Verdes Estates Zoning Map
- #4 _____
- #5 _____

Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
1. LAND USE AND PLANNING. Would the project:					
a). Physically divide an established community?	1,2,3				x
b). Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	2,3			x	
c). Conflict with any applicable habitat conservation plan or natural community conservation plan?					x
<p>The proposed zone change and miscellaneous application will not physically divide an established community. Any impacts related to the change of zoning will be less than significant; although the change will technically remove the Open Space designation on this land, impacts are less than significant because the site is deed-restricted in several ways that preserve the City's open space goals. Specifically, the property is subject to an open space easement and although a number of uses are typically allowed in the R-1 zone, this particular site is deed-restricted to allow only a small number of accessory uses on the property which is subject to the zone change. The permitted uses include a gazebo, sports court, retaining wall, landscaping, barbeque and/or other accessory structures; however, such uses are only allowed on a small portion of the site. That area consists of previously-disturbed land which has already been the subject of considerable development and does not contain any sensitive habitat or ESHA areas. There are no applicable habitat conservation plans or natural community conservation plans.</p>					
2. POPULATION AND HOUSING. Would the project:					
a). Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	2				x
b). Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2				x

**CITY OF PALOS VERDES ESTATES
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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c). Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2,3				x
The proposed zone change and miscellaneous application will not induce substantial population growth, displace any existing housing, or displace any people in a way that results in population and housing impacts.					
3. GEOLOGY AND SOILS: Would the project:					
a). Expose people or structures to 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 fault? Refer to Division of Mines and Geology Special Publication 42.	2				x
ii). Strong seismic ground shaking?	2				x
iii). Seismic-related ground failure, including liquefaction?	2				x
iv). Landslides?	2				x
b). Result in substantial soil erosion or the loss of topsoil?	2				x
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?	2				x
d). Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	2				x
e). Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	2				x
Any future development that might occur as a result of the proposed entitlements would consist primarily of redevelopment of previously existing or currently existing structures and infill or intensifications of uses on previously graded and prepared sites. None of the components allowed by the deed would expose people or structures to potential substantial adverse effects, result in substantial soil erosion or the loss of topsoil, be located on an unstable geologic unit or on expansive soil. The soils would not be impacted in a way that affects the use of septic tanks or alternative waste water disposal systems.					

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4. HYDROLOGY AND WATER QUALITY. Would the project:					
a). Violate any water quality standards or waste discharge requirements?					x
b). Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					x
d). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?					x
e). 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?	2				x
f). Otherwise substantially degrade water quality?					x
g). Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	2				x
h). Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	2				x
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					x
j) Inundation by Seiche, tsunami, or mudflow?					x
No hydrology or water quality impacts are anticipated to occur as a result of future development on the project site, as any such development (e.g., the sports court) would consist of redevelopment of infill or intensifications of uses on previously graded and prepared sites.					
5. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a). Conflict with or obstruct implementation of the applicable air quality plan?					X
b). Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					X
c). Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					X
d). Expose sensitive receptors to substantial pollutant concentrations?					X
e). Create objectionable odors affecting a substantial number of people?	2				X
The proposed zone change and miscellaneous application will not result in development that conflicts with or obstructs the implementation of an applicable air quality plan or in a cumulatively considerable net increase of a criteria pollutant. The site is not located near uses considered to be sensitive air quality receptors, nor will objectionable odors affect a substantial number of people as a result of this proposal.					
6.TRANSPORTATION/TRAFFIC. Would the project:					
a). Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?	2				X
b). Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?					X
c). Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d). Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X
e). Result in inadequate emergency access?	1				X
f). Result in inadequate parking capacity?	1				X

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
g). Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	2				x
There will be no new housing units and the current site will remain as one residence. The proposed entitlements will therefore not result in transportation/traffic impacts.					
7. BIOLOGICAL RESOURCES. 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 Game or U.S. Fish and Wildlife Service?					x
b). Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?					x
c). Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to: marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					x
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?					x
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					x
f) Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?					x
Although the proposed entitlement includes a zone change from Open Space to R-1, the site is heavily deed-restricted and subject to an open space easement that prohibits development on the majority of the rezoned area. What little development is permitted by the deed restrictions would be situated within previously developed and/or disturbed areas and would not be accompanied by clearance of native habitats or impacts to species. No impacts to federally protected wetlands or other impacts to the site's biological resources are anticipated to occur.					
8. MINERAL RESOURCES. Would the project:					

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a). Result in the loss of availability of a known mineral resource that would be of value to the region and the resident of the state?					X
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?					X
No mineral resources shall be impacted as a result of this project.					
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a). Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?					X
b). Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c). Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
d). 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 it create a significant hazard to the public or the environment?					X
e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
h). Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X

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ENVIRONMENTAL INITIAL STUDY**

Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
No aspects of the proposed zone change and miscellaneous application involve hazardous materials; nor is the site within an airport land use plan or private airstrip. There are no applicable emergency response or evacuation plans, and no aspect of the proposal would result in impacts involving wildland fires.					
10. NOISE: Would the proposal result in:					
a). Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	2				x
b). Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	2				x
c). A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	2				x
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	2				x
e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2				x
f). For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2				x
Future development on the site which is the subject of the proposed zone change is limited by deed restrictions limiting the uses mainly to accessory structures in a distinct area. None of the allowable accessory structures would result in noise impacts.					
11. PUBLIC SERVICES. 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 rations, response times or other performance objectives for an of the following public services:					
a). Fire protection?	1,2				x
b). Police protection?	1,2				x
c). Schools?	1,2				x
d). Parks?	1,2,3				x
e). Other public facilities?	1,2,3				x
No public services would be impacted by the proposed zone change and miscellaneous application.					
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a). Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					x

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
b). Require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
c). Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2				X
d). Have sufficient water supplies available to serve the project form existing entitlements and resources, or are new or expanded entitlements needed?					X
e). Result in a determination by the wastewater treatment provider which serves or may serve the project's projected demand in addition to the provider's existing commitments?					X
f). Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
g). Comply with federal, state, and local statutes and regulations related to solid waste?					X
No impacts to utilities and service systems will occur as a result of the proposed entitlements.					
13. AESTHETICS. Would the proposal:					
a). Have a substantial adverse effect on a scenic vista?	2				X
b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X
c). Substantially degrade the existing visual character or quality of the site and its surroundings?					X
d). Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X
While a variety of structures are generally allowed within the R-1 zone, due to the deed restrictions on the property the future development of the re-zoned site is very limited. Accessory structures are permitted only in a specified area (e.g., a gazebo, sports court, etc.), on a portion of the land that has already been previously developed with such uses. Such uses would not impact a scenic vista, damage scenic resources, substantially degrade the existing visual character of the site, or create a new source of substantial light and glare. Art Jury aesthetic review of this proposal will also be required.					
14. CULTURAL RESOURCES. Would the project:					

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a). Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?					X
b). Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?					X
c). Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
d). Disturb any human remains, including those interred outside of formal cemeteries?					X
e). Restrict existing religious or sacred uses within the potential impact area?					X
Future development on the site which is the subject of the proposed zone change is subject to deed restrictions limiting the allowable R-1 uses to accessory structures in a distinct area within a previously developed and/or disturbed location that is not in or near any known cultural resources.					
15. RECREATION.					
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?	1,2				X
b). Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X
No impacts to existing recreational facilities will result because of the proposed entitlements or future development on the site; although recreational facilities may be allowed in a portion of the re-zoned land, the area is previously disturbed and reconstruction of such facilities (e.g., a sports court) will not produce adverse impacts.					
16. AGRICULTURE RESOURCES: 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. 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?					X
b). Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X

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Issues and Supporting Information Sources	Sources (if applicable)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c). Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?					x
No agricultural resources are impacted by the proposed entitlements or future development on the site.					
17. MANDATORY FINDINGS OF SIGNIFICANCE.					
a). Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods or California history or prehistory?					x
b). Does the project have impacts that are individually limited, but not cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects).					x
c). Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					x
The proposal does not have the potential to degrade the quality of the environment, result in cumulatively considerable impacts, or cause substantial adverse effects on human beings.					