

City of Los Alamitos

Planning Commission

**Agenda Report
Public Hearing**

**September 8, 2014
Item No: 7C**

To: Chair Loe and Members of the Planning Commission

Via: Steven A. Mendoza, Community Development/Public Works Director 

From: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 14-07
Site Plan Review (SPR) 14-02
Outdoor Commercial Recreation Facility at 3686 Cerritos Avenue in
the Planned Light Industrial (P-M) Zone

Summary: Consideration of a Conditional Use Permit and Site Plan Review to allow a Swim School at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zone (Applicant: Ginny Ferguson – Watersafe Swim School). Staff is recommending denial of this application at this particular site.

Recommendation:

1. Open the Public Hearing; and,
2. Adopt Resolution No. 14-30, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP) 14-07 AND SITE PLAN REVIEW (SPR) 14-02 TO ALLOW AN OUTDOOR COMMERCIAL RECREATION FACILITY (SWIM SCHOOL) WITH TWO NEW SWIMMING POOLS ON A 41,092 SQUARE FOOT PARCEL WITH AN EXISTING 2,505 SQUARE FOOT STRUCTURE AT 3686 CERRITOS AVENUE IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, APN 242-241-11 (APPLICANT: GINNY FERGUSON WATERSAFE SWIM SCHOOL)."

Applicant: Applicant: Ginny Ferguson – Watersafe Swim School

Location: 3686 Cerritos Avenue, APN 242-241-11 in the
Planned Light Industrial (P-M) Zone

Approval Criteria:

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow an outdoor commercial recreation facility use in the P-M Zoning District.

Section 17.50.020 of the Los Alamitos Municipal Code Site Plan Review-Applicability requires that a commercial development, or the addition of square footage to an existing commercial structure, shall be subject to the site plan review process.

Background

Ms. Ginny Ferguson, operator of the Seal Beach Watersafe Swim School, has submitted an application for a Conditional Use Permit (CUP) and a Site Plan Review (SPR) requesting to build and operate a Swim School (Outdoor Commercial Recreation Facility) in the Planned Light Industrial Zone. Her plans include installation of two in-ground swimming pools behind an existing building at 3686 Cerritos Avenue. The proposed business would be named "Watersafe Swim School," which is a spinoff of the original "Watersafe Swim School" business in the City of Seal Beach. It is a popular business that often has to turn customers away so Ms. Ferguson would like to expand into the City of Los Alamitos. The permit decision is, once again, a matter of whether a Conditional Use Permit should be approved, thereby continuing a trend of these types of businesses moving into industrial sites/buildings in the Planned Light Industrial Zone.

The existing building is approximately 2,505 square feet, located on a 41,092 square foot parcel. The facilities will include a remodeled and painted office building, with a covered outdoor shower area added to the rear, two new in-ground, heated swimming pools (one with an open-sided hard canopy), and a surplus of parking on-site. Both the building and the parking lot will be upgraded to meet ADA requirements. Other onsite improvements include extensive landscaping to the site, and updated parking layouts with wheel stops and an OCFA-required turn-around at the rear of the site.

Off-site improvements include the demolition of the existing driveway aprons and installation of a new consolidated driveway apron.

According to the owner of the property, the previous tenants at the site were:

TENANT	TIME PERIOD OF USAGE
Ace rental	1972-1992
Kaippers rental	1992-1999
United rentals	1999-2013
-- vacant --	2014

Data Source:

William H. Mobley Trust, Property Owner; July 2014

Property Owner's Note:

These time-frames might be off a year or two. After 42 years it kinda blends together



Discussion

The applicant would like to develop her swimming school (Outdoor Commercial Recreation Facility) at a location in the Planned Light Industrial (P-M) Zone. Here is what the applicant's representative, Mel Malkoff, has said about the use and what it will involve at this location -- taken from the "Project Description and Plans," added as an attachment to this report:

"The proposed WaterSafe Swim School will be sited on an approximately one-acre site on Cerritos Avenue in the City of Los Alamitos, California. The site is just about six miles from the Swim School's current location in Seal Beach, at 345 10th Street. This new site is situated in an industrial area of the City, but across Cerritos Avenue from Los Alamitos High School (to the northwest) and a residential neighborhood to the north and northeast.

The project site encompasses about 41,092 square feet. The approximately 2,505 square foot office building will be retained and painted, and two new, in-ground swimming pools will be located behind the building, parallel to the eastern property line. Accessory pool support equipment will be sited between the pools, and new outdoor showers will be placed contiguous to the rear of the office building. On-building signage facing the street, and pole-mounted signage located just behind the front sidewalk, will remain and the text/graphics revised to reflect the new school use, in conformance with City Code. The two existing driveway curb cuts onto Cerritos Avenue will be replaced with a single new driveway cut, and the existing parking lot will be restriped to include three handicapped parking spaces. The rear of the parking lot will be constructed to accommodate an Orange County Fire Authority-required turnaround space.

The Swim School building will include reception, school office and lobby areas, as well as vending machines, changing rooms and direct access to the outdoor showers and pools. The bathroom usage, and all access on-site, will be brought up to current ADA standards. One swimming pool will be covered with an open-sided hard canopy. In addition, a portable lift will be utilized to provide handicapped access to both swimming pools. Some non-public storage areas will be retained in the office building.

The landscaping planned for the site will enhance the almost non-existent softscape present today (only two street trees). A front yard landscaped area, and additional landscaping along the parking lot on both sides and within the pool areas will greatly improve the character of the site, both visually and in terms of available shade. Concrete wheel stops will be included to protect the trees and shrubs planned for the site.

The Project will be implemented in a single phase, and is situated on leased land. Some off-site encroachments by surrounding businesses will be addressed directly with adjacent landowners. A formerly utilized underground wash-rack runoff water tank will likely be removed as part of project implementation. A soil boring next to the tank showed no soil contaminants present.

Considerations were given to the environmental consequences of the project. Soils borings were conducted, and a parking study addressed the relationship of the school activities to potential parking impacts at the site. The visual changes planned on-site will measurably improve the

aesthetics and may help to screen some of the industrial uses, notably the high-pile storage, visible at the back of the site. No potential for significant adverse impacts were identified, and hence no specific mitigation measures will be needed for this project design.

Extensive parking lot and building refinements, new landscaped and painting treatments, and the addition of the school use will greatly enhance the property and be of benefit to the surrounding community. The more intangible aspects of water safety and swimming ability will also be of value to the Los Alamitos citizenry."

At first inquiry at City Hall, the applicant was advised that the City's Community Development staff may not support such uses in the City's Industrial zone.

Hours of Operation

According to the Applicant, classes currently take place generally between 7:00 a.m. to 9:00 p.m. on weekdays and slightly shorter hours on the weekends. In actuality, twenty-four hour operations are permitted in the Planned Light Industrial (P-M) Zoning District, although the hours could be modified by conditions.

Location



The adjacent properties are developed and zoned as follows:

- North:** Developed across Cerritos with Los Alamitos High School in the Community Facilities (C-F) Zoning District and, a Single Family (R-1) residential neighborhood.
- West:** Developed with Volcano Burger Restaurant and outdoor storage of landscaping material, stacked high for South Coast Supply in the Planned Light Industrial (P-M) Zoning District.
- South:** Developed with a railroad spur, and Grating Pacific beyond that, in the Planned Light Industrial (P-M) Zoning District.
- West:** Developed with an industrial building, housing the business "Claystill," that does marketing and promotion for beauty products, in the Planned Light Industrial (P-M) Zoning District.

Parking

The project proposes to stripe 62 parking spaces. The applicant had an engineering firm perform a parking analysis since a swim is clearly not considered in the City's Zoning Code. The analysis finds that the peak demand for the business would be Saturday, between 9:00 a.m. and 11:00 a.m. with 36 students and teachers present. This would require 60 parking spaces in order for the cars to overlap between classes. This almost appears to be what would often amount to be one car space per student. Staff has studied the findings and finds this study to be a reasonable representation of parking spaces needed.

The Project

The 41,092 square-foot site has an existing storefront glass-clad office building. This structure will be painted and utilized as the administrative center for the school. A reception desk, lobby, and school office will occupy the front portion of the building, while changing rooms and restrooms will be located in the back portions of the building. The building lobby will also have vending machines for customers. The building will open onto new non-slip paving next to a new outdoor, covered shower. A wooden patio cover will be attached to, and extend outward from, the rear of the office building.

Here is how the Applicant describes the rest of the project:

"The office building will be reviewed, and modified as needed, to comply with ADA requirements. As mentioned earlier, new spaces for van and

cars will be striped in the parking lot, next to the office doors and in front of the gate between the swimming pools.

New, handicapped accessible paving will extend from the public sidewalk onto the property in order to access the building and pool gate. The handicapped lift will be stored within the enclosed swimming area, for use in either pool.

A portion of the first floor, unavailable to the public, will be used as storage. Within this locked area is an existing stairwell providing access to additional, mezzanine-level enclosed storage space. If not already in place, these and the public areas of the office building will be reviewed and modified, as necessary, to meet fire regulations.

Over the swimming pool closest to the office will be a wood- or steel-framed, plaster-encased shade canopy. This will be a fire-rated structure, per code. The roof area of this canopy will have skylights to enhance the feel of the pool area, and open sides to better accommodate air flow. During winter months, soft-sided fabrics may be utilized under the canopy to conserve the warmth in this first pool, which will be heated to a higher level than the second, uncovered swimming pool.

A new 6-foot tall CMU wall will be built to surround the swimming pools. It will have periodic "windows" with metal grillwork to provide ventilation, improved sightlines, and to help avoid a 'closed-in' feel to the otherwise secure pool area.

A lockable steel cabinet will be located between the two swimming pools, along with the pool equipment (pump and filtration system). The cabinet will allow for secure storage, in quantities and/or volumes approved by the Fire Authority, for the chemicals necessary to maintain a clear and healthy water system.

From a prior use, there is a free-standing, pole-mounted sign just behind the public sidewalk along Cerritos mid-property. The structure will be retained, painted, and new conforming verbiage added for the benefit of the Swim School. There are also a couple of electrical utility poles on-site, which will be protected from vehicular movements to ensure their continued use.

The parking lot will accommodate 62 striped spaces. Wheel stops will be provided throughout. In addition, the lot will be lighted with pole-mounted light fixtures that will have shielded light sources, thus preventing potential light/glare intrusion into the nearby homes.

A new trash enclosure will be built along the westerly property line. It will be placed opposite the handicapped parking spaces next to the office building, to better allow room for the truck to maneuver.

Also from previous user(s), there was an underground tank placed on the property, 3/4 of the way back from Cerritos. Next to this tank are an above-ground shade structure and two low block walls (discontinuous) which surround the drained washing area on three sides.

All of these above-ground and underground structures will be removed from the site."

Landscaping

LAMC section 17.20.030 (Landscape Area Requirements) speaks to landscaping requirements that non-residential uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan the front setback area, common area, and the yard areas of each home will include landscape areas that total to approximately 18 percent of the total site area, therefore meeting this requirement.

Here is how the Applicant describes the landscaping for the parcel:

"The swim school site will be landscaped with a diverse mix of deciduous and evergreen trees, which will add variety and functionality, in terms of shade and verticality.

Landscaping materials will be selected for their heat- and drought-tolerance, and low-water demanding species will be used where practicable.

The site elevations, curbs, boundaries and topography were surveyed. In general, the current, fully-paved site drains to the front of the property. Best Management Practices will be utilized on-site, including the controlled, minimal use of fertilizers and/or pesticides in landscaped areas and the parking area will be cleaned/swept regularly."

CUP Findings

In order to approve a CUP, certain findings are required under Municipal Code Section 17.42.050 and have been noted in the attached resolution. These findings must be based on substantial evidence.

The first finding is that the use, as an Outdoor Commercial Recreation Facility (swim classes), will not endanger the public health or general welfare if located where proposed and will not allow conditions which tend to generate nuisance conditions, including noise, glare, odor, or vibrations (LAMC Section 17.42.050A.1).

The use will foster circumstances that tend to generate a nuisance. While this is a relatively safe business in and of itself, this is an outdoor use in an industrial area. There is no structure separating customers from the impacts of neighboring industrial business other than block walls. Any impacts of nearby industrial businesses will be experienced by the customers of this business in their entirety.

The second finding is that the use, an Outdoor Commercial Recreation Facility, meets the required conditions and specifications set forth in the zoning district where it proposes to locate (LAMC Section 17.42.050A.2).

This is an industrial site surrounded by industrial buildings on all sides. The use is specifically allowed in this zone with a CUP, however, the Swim School is a business that will need to be safe, clean, and danger free which does not exist being surrounded businesses that are not adequately buffered from this parcel. Further, the locating of this school next door may discourage them from conducting their businesses as normal operations of industry require.

Third, the project is in harmony with the location and character of the Light Industrial zone (LAMC 17.42.050A.3) and that the Outdoor Commercial Recreation Facility is in conformity with the Los Alamitos General Plan:

Issue One of the Land Use Element of the City of Los Alamitos' General Plan states, "Compatibility among land uses in proximity to one another is of primary importance." Similarly, Policy 1-4.1 provides that the City should consider fiscal impacts to the City as an integral part of making land use decisions.

Goal 1 of the Economic Element of the General Plan is to enhance the viability of Los Alamitos by promoting the retention and expansion of existing revenue bases and developing new revenue sources. Goal 4 of this Element is to promote a healthy economic mix among retail, office and industrial uses.

The purpose of the P-M zone is to provide appropriate areas for light-industrial uses and related activities, as well as to promote the concentration of such uses in a manner that will foster mutually beneficial relationships with each other, as well as other areas of the city zoned for other development.

Based on the above, the outdoor swim school is not compatible with either the General Plan or the zoning. This property was once home to a high sales tax producer and the property should be preserved for another such use in order to obtain sales tax for the City as well as provide higher paying jobs that would normally inhabit the Industrial area. Although outdoor recreational uses are allowed by CUP in the P-M zone, unlike other businesses which simply occupy existing space, this business would be making permanent improvements through the construction of in-ground pools which would discourage future industrial businesses from locating at the parcel as there would be substantial costs in filling in the pools.

Additionally, the proposed use could impact the ability of neighboring industrial businesses to freely work in an industrial fashion near this business due to the conflict between the land uses. A 6 foot wall may not adequately protect this parcel from nearby industrial uses and the City does not want to encourage business operations which would make other industrial users hesitant to locate nearby.

Staff remains concerned about the proliferation of non-Industrial business in the Industrial zone. The industrial zone is valuable and should be reserved for industrial uses, jobs, and industry – especially when permanent improvements are being proposed to property which would impede future industrial uses.

Site Plan Review Findings

In order to approve a Site Plan Review six findings are required by LAMC 17.50.040, and have been noted in the attached resolution:

The design and layout of the Outdoor Commercial Recreation Facility project at 3686 Cerritos Avenue is consistent with the development and design standards/guidelines of the Planned Light Industrial (P-M) Zoning District; the design and layout does meet all applicable standards (LAMC 17.50.040A).

This use has been proposed with a layout that does meet all applicable development standards of the Planned Light Industrial District.

The design and layout of the Outdoor Commercial Recreation Facility project would not interfere with the use and enjoyment of neighboring existing or future developments and would not create traffic or pedestrian hazards (LAMC 17.50.040B).

Establishing a swimming school would require that businesses such as the landscaping business next door adjust their business practices for safety of the students attending this business. For instance, the landscaping business stacks large items, such as various rock material in tall outdoor shelving high next cars that will park in the proposed parking

area for this business. Additionally, other industrial uses may find that their operations interfere with the swimming school.

The design of the Outdoor Commercial Recreation Facility would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding industrial development and expands upon the existing architecture of the existing building on the parcel (LAMC 17.50.040C).

The proposed design of the project does enhance the parcel in an attractive way. However, it does not expand upon the industrial nature of the Planned Light Industrial (P-M) Zoning District. It is yet another encroachment upon the industrial area that will continue to eat away at the ability of this district to function as intended. This encroachment is especially troubling since unlike other recreational businesses in the P-M zone, it proposes permanent physical changes through the construction of two outdoor pools, making it harder for this property to be reclaimed by an industrial user if the swim school use should cease operations.

The design of the Outdoor Commercial Recreation Facility project would provide a desirable environment for its occupants and its neighbors through use of similar materials, texture, and color of the existing structure. Such changes will not conflict with the existing structure, will remain aesthetically pleasant, and retain an appropriate level of maintenance based on the condition of the existing building (LAMC 17.50.040D).

This project as proposed would be a state of the art example of the type of business that it represents and would meet these requirements.

The Outdoor Commercial Recreation Facility project would not be detrimental to the public health, safety, and welfare of the property or improvements in the vicinity. (LAMC 17.50.040E).

As set forth above, the proposed swimming school could be detrimental to the proposed users of the school due to the nature of the surrounding uses and could be detrimental to the other industrial uses in the area.

The Outdoor Commercial Recreation Facility project would not depreciate property values in the vicinity as this is an allowed use which meets all development standards (LAMC 17.50.040F).

This use would require a substantial change to this part of the industrial zone with the installation of two in-ground pools, which may discourage future industrial tenants from leasing this parcel in the future. The potential incompatibility of this use with other industrial uses could cause a depreciation of other surrounding uses.

Environmental

A mitigated negative declaration (MND) was prepared for this project and was subject to a 20 day public review period. CEQA does not require that action be taken on an environmental document where there is a denial of the project. Given staff's recommendation to deny the project below, no analysis has been made of the MND and staff recommends that no action be taken on the document.

Recommendation

In summary, it is difficult to make a case for allowing another recreation/fitness-type business to be allowed in the P-M zone. Heavier industrial businesses surround this location, although Volcano Burger is one of the neighbors next door and would not present a conflict with this type of business.

Staff feels that it is reasonable to conclude that a swim school can be considered an outdoor commercial recreation facility that is allowed in the P-M zone with a Conditional Use Permit. However, this is a semi-permanent change to an industrial property that will discourage future industrial use of this parcel, and may discourage surrounding businesses from feeling free to conduct business in an industrial fashion. This would be yet another encroachment on the industrial area of a recreational/fitness use that will eventually cause the area to be useless as a Planned Light Industrial Zone of the City. Therefore, Staff recommends that both the CUP and SPR be denied.

*Attachments: 1) Draft Planning Commission Resolution 14-30 including Site Plan
2) Project Description and Plans
3) Supplemental Project Information
4) Mitigated Negative Declaration
5) Color Map for Industrial Area
6) Letters of Support*

RESOLUTION NO. 14-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP) 14-07 AND SITE PLAN REVIEW (SPR) 14-02 TO ALLOW AN OUTDOOR COMMERCIAL RECREATION FACILITY (SWIM SCHOOL) WITH TWO NEW SWIMMING POOLS ON A 41,092 SQUARE FOOT PARCEL WITH AN EXISTING 2,505 SQUARE FOOT STRUCTURE AT 3686 CERRITOS AVENUE IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, APN 242-241-11 (APPLICANT: GINNY FERGUSON WATERSAFE SWIM SCHOOL)

WHEREAS, the application is for a Conditional Use Permit to allow an Outdoor Commercial Recreation Facility consisting of a swim school on a 41,092 square foot parcel at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zoning District and for Site Plan Review for a commercial development; and,

WHEREAS, a Mitigated Negative Declaration was prepared for the project which was available for public review between August 6 through August 26, 2014; and,

WHEREAS, the Planning Commission considered the application for the Conditional Use Permit and Site Plan Review at a duly noticed Public Hearing on September 8, 2014, at which time the Commission took into consideration all evidence received, both written and oral;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Los Alamitos, California finds that the above recitals are true and correct.

SECTION 2. The Los Alamitos Municipal Code recognizes that the uses requiring conditional use permits are not appropriate in all circumstances and gives the Planning Commission the discretion to disapprove such proposed uses. Conditional Use Permit (CUP) 14-07 is hereby denied to allow an Outdoor Commercial Recreation Facility for a swim school on a 41,092 square foot parcel at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zoning District based upon the following findings, each and every one of which constitutes separate and independent grounds for denial:

- A. The use, as an Outdoor Commercial Recreation Facility (swim classes), will endanger the public health or general welfare if located where proposed and will allow conditions which tend to generate nuisance conditions, including noise, glare, odor, or vibrations (LAMC Section 17.42.050A.1). While this is a relatively safe business in and of itself, this is an outdoor use in an industrial area. There is no structure separating customers from the impacts of neighboring industrial business other than block walls. Any impacts of nearby

industrial businesses will be experienced by the customers of this business in their entirety.

- B. The use, an Outdoor Commercial Recreation Facility, does meet the required conditions and specifications set forth in the zoning district where it proposes to locate (LAMC Section 17.42.050A.2). However, this is an industrial site surrounded by industrial buildings on all sides. The use is specifically allowed in this zone with a CUP, however, the Swim School is a business that will need to be safe, clean, and danger free which does not exist being surrounded businesses that are not adequately buffered from this parcel. Further, the locating of this school next door may discourage them from conducting their businesses as normal operations of industry require.
- C. The project is not in harmony with the location and character of the Light Industrial zone or the Los Alamitos General Plan (LAMC 17.42.050A.3). Issue One of the Land Use Element of the City of Los Alamitos' General Plan states, "Compatibility among land uses in proximity to one another is of primary importance." Similarly, Policy 1-4.1 provides that the City should consider fiscal impacts to the City as an integral part of making land use decisions.

Goal 1 of the Economic Element of the General Plan is to enhance the viability of Los Alamitos by promoting the retention and expansion of existing revenue bases and developing new revenue sources. Goal 4 of this Element is to promote a healthy economic mix among retail, office and industrial uses.

The purpose of the P-M zone is to provide appropriate areas for light-industrial uses and related activities, as well as to promote the concentration of such uses in a manner that will foster mutually beneficial relationships with each other, as well as other areas of the city zoned for other development.

Based on the above, the outdoor swim school is not compatible with either the General Plan or the zoning. This property was once home to a high sales tax producer and the property should be preserved for another such use in order to obtain sales tax for the City as well as provide higher paying jobs that would normally inhabit the Industrial area. Although outdoor recreational uses are allowed by CUP in the P-M zone, unlike other businesses which simply occupy existing space, this business would be making permanent improvements through the construction of in-ground pools which would discourage future industrial businesses from locating at the parcel as there would be substantial costs in filling in the pools.

Additionally, the proposed use could impact the ability of neighboring industrial businesses to freely work in an industrial fashion near this business due to the conflict between the land uses. A 6 foot wall may not adequately protect this parcel from nearby industrial uses and the City does not want to

encourage business operations which would make other industrial users hesitant to locate nearby.

The industrial zone is valuable and should be reserved for industrial uses, jobs, and industry – especially when permanent improvements are being proposed to property which would impede future industrial uses.

SECTION 3. Although positive findings can be made for certain requirements of the Site Plan Review, the Outdoor Commercial Recreation Facility Project at 3686 Cerritos Avenue 14-02 is hereby denied based upon the following findings in accordance with Section 17.50.040, each and every one of which constitutes a separate grounds for denial.

- A. The design and layout of the Outdoor Commercial Recreation Facility project would interfere with the use and enjoyment of neighboring existing and future developments. Establishing an outdoor swimming school would require that businesses such as the landscaping business next door adjust their business practices for safety of the students attending this business. For instance, the landscaping business stacks large items, such as various rock material in tall outdoor shelving high next cars that will park in the proposed parking area for this business. Other industrial uses in the area may find that their operations interfere with the swimming school and the location of the swimming school could discourage other industrial businesses in the near vicinity if they felt that there would be negative impacts on the outdoor swim school. (LAMC § 17.50.040B.)
- B. The design of the Outdoor Commercial Recreation Facility would not maintain and enhance the harmonious and orderly development of the property. The proposed project does not expand upon the industrial nature of the Planned Light Industrial (P-M) Zoning District. It is yet another encroachment upon the industrial area that will continue to eat away at the ability of this district to function as intended. This encroachment is especially troubling since unlike other recreational businesses in the P-M zone, it proposes permanent physical changes through the construction of two outdoor pools, making it harder for this property to be reclaimed by an industrial user if the swim school use should cease operations. (LAMC § 17.50.040C.)
- C. The Outdoor Commercial Recreation Facility project would be detrimental to the public health, safety, and welfare of the property and improvements in the vicinity as it will not continue the orderly development of the Planned Light Industrial (P-M) Zoning District as it was intended under the General Plan or zoning ordinance and will interfere with other existing and possible future industrial operations as set forth above. (LAMC § 17.50.040E).

D. The Outdoor Commercial Recreation Facility project would depreciate property values in the vicinity. Although a conditionally allowed use in this zone, the substantial physical changes to the property and the outdoor nature of the use could discourage industrial businesses in the surrounding properties and on this property if the swim school were to cease operations. (LAMC 17.50.040F).

SECTION 4. The Planning Commission takes no action on the Mitigated Negative Declaration which was prepared for the Project as the Project has been denied.

SECTION 5. The Custodian of Record for this matter is Steven Mendoza, Community Development Director whose office is located at Los Alamitos City Hall, 3191 Katella Avenue, and Los Alamitos.

SECTION 6. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same.

SECTION 7. The decision of the Planning Commission is subject to a 20 day appeal period, after which such decision becomes final.

PASSED, APPROVED, AND ADOPTED this 8th day of September 2014.

Gary Loe, Chairman

ATTEST:

Steven Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 8th day of September 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary



△	5-26-14
△	5-27-14
△	5-28-14
△	5-29-14



From Cerritos Av. - Looking South East



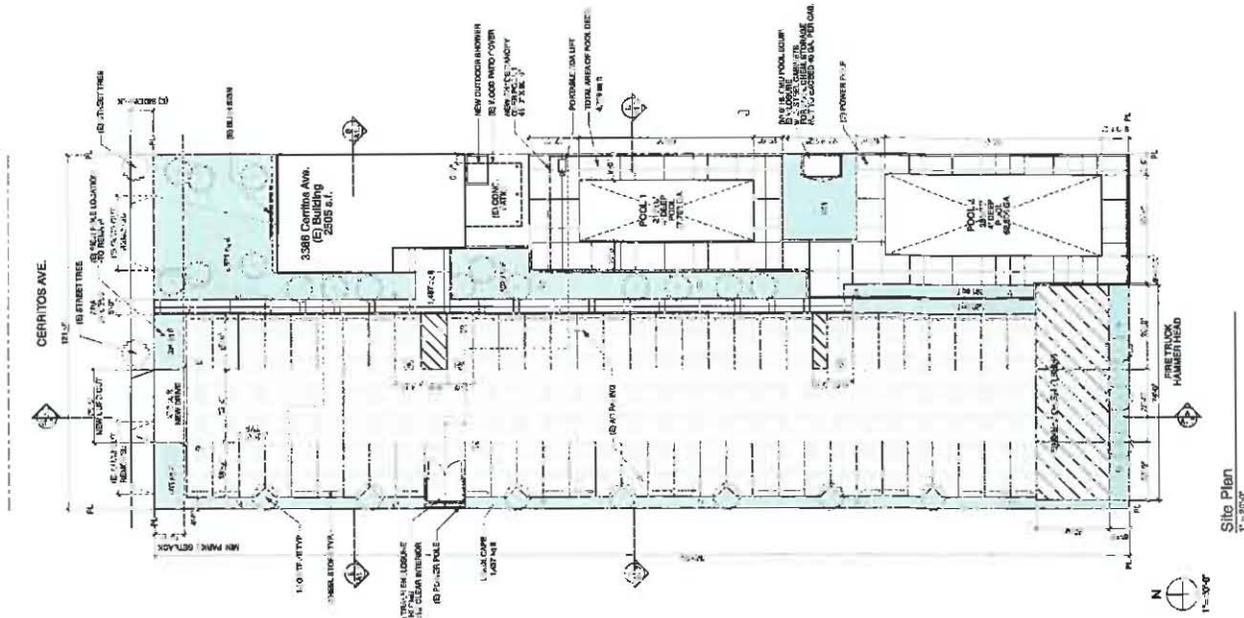
Looking North East



Looking towards Pool 1 w/ Pool 2 Beyond



Looking towards the main drop & pool 1



Site Plan
 1" = 20'-0"



VICINITY MAP

SHEET INDEX:
 Site Plan, Data & Renderings
 A1.3
 Elevations & Building Sections
 A1.7

- ZONING:** P-M
- Site Area:** 41,082 s.f.
- Existing Building Footprint:** 2,505 s.f.
- Building Lot Coverage:** 6.1%
- Parking Spaces:** 62 Cars
- Required Landscaping:** (includes 14' x 13' ADA Spaces)
 8194 s.f.
 82 Cars x 20 s.f. = 1640 s.f. per Car
- Landscapes Show:** 7404 s.f.
- Existing Paved Areas:** 7471 s.f.
- Existing to Remain:** 28,527 s.f.
- Required Trees:** (15 gal. min.)
 20,070 s.f. / 1900 s.f. = 10.56
 62 Cars / 15 cars = 4.13
 13.4 trees
- Building Paved Areas Replaced:**
 7424 s.f.
 -w/ New Walkways
 3350 s.f.
 -w/ New Pool Deck
 4788 s.f.
- New Walls:** 275 l.f.
- New Pool Shade Cover:** 3280 s.f.
- Pool Areas:** (37,702 sq ft)
 Pool 2 (62,836 sq ft)
 2100 s.f.



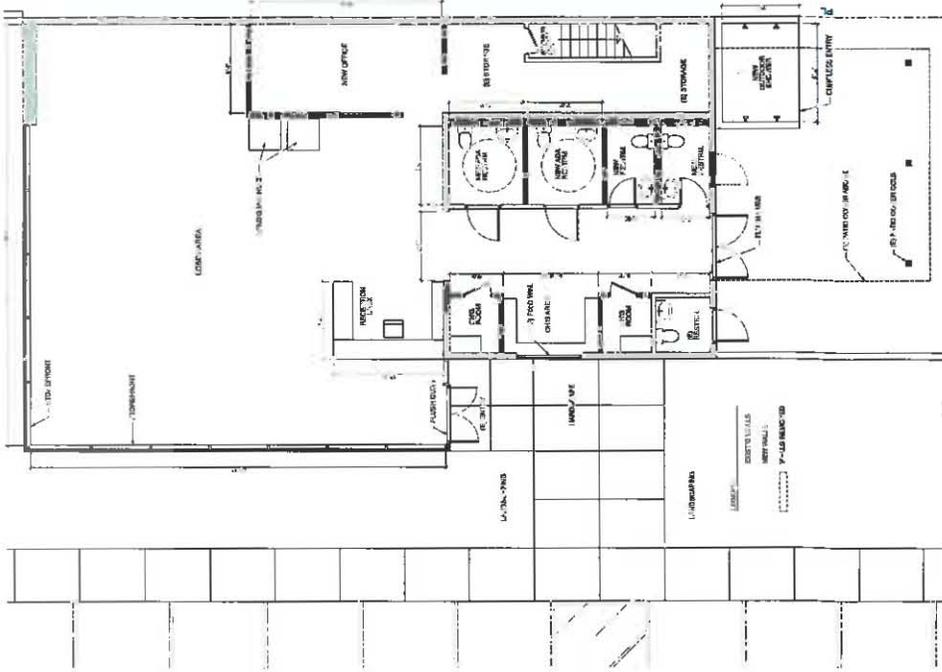


Floor Plan

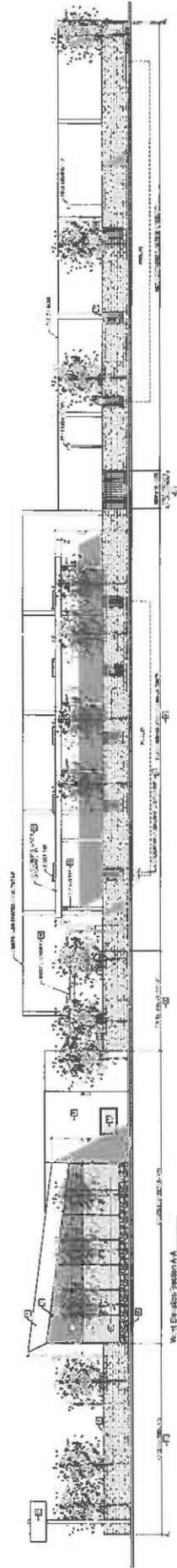
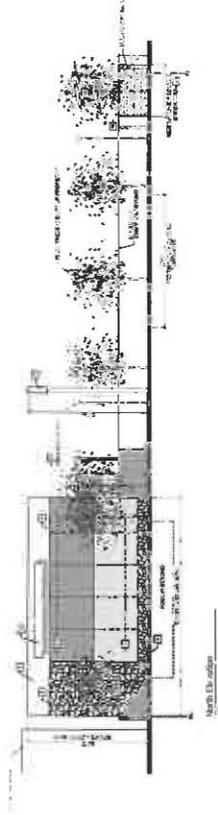
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Floor Plan
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Building Elevations

△	5-26-14
△	5-27-14
△	5-28-14
△	5-29-14



Project Description and Plans

Prepared for

CITY OF LOS ALAMITOS

Steven Mendoza, Community Development Director

Prepared by

Malkoff and Associates
1828 N. Woodside Street
Orange, CA 92865
(714) 288-6200

June 13, 2014



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EXECUTIVE SUMMARY

The proposed WaterSafe Swim School will be sited on an approximately one-acre site on Cerritos Avenue in the City of Los Alamitos, California. The site is just about six miles from the Swim School's current location in Seal Beach, at 345 10th Street. This new site is situated in an industrial area of the City, but across Cerritos Avenue from Los Alamitos High School (to the northwest) and a residential neighborhood to the north and northeast.

The project site encompasses about 41,092 square feet. The approximately 2,505 square foot office building will be retained and painted, and two new, in-ground swimming pools will be located behind the building, parallel to the eastern property line. Accessory pool support equipment will be sited between the pools, and new outdoor showers will be placed contiguous to the rear of the office building. On-building signage facing the street, and pole-mounted signage located just behind the front sidewalk, will remain and the text/graphics revised to reflect the new school use, in conformance with City Code. The two existing driveway curb cuts onto Cerritos Avenue will be replaced with a single new driveway cut, and the existing parking lot will be restriped to include three handicapped parking spaces. The rear of the parking lot will be constructed to accommodate an Orange County Fire Authority-required turnaround space.

The Swim School building will include reception, school office and lobby areas, as well as vending machines, changing rooms and direct access to the outdoor showers and pools. The bathroom usage, and all access on-site, will be brought up to current ADA standards. One swimming pool will be covered with an open-sided hard canopy. In addition, a portable lift will be utilized to provide handicapped access to both swimming pools. Some non-public storage areas will be retained in the office building.

The landscaping planned for the site will enhance the almost non-existent softscape present today (only two street trees). A front yard landscaped area, and additional landscaping along the parking lot on both sides and within the pool areas will greatly improve the character of the site, both visually and in terms of available shade. Concrete wheel stops will be included to protect the trees and shrubs planned for the site.

The Project will be implemented in a single phase, and is situated on leased land. Some off-site encroachments by surrounding businesses will be addressed directly with adjacent landowners. A formerly utilized underground wash-rack runoff water tank will likely be removed as part of project implementation. A soil boring next to the tank showed no soil contaminants present.

Considerations were given to the environmental consequences of the project. Soils borings were conducted, and a parking study addressed the relationship of the school activities to potential parking impacts at the site. The visual changes planned on-site will measurably improve the aesthetics and may help to screen some of the industrial uses, notably the high-pile storage, visible at the back of the site. No potential for significant adverse impacts were identified, and hence no specific mitigation measures will be needed for this project design.

Extensive parking lot and building refinements, new landscaped and painting treatments, and the addition of the school use will greatly enhance the property and be of benefit to the surrounding community. The more intangible aspects of water safety and swimming ability will also be of value to the Los Alamitos citizenry.

1.0 INTRODUCTION

WaterSafe Swim School, a successful, family-oriented program that is well established in the City of Seal Beach, is expanding into the City of Los Alamitos (Figure 1). Over the years, its popularity and success have grown, and countless families have been turned away, especially during recent summers, for lack of available time slots of instruction. Under the direction of Founder and Owner Ginny Flahive-Ferguson, and with the support/instructional teaching of the school's Director, Nathanael Najarian, quality and quantity of services provided have continued to grow. Part-time administrative support, along with a long list of well-trained swim instructors, ensures a standardized, proven program of water safety and swim lessons for their clientele.



Figure 1. Vicinity Map

WaterSafe Swim School proposes to redevelop an existing, unused industrial site on Cerritos Avenue, just east of Los Alamitos Boulevard. Its facilities will include remodeling and painting the approximately 2,505-square-foot office building, with a covered outdoor shower area added to the rear, two new in-ground, heated swimming pools (one with an open-sided hard canopy), and a surplus of parking on-site. Both the building and the parking lot will be upgraded to meet

2.0 SETTING

Location

The project site is located at 3686 Cerritos Avenue in the City of Los Alamitos, California (Figure 2). The proposed swim school site, approximately 41,092 square feet, is currently an unoccupied site within the Planned Light Industrial zone. Immediately to the northwest of the site is Los Alamitos High School. Lying northerly and to the northeast is a single family residential tract across Cerritos Avenue. Adjacent to the street on the parcel to the west of the site is a Volcano Burger restaurant and parking lot. The rest of the properties to the west, south and east are typical of the industrial zoning for the area.

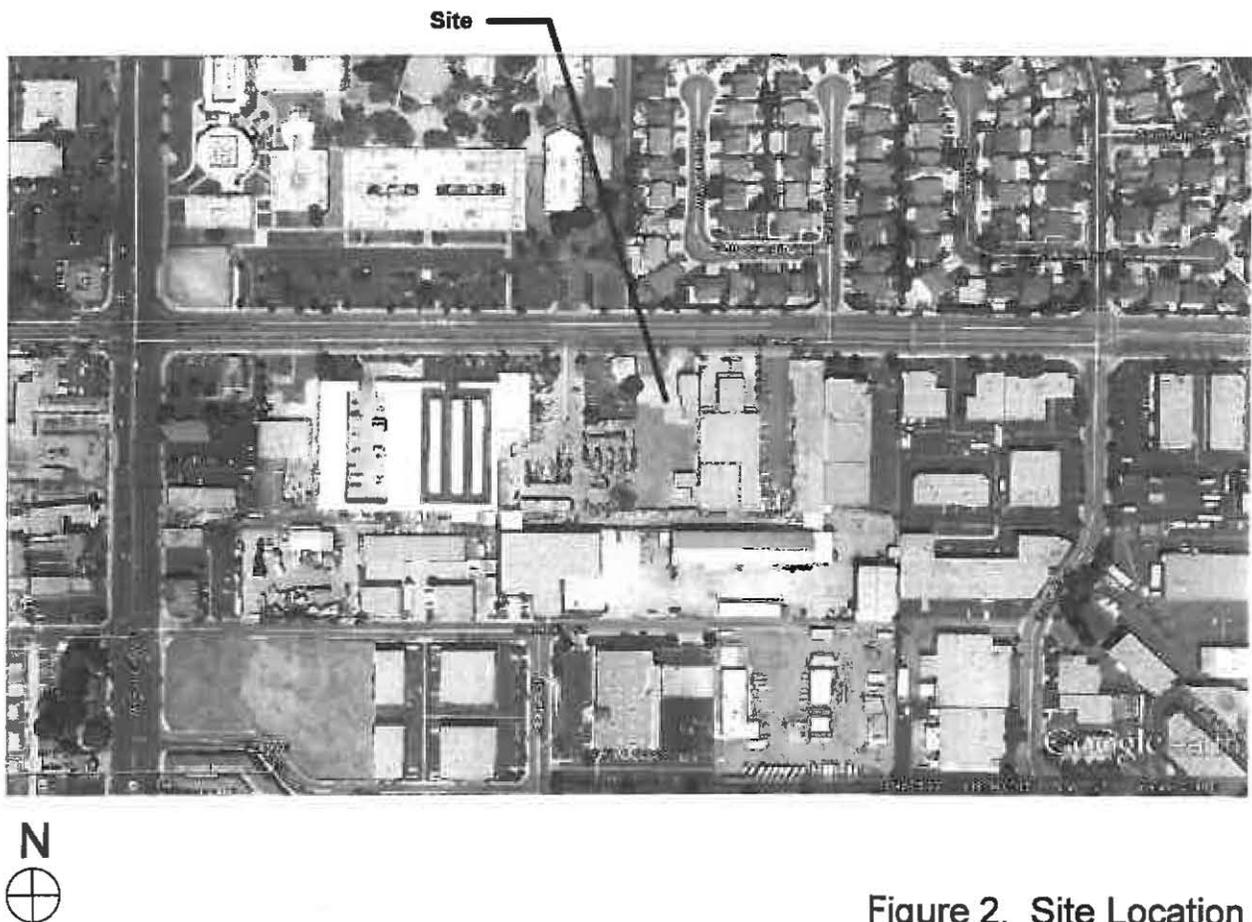


Figure 2. Site Location

Land Use and Compatibility

With this new location, the Swim School looks to expand its ability to serve the public in providing personalized instruction on swimming and water safety for individuals of all ages. WaterSafe Swim School looks forward to continuing its positive presence within Orange County, while maintaining an important, yet low key presence amongst its neighbors. The site

plan, land use, placement of swimming pools, parking lot design and landscaping were specifically engineered to minimize potential impacts to the surrounding neighborhood, particularly with respect to the single-family residences across the street. The re-occupation of the building on-site, with new architectural and landscape treatments, will soften the visual impacts of the development, and offer an improved streetscape when compared to the present, nearly barren site.

Zoning: The project site carries the P-M, Planned Light Industrial, zoning designation. This zoning designation has been in existence at the site for a long time, with former uses including light industrial and commercial storage activities. The swim school, as a commercial, recreational use planned for the site, is allowed with approval of a Conditional Use Permit (CUP). The City's Zoning Ordinance and the conditional use permit process allow the City to ensure land-use compatibility through the imposition of conditions and mitigation measures, prior to the issuance of a CUP. Such conditions may address the physical conditions of development, the manner of operation of the business, or any conditions deemed necessary to ensure that the approved use operates in a manner compatible with surrounding uses, while protecting the public health, safety and general welfare. Various types of potential conditions are set forth in the Zoning Ordinance, and will be considered during the review process for the project's CUP.

Compatibility: WaterSafe Swim School, with its established success in the City of Seal Beach, will blend easily with this area of Los Alamitos, including the adjacent developments. The use is low in traffic generation (see the Traffic and Parking discussion in Section 4). No heavy equipment is utilized on the site, hence improving the acoustic environment. The site generates some employment, and the need for some goods and services. It is also complementary to the adjacent hamburger stand, for the convenience of food service next door to the swim school. Given the annual waiting list for spots in the school's present instruction program, this will be a valuable and compatible use for the community.

Visual Impacts: The addition of extensive landscaped areas, both at the front of the property and along the western and eastern portions of the site, fresh paint on the office building, and revised and improved signage (both on the building and atop an existing pole sign) will enhance the beauty of the property. The change in curb cuts will simplify the appearance of the site from the street while retaining the two established street trees. Photographs of the site, both off-site within the adjacent Cerritos Avenue right-of-way and from various locations on-site, are provided on the pages that follow this "Setting" discussion. Additional photos show the wash rack/shade structure/underground tank that will be removed, and some illustrative images of the current swim program in Seal Beach are included as well.

On-site landscaping will greatly improve the visual appearance of the site. New grass/shrubs/trees will be added to a planted "front yard" next to the office building. Both sides of the parking lot, extending all the way to the rear of the property, will be bordered with new landscaping strips and placement of numerous trees. In addition, the landscaping added to the site will provide visual screening of the high-pile industrial stacked product areas at the southern and southwestern edges of the site. Some additional landscaped area will be included between the two swimming pools.

Traffic: Given that much of the swimming instruction on-site is based on one-on-one lessons, and that the classes are staggered in length throughout the day and early evening, traffic is expected to be light, compared to trip volumes along Cerritos Avenue. Morning and Evening Peak Hour trip traffic for the project is not expected to reach the typically minimal level of 50

trips per hour, beyond which traffic analysis is sometimes recommended. Nonetheless, the applicant elected to engage Linscott Law and Greenspan, Engineers to review and report on the site design and adequacy of on-site parking to meet parking demand likely to be generated by the project (see Section 4 for a discussion of their findings). In addition, an excess of parking over that required for the site has been provided. This will help facilitate the convenient ingress and egress of vehicular movements. And, as typically required by OCFA for a site of this depth, a hammerhead turn-around area will be red-striped and labeled for that exclusive use at the back of the parking lot. Finally, handicapped parking spaces for van and cars have been provided next to the office and at the gate between the two swimming pools.

A new footpath will be created for access through the site and to the public sidewalk. New paving will surround the pools and ensure a safe, non-slip surface. In addition, a portable lift will provide handicapped access to both pools for instructional purposes.

Noise: The positioning of both pools, in line with the existing office building, further shields any potential noise impact from the homes across the street. In addition, the pool closest to the office will have an open-sided hard canopy over it, further shielding noise from that pool as well as the one to the south of it. As noted above, no heavy equipment noises will be generated on-site, and traffic to and from the site is limited. Also, no permanent public address system will be installed in the site, and since actual instruction takes place principally on a one-on-one basis, a very modest amount of noise (mostly from enthusiastic children) will be generated at the pools.

Existing Infrastructure

Due to the fact that the site has been occupied for decades, and despite the fact that it has sat vacant recently, all conventional infrastructure exists at the site. The city's grid system of roadways makes vehicular access easy for local clientele, and the nearby 605 Freeway will help facilitate access for clients drawn from surrounding communities.



Looking East on Cerritos Avenue at Project Site



Looking South from Cerritos Avenue into Project Site



Looking West on Cerritos Avenue at Project Site



Looking North on Cerritos Avenue across from Project Site

Figure 3a. Site Photographs



On-site View from the Northeast Property Corner



On-site View from the Northwest Property Corner



On-site View from the Southeast Property Corner



On-site View from the Southwest Property Corner

Figure 3b. Site Photographs



Wash Rack, Shade Structure and Underground Tank



Wash Rack, showing drain to Tank



Sample of One-on-One Teaching at Seal Beach School Site



Sample of Current Swimming Instruction Rewards Program

Figure 3c. Site Photographs

3.0 PROJECT ELEMENTS

The Project Elements section contains a physical description of the site and structures, detailing their design, interior/exterior uses, and operational characteristics. For discussion purposes, an arbitrary distinction is made between the physical attributes of the project (see *Structural Components*) and the programmatic aspects of the swim school. Current and planned activities are described under *Programs and Activities*.

Structural Components

The design of the WaterSafe Swim School is constrained by the existing building on-site, and the fact that this use is being established pursuant to a land lease. The swim school, being low in intensity of use, will blend with the environment of the general community and the specific site, while reflecting an identity unique to its purposes.

Structures

The 41,092 square-foot site easily accommodates the existing storefront glass-clad office building. This structure will be painted, a broken window-glass panel replaced, and utilized as the administrative center for the school. A reception desk, lobby, and school office will occupy the front portion of the building, while changing rooms and restrooms will be located in the back portions of the building. These latter facilities will then open onto new non-slip paving next to a new outdoor, covered shower area illustrated in Appendix B. The wooden patio cover will be attached to, and extend outward from, the rear of the office building.

The building lobby will have vending machines for the convenience of clientele, and the many Rewards Programs bulletin boards utilized by the school will be hung on the walls – especially to encourage and incentivize the children as they progress through the successive levels of instruction. There may even be an added Rewards board, for adult swimmers – the viability and potential success of this, however, is purely speculative at the present time!

An existing wall-mounted sign faces Cerritos on the north building face. This sign will be utilized for the swim school, and verbiage/design will conform to City standards.

The office building will be reviewed, and modified as needed, to comply with ADA requirements. As mentioned earlier, new spaces for van and cars will be striped in the parking lot, next to the office doors and in front of the gate between the swimming pools. New, handicapped accessible paving will extend from the public sidewalk onto the property in order to access the building and pool gate. The handicapped lift will be stored within the enclosed swimming area, for use in either pool.

A portion of the first floor, unavailable to the public, will be used as storage. Within this locked area is an existing stairwell providing access to additional, mezzanine-level enclosed storage space. If not already in place, these and the public areas of the office building will be reviewed and modified, as necessary, to meet fire regulations.

Over the swimming pool closest to the office will be a wood- or steel-framed, plaster-encased shade canopy. This will be a fire-rated structure, per code. The roof area of this canopy will have skylights to enhance the feel of the pool area, and open sides to better accommodate air flow. During winter months, soft-sided fabrics may be utilized under the canopy to conserve the warmth in this first pool, which will be heated to a higher level than the second, uncovered swimming pool.

A new 6-foot tall CMU wall will be built to surround the swimming pools. It will have periodic "windows" with metal grillwork to provide ventilation, improved sightlines, and to help avoid a 'closed-in' feel to the otherwise secure pool area.

A lockable steel cabinet will be located between the two swimming pools, along with the pool equipment (pump and filtration system). The cabinet will allow for secure storage, in quantities and/or volumes approved by the Fire Authority, for the chemicals necessary to maintain a clear and healthy water system.

From a prior use, there is a free-standing, pole-mounted sign just behind the public sidewalk along Cerritos mid-property. The structure will be retained, painted, and new conforming verbiage added for the benefit of the Swim School. There are also a couple of electrical utility poles on-site, which will be protected from vehicular movements to ensure their continued use.

The parking lot will accommodate 62 striped spaces. Wheel stops will be provided throughout. In addition, the lot will be lighted with pole-mounted light fixtures that will have shielded light sources, thus preventing potential light/glare intrusion into the nearby homes.

A new trash enclosure will be built along the westerly property line. It will be placed opposite the handicapped parking spaces next to the office building, to better allow room for the truck to maneuver.

Also from previous user(s), there was an underground tank placed on the property, 3/4 of the way back from Cerritos. Next to this tank is an above-ground shade structure and two low block walls (discontinuous) which surround the drained washing area on three sides. All of these above-ground and underground structures will be removed from the site.

Outdoor Amenities

The swim school site will be landscaped with a diverse mix of deciduous and evergreen trees, which will add variety and functionality, in terms of shade and verticality. Landscaping materials will be selected for their heat- and drought-tolerance, and low-water demanding species will be used where practicable.

The site elevations, curbs, boundaries and topography were surveyed (see Appendix B). In general, the current, fully-paved site drains to the front of the property. Best Management Practices will be utilized on-site, including the controlled, minimal use of fertilizers and/or pesticides in landscaped areas, and the parking area will be cleaned/swept regularly.

Programs and Activities

The site has been designed to create a distinctive, relaxed environment within the pool area, separate from the parking lot where one first encounters the school. Students will be checked in at the reception desk, may wait for their lessons in the lobby, and then utilize the changing and rest rooms as needed. From the office building, they walk under the patio cover to the pools.

Swimming and water safety is taught at all age levels. Principally, an emphasis is placed on close contact between instructor and student(s). Most classes are individual ones, but there are group classes as well. The tables that follow show the projected Student Usage for both Peak season, defined as the period from March through September (Table 1), and for Non-Peak times, generally extending from October through February (Table 2). However, the use of a hard canopy over the first pool may, perhaps with the use of soft-sided panels, extend the prime teaching season, depending on the weather.

Teaching is conducted in each pool, although the temperature regimes are different. The warmer pool is easier for learn-to-swim type instruction, where there is a lot of standing around and less active swimming. By contrast, the cooler pool is better for advanced teaching, and lap-swim periods, where the level of activity and warm muscles can compensate for the pool's coolness.

Water aerobics are also offered, along with Parent/Tot programs. None of these activities require the use of a public address system. Similarly, for such activities as scuba training, amplified sound is not important.

For the occasional swim meets that may take place, these are scheduled for daytime hours on Saturdays, when they have the least potential to impact either traffic on Cerritos (no peak periods on weekends), and occur late enough in the mornings so as to not disturb the neighbors in the area – even if a hand-held megaphone (acoustic or powered) is used. In a similar fashion, any special staff- or other rental-events will be scheduled midday on weekends, in order to be least impactive.

WaterSafe Swim School, Los Alamitos Occupancy Estimates (3686 Cerritos Ave.)
Peak Season (March to September)

Hours of operation: M-F 7:00 am - 9:00 pm; Sat. 7:00 am - 7:00 pm; Sunday 9:00 am - 5:00 pm

Program Offered	Duration
Private Lessons	15 minutes
Group Lessons	30 minutes
Adult Aquatics	60 minutes
Parent/Tot	30 minutes

Pool #1 (warm water learn-to-swim) 1,680 sq. ft.

Monday - Friday 7:00 am - 9:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	5	-	-	-	-	-	-	2	7
8:00 am - 12:00 pm	-	5	8	-	5	3	-	1	23
12:00 pm - 3:30 pm	-	3	3	5	3	1	1	1	17
3:30 pm - 6:00 pm	-	5	6	-	5	2	-	1	19
6:00 pm - 8:00 pm	-	5	6	-	5	2	-	1	19
8:00 pm - 9:00 pm	5	-	-	-	-	-	-	2	7

Saturday 7:00 am - 7:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	5	-	-	-	-	-	-	2	7
8:00 am - 12:00 pm	-	6	6	-	6	2	-	1	21
12:00 pm - 3:30 pm	-	3	3	5	3	1	1	1	17
3:30 pm - 6:00 pm	-	3	3	-	3	1	-	1	11
6:00 pm - 7:00 pm	-	-	-	-	-	-	-	-	-

Sunday 9:00 am - 5:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
9:00 am - 12:00 pm	-	3	3	-	3	1	-	1	11
12:00 pm - 3:30 pm	-	3	3	-	3	1	-	1	11
3:30 pm - 5:00 pm	-	3	3	-	3	1	-	1	11

Pool #2 (cool water) 2,100 sq. ft.

Monday - Friday 7:00 am - 9:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	5	-	-	-	-	-	-	-	5
8:00 am - 12:00 pm	2	-	6	-	-	2	-	-	10
12:00 pm - 3:30 pm	4	-	6	-	-	2	-	-	12
3:30 pm - 6:00 pm	-	-	15	-	-	2	-	-	17
6:00 pm - 8:00 pm	-	-	16	-	-	3	-	-	18
8:00 pm - 9:00 pm	5	-	-	-	-	-	-	-	5

Table 1. Peak Season - Projected Usage

Pool #2 (cool water) 2,100 sq. ft.

Saturday 7:00 am - 7:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	5	-	-	-	-	-	-	-	5
8:00 am - 12:00 pm	-	-	15	-	-	3	-	-	18
12:00 pm - 3:30 pm	-	-	-	-	-	-	-	-	-
3:30 pm - 6:00 pm	-	-	-	-	-	-	-	-	-
6:00 pm - 7:00 pm	-	-	-	-	-	-	-	-	-

Sunday 9:00 am - 5:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
9:00 am - 12:00 pm	-	3	6	-	3	2	-	1	15
12:00 pm - 3:30 pm	-	-	10	-	-	2	-	1	13
3:30 pm - 5:00 pm	-	-	10	-	-	2	-	1	13

**WaterSafe Swim School, Los Alamitos Occupancy Estimates (3686 Cerritos Ave.)
Peak Season (March to September) - Summary**

Total Attendance (Pool #1 & Pool #2)

Day of the Week	Pool #1	Pool #2	Total	Projected Care On-site
Monday - Friday 7:00 am - 8:00 am	7	5	12	12
Monday - Friday 8:00 am - 12:00 pm	23	10	33	41
Monday - Friday 12:00 pm - 3:30 pm	17	12	29	36
Monday - Friday 3:30 pm - 6:00 pm	19	17	36	45
Monday - Friday 6:00 pm - 8:00 pm	19	18	37	46
Monday - Friday 8:00 pm - 9:00 pm	7	5	12	12
Saturday 7:00 am - 8:00 am	7	5	12	12
Saturday 8:00 am - 12:00 pm	21	18	39	49
Saturday 12:00 pm - 3:30 pm	17	-	17	21
Saturday 3:30 pm - 6:00 pm	11	-	11	14
Saturday 6:00 pm - 7:00 pm	-	-	-	-
Sunday 9:00 am - 12:00 pm	11	15	26	33
Sunday 12:00 pm - 3:30 pm	11	13	24	30
Sunday 3:30 pm - 5:00 pm	11	13	24	30

Programs Offered	Duration
Private Lessons	15 minutes
Group Lessons	30 minutes
Adult Aquatics	60 minutes
Parent/Tot	30 minutes

Special Events	Time	Attendance	Care On-Site
Swim Meets (Saturday every other month in lieu of lessons in pool #2)	10:00 am - 12:00 pm	25	25
Special staff/Rental Events (Saturdays when scheduled pool #2)	12:00 pm - 3:00 pm	25	25

Table 1. Peak Season - Projected Usage

WaterSafe Swim School, Los Alamitos Occupancy Estimates (3686 Cerritos Ave.)
 Non- Peak Season (October to February)

Hours of operation: M-F 7:00 am - 9:00 pm; Sat. 7:00 am - 7:00 pm; Sunday 9:00 am - 5:00 pm

Programs Offered	Duration
Private Lessons	15 minutes
Group Lessons	30 minutes
Adult Aquatics	60 minutes
Parent/Tot	30 minutes

Pool #1 (warm water learn-to-swim) 1,680 sq. ft.

Monday - Friday 7:00 am - 9:00 pm		# of Students			# of Teachers			Admin. Staff	Total Attendance
Hours	Adult Aquatics (aerobics, lap swim)	Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	3	-	-	-	-	-	-	2	5
8:00 am - 12:00 pm	-	4	6	-	4	2	-	1	17
12:00 pm - 3:30 pm	-	2	3	5	2	1	1	1	15
3:30 pm - 6:00 pm	-	4	3	-	4	1	-	1	13
6:00 pm - 8:00 pm	-	4	3	-	4	1	-	1	13
8:00 pm - 9:00 pm	3	-	-	-	-	-	-	2	5

Saturday 7:00 am - 7:00 pm		# of Students			# of Teachers			Admin. Staff	Total Attendance
Hours	Adult Aquatics (aerobics, lap swim)	Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	3	-	-	-	-	-	-	2	5
8:00 am - 12:00 pm	-	5	6	-	5	2	-	1	19
12:00 pm - 3:30 pm	-	2	3	5	2	1	1	1	15
3:30 pm - 6:00 pm	-	2	3	-	2	1	-	1	9
6:00 pm - 7:00 pm	-	-	-	-	-	-	-	-	-

Sunday 9:00 am - 5:00 pm		# of Students			# of Teachers			Admin. Staff	Total Attendance
Hours	Adult Aquatics (aerobics, lap swim)	Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
9:00 am - 12:00 pm	-	2	3	-	2	1	-	1	9
12:00 pm - 3:30 pm	-	2	3	-	2	1	-	1	9
3:30 pm - 5:00 pm	-	2	3	-	2	1	-	1	9

Pool #2 (cool water) 2,100 sq. ft.

Monday - Friday 7:00 am - 9:00 pm		# of Students			# of Teachers			Admin. Staff	Total Attendance
Hours	Adult Aquatics (aerobics, lap swim)	Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	5	-	-	-	-	-	-	-	5
8:00 am - 12:00 pm	2	-	6	-	-	2	-	-	10
12:00 pm - 3:30 pm	4	-	6	-	-	2	-	-	12
3:30 pm - 6:00 pm	-	-	10	-	-	2	-	-	12
6:00 pm - 8:00 pm	-	-	10	-	-	2	-	-	12
8:00 pm - 9:00 pm	5	-	-	-	-	-	-	-	5

Table 2. Non-Peak Season - Projected Usage

Pool #2 (cool water) 2,100 sq. ft.

Saturday 7:00 am - 7:00 pm

Hour	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
7:00 am - 8:00 am	5	-	-	-	-	-	-	-	5
8:00 am - 12:00 pm	-	-	10	-	-	2	-	-	12
12:00 pm - 3:30 pm	-	-	-	-	-	-	-	-	-
3:30 pm - 6:00 pm	-	-	-	-	-	-	-	-	-
6:00 pm - 7:00 pm	-	-	-	-	-	-	-	-	-

Sunday 9:00 am - 5:00 pm

Hours	Adult Aquatics (aerobics, lap swim)	# of Students			# of Teachers			Admin. Staff	Total Attendance
		Private Lessons	Group Lessons	Parent/Tot	Private Lessons	Group Lessons	Parent/Tot		
9:00 am - 12:00 pm	-	3	6	-	3	2	-	1	16
12:00 pm - 3:30 pm	-	-	5	-	-	1	-	1	7
3:30 pm - 5:00 pm	-	-	6	-	-	1	-	1	7

**WaterSafe Swim School, Los Alamitos Occupancy Estimates (3686 Cerritos Ave.)
Non-Peak Season (October to February) - Summary**

Total Attendance (Pool #1 & Pool #2)

Day of the Week	Pool #1	Pool #2	Total	Projected Cars On-Site
Monday - Friday 7:00 am - 8:00 am	5	5	10	12
Monday - Friday 8:00 am - 12:00 pm	17	10	27	30
Monday - Friday 12:00 pm - 3:30 pm	15	12	27	30
Monday - Friday 3:30 pm - 6:00 pm	13	12	25	31
Monday - Friday 6:00 pm - 8:00 pm	13	12	25	31
Monday - Friday 8:00 pm - 9:00 pm	5	5	10	12
Saturday 7:00 am - 8:00 am	5	5	10	12
Saturday 8:00 am - 12:00 pm	19	12	31	39
Saturday 12:00 pm 3:30 pm	15	-	15	19
Saturday 3:30 pm - 6:00 pm	9	-	9	11
Saturday 6:00 pm - 7:00 pm	-	-	-	-
Sunday 9:00 am - 12:00 pm	9	15	24	30
Sunday 12:00 pm 3:30 pm	9	7	16	20
Sunday 3:30 pm - 5:00 pm	9	7	16	20

Programs Offered	Duration
Private Lessons	15 minutes
Group Lessons	30 minutes
Adult Aquatics	60 minutes
Parent/Tot	30 minutes

Special Events	Time	Attendance	Cars On-Site
Swim Meets (Saturday every other month in lieu of lessons in pool #2)	10:00 am - 12:00 pm	25	25
Special staff/Rental Events (Saturdays when scheduled pool #2)	12:00 pm - 3:00 pm	25	25

Table 2. Non-Peak Season - Projected Usage

4.0 PROJECT IMPLEMENTATION

Careful evaluation of the project area, site requirements and limitations, and factors affecting compatibility with surrounding uses by the swim school's consultant team has led to the planning of this WaterSafe Swim School Project. In the applicant's opinion, the proposed project incorporates a number of mitigating features into the design of the building and structures, their placement, landscaping, lighting, signage, outdoor use (noise), site preparation and infrastructure, and pedestrian access and vehicular parking on-site. In addition, the scheduling of swim programs and other activities has been set to be least impactful of weekday and weekend conditions in the area.

During the design process for this proposed project, discussions with City of Santee staff and nearby residents helped to identify a number of design considerations. The swim school believes the changes made to early layouts of the pools and other site amenities have addressed most of those concerns.

The Swim School understands that throughout the CUP process, modifications to the proposed project may be suggested or recommended, in an effort to ensure a "good fit" with the surrounding community and conformance with City guidelines. The design and environmental considerations that are discussed in the sections that follow represent the applicant's, and its consultant team's, opinions and understanding of the project and its potential effects.

Architecture

The Swim School will utilize the present office building. It is in need of some remedial repairs, and painting. The interior configuration will be altered, both in terms of the applicant's use, as well as conformance with ADA requirements. Access/exiting will be reviewed, as well as life-safety and related building code requirements.

The wooden patio cover attached to the rear of the building will be separated, per code, from the hard canopy over the first swimming pool. The construction of the pool canopy will conform to the required fire rating. No other exterior modifications to the office building are contemplated, aside from doorway changes for ADA-compliance, especially since this use will be conducted under a long-term lease arrangement. The addition of color to the building will also add some visual interest and relief to the viewshed on-site (*see* Appendix B and the colored building model images included on the Site Plan, Sheet A1.3).

The proposed project is planned for long-term use. The lease contains provisions for renewal. Nonetheless, at some future date if/when the swim school may no longer be present on-site, the two swimming pools will be removed and the area back-filled, compacted and paved over with a lift of asphalt, in order to restore the site to its present paved-flat condition.

Landscaping

The landscaping for the site has been added to the architect's Site Plan (Sheet A1.3). It reflects the use of horizontal and vertical plantings, along with a mix of evergreen and deciduous trees. The addition of the new landscaping will dramatically improve the rather barren appearance of the paved over site as it exists today (see site photographs in the preceding section). The new trees will soften and screen the office building. In addition, the rather unattractive high-pile storage at the rear and southwest corners of the site will largely be screened out of site, both by the number of trees and the intervening distances involved.

Wheel stops will be used to protect the trees along the parking fields on both sides of the site. Additionally, landscaping will be used to soften and improve the street/curb appeal of the project site (the new "front yard"), as well as within the swimming area between the pools. Light-weight, movable outdoor furniture will be used around the pool areas. The two existing street trees, with some maturity, will be preserved on-site.

Water-conserving designs and plantings will be utilized to minimize the use of this valuable resource. Plantings will be grouped, where possible, by similar water demand and sun exposure requirements. Automated sprinklers, tensiometers and rain sensors will help minimize waste, and drip systems, or equal, will ensure efficient delivery of irrigation. Care will be exercised to avoid risk of irrigation overspray wherever walkways are located. Similarly, tight control on pesticides and fertilizers will be exercised.

Light and Glare

The industrial setting of the site and the presence of a major arterial backing up to single family residences suggest that light levels and potential for glare already exist in the neighborhood of the proposed project. Site lighting for the project will be principally limited to security lighting around the building and pools, and the parking lot.

Low-level security lighting at night will be only bright enough to accomplish the purpose, without an excess of glare potentially spilling over to properties off-site. Care in the selection of such fixtures will be exercised to ensure that bright light sources are shielded from residential areas, and that the glare from on-site lighting is kept to minimum levels. Some wall wash, low-level night walkway/security lighting (e.g., using bollard-borne and/or wall lighting), signage lighting, and limited area lighting may be used after dark.

Parking lot light standards will be of a sufficient height to minimize the number of poles required. The lights will be fully shielded and provided with cut-off hoods directing light downward within the parking area, thus minimizing light spillage and glare onto surrounding properties and precluding light sources from being adversely exposed. Compliance with applicable City requirements will further mitigate potential light and glare issues.

Signage

Two signs already exist on-site. One is mounted on the north-facing office building wall, above the windows. The second sign is a free-standing pole sign, situated mid-property and just behind the public sidewalk. New verbiage and/or graphics will be applied to these signs, in conformance with the City's sign ordinance. One or both signs may be internally or externally lit for night-time use. Interior and exterior signage in the building and around the pools will provide guidance to specific use areas, as well as postings required for compliance with ADA.

Parking lot striping will conform to the City standards. ADA-required step-off areas and signage will be implemented as well. To help minimize guest usage of the Fire Authority-required hammerhead turn-around area, red striping and appropriate labeling of this area will be applied (illustrated in some of the site model images contained in Appendix B).

Noise

The potential exists for increased noise arising from the project's traffic, and other project-related activities, including construction-phase work. In addition, the pool equipment situated outdoors provides another source of potential noise.

Noise generated on the property, in parking lots and around the pools, is anticipated to be generally at the level of casual conversations. The placement of the pools behind the office building will further diminish the potential for off-site noise, as will the hard canopy over the first swimming pool. Sound levels generated from the swim school, which are expected to be 10 dB or lower than noise measured from the adjacent arterial traffic, likely won't even register on a noise meter on the north side of Cerritos when compared with sound pressure levels of traffic right behind the homes across Cerritos Avenue.

The design and acoustic treatment of the building's interiors will be conventional, inasmuch as there are no unusual noise generators in the project environment. Any HVAC units will be placed, per City code, to minimize noise. Other exterior noise arising from pool equipment is of a very negligible level, even when close to the pump motors. Given that this equipment is behind a building and across an arterial thoroughfare suggests that no significant noise potential arises from it to impact nearby homes, or any of the surrounding industrial users.

Non-structural noise mitigations incorporated in the project relate to limiting the times for swim school use. No late-night activities are planned; the last lessons will end at 9:00 p.m., and thus the site will be effectively quiet by 9:30 or 10 p.m. Any swim meets that would be scheduled will occur during daytime hours, on weekends. By contrast, the noise environment of the nearby high school, and its associated sports fields and outdoor programs, may well outweigh noise levels associated with the swim school project.

The only, short-term noise that may be louder than typically projected for actual use of the site once implemented will occur during construction of the two pools, and perhaps the delivery and erection of the CMU walls and shade structures. Construction activities and their hours of operations will conform to city standards.

Geotechnical Considerations

Soil and geologic conditions at the project site have been evaluated by Albus-Keefe and Associates, of Anaheim, California (Appendix D). Included in their studies were types of geologic formations and soils, as well as an evaluation of the potential risk of impact arising from groundwater conditions and geologic hazards.

The site is underlain by artificial fill and alluvial soils to a maximum depth tested (21 feet). The fill materials generally consist of silty sand/sandy silt to a depth of about 2.5 feet, below which lay silty clay and clayey silt. The geotechnical report provides conventional recommendations to mitigate potential impacts for the soils conditions found. The report did note that the soils have “very low” expansion potential.

Groundwater was not encountered in either of the two soil borings. Historic records suggest high groundwater was approximately 14 feet in the vicinity. Given the soil gradation analysis results and the historic high groundwater reported, it was concluded that the site could not feasibly be used for disposal of storm water through on-site percolation. Accordingly, no percolation test was performed. The potential for settlement was not considered an issue for the swimming pools on-site. Based on CDMG documents and current practice, the soils report concludes that requirements to mitigate adverse effects of liquefaction may be waived by the city.

Traffic and Parking

After preliminary discussions with City staff, the applicant decided to, on a voluntary basis, request a parking study in order to evaluate potential impacts of its project. Linscott, Law & Greenspan, Engineers (“LL&G”) was retained to evaluate the adequacy of on-site parking for the project (Appendix E). From subsequent discussions with two traffic engineers, it was anticipated that no traffic analysis was needed, as the project would be below the commonly-used 50-trips threshold for impact to weekday A.M. or P.M. peak traffic flows.

The project will have 62 parking spaces on-site. Of these, 59 are standard parking spaces and 3 are for handicapped van and car use. The parking lot layout was reviewed to ensure that no adverse impacts while entering or exiting the site would occur. The parking aisle provides adequate capacity for projected entering and exiting traffic.

Using the applicant’s projected teaching schedules for peak season and off-peak season levels of future use for the new swim school, LL&G determined that there is always sufficient parking available (Appendix E). This analysis even allowed for overlapping of the number of people on-site, such that people arrived just before their lesson, and left a few minutes after, whereas the people in the previous or follow-on time-slots would do the same. The LL&G analysis, on a conservative basis, accounted for these overlapping parking demands.

In keeping with Traffic Congestion Management strategies for southern California, there will be an opportunity, however limited, to encourage alternative forms of transportation in reaching the swim school site for swimming and other class activities. Two OCTA bus routes (numbers 42 and 46) serve the site. In addition, a bike rack may be added to facilitate the use of yet another form of transportation in order to access the swim school site.

5.0 APPENDICES

APPENDIX A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP FOUR SOUTH, RANGE ELEVEN WEST, S. B. B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN, DISTANT SOUTH 89° 48' 10" EAST 980.13 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN; THENCE SOUTH 89° 48' 10" EAST 121.99 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED TO NAT ROSENBAUM AND OTHERS, RECORDED OCTOBER 21, 1954 IN BOOK 2848, PAGE 191 OF OFFICIAL RECORDS; THENCE SOUTH 0° 12' 40" WEST 386.85 FEET ALONG THE WEST LINE OF SAID LAND OF NAT ROSENBAUM TO THE NORTH LINE OF LAND DESCRIBED AS PARCEL 2 IN DEED TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED JANUARY 13, 1897 IN BOOK 29, PAGE 32 OF DEEDS; THENCE NORTH 89° 48' 10" WEST ALONG SAID NORTH LINE TO AN INTERSECTION WITH A LINE WHICH BEARS NORTH 0° 12' 40" EAST AND PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH 0° 12' 40" EAST 386.85 FEET TO THE POINT OF BEGINNING.

[Title Report submitted under separate cover]

-- also known as --

3686 Cerritos Avenue, Los Alamitos, California 90720

Orange County Assessor's Parcel Number 242-241-11

APPENDIX B

Project Plans

Full-sized, folded plan sets have been submitted as part of the Conditional Use Permit application. For the reviewer's convenience, reductions of the project plans to 11" x 17" are presented in the order noted below, on the following pages:

- A1.3 Architectural Site Plan & Renderings (*incl. landscaping*)
 - A1.4 Floor Plan
 - A1.7 Building Elevations and Cross-Sections
 - C-1 Boundary and Topographic Survey
 - C-2 Site Plan (Civil)
-

APPENDIX C

Project Plans (*full-sized*)

Full-sized plan sets, in the number prescribed in the CUP application, have been submitted under separate cover in support of the requested CUP. The plan sets are the same as enumerated in Appendix B. In addition, three copies of this "Project Description and Plans" booklet have been submitted to facilitate staff reviews. An additional seven copies of this booklet will be made available, in case there are further revisions requested, prior to the Planning Commission hearing



SHEET INDEX:

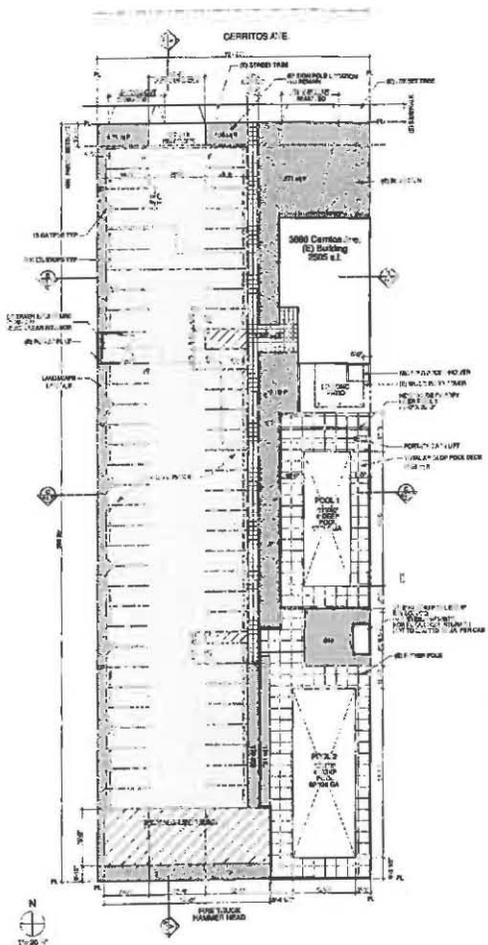
Site Plan, Data & Renderings	A1.3
Floor Plan	A1.4
Site Plan & Building Sections	A1.7

ZONING: Planned Light Industrial P-M

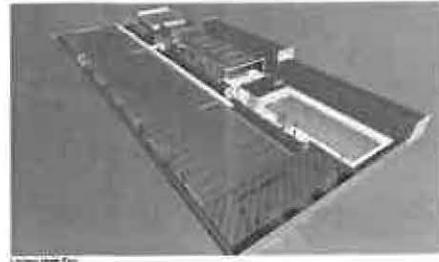
Site Area:	41,092 s.f.
Existing Building Area:	2,125 s.f.
Existing Building Footprint:	2,605 s.f.
Building Lot Coverage:	0.7%
Parking Spaces (6.5 ft x 10 ft):	92 Cars
Required Landscaping:	6194 s.f.
Landscaping (6.5 ft x 10 ft):	12,118 s.f.
Landscaping (6.5 ft x 10 ft):	7471 s.f.
Existing Paved Areas:	78,587 s.f.
Existing Asphalt & Concrete:	20,079 s.f.
Existing Concrete:	12.4
Existing Asphalt:	12.4
Existing Concrete:	26.9
Existing Asphalt:	26
Existing Concrete:	26
Existing Paved Areas Replaced:	7,014 s.f.
- New Landscaping:	1,487 s.f.
- New Walkways:	2,340 s.f.
- New Pool Deck:	4,787 s.f.
New Walls:	273 Lf.
New Pool Shade Cover:	3390 s.f.
Pool Area:	Pool 1 (13,702 sq ft)
Pool 2 (62,606 sq ft)	2173 s.f.

Legend:

Existing Paving to Remain (existing)	[Symbol]
New Landscaping	[Symbol]
New Walkways	[Symbol]
New Pool Deck	[Symbol]
New Trees	[Symbol]
Existing 6" H. CMU Wall	[Symbol]
New 6" H. CMU Wall	[Symbol]
Parking Pole Lighting	[Symbol]
Concrete Wheel Stops	[Symbol]



Site Plan
11-2014



don lee
ARCHITECT
2601 H. HARTMAN ST.
ORANGE CA 92665
714 - 988 1548

Watersafe Swim School
3688 Camitos Ave.
Los Alamitos CA



Site Plan & Renderings

5-26-14
5-27-14
5-28-14
5-28-14

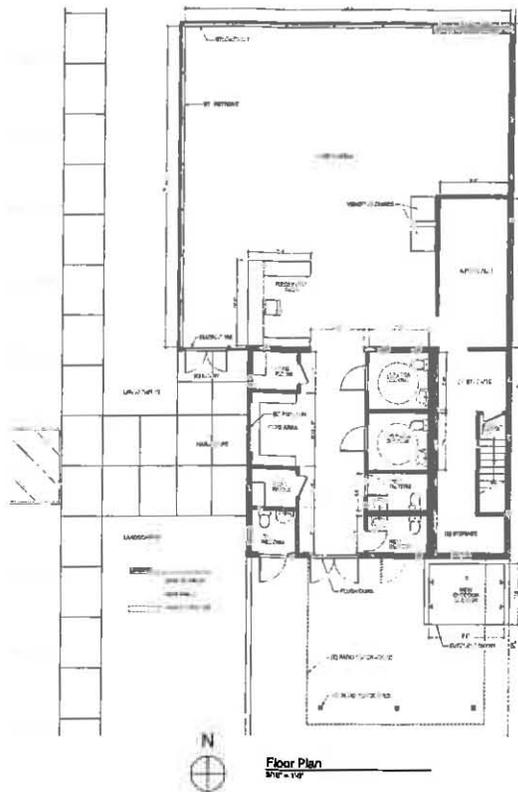
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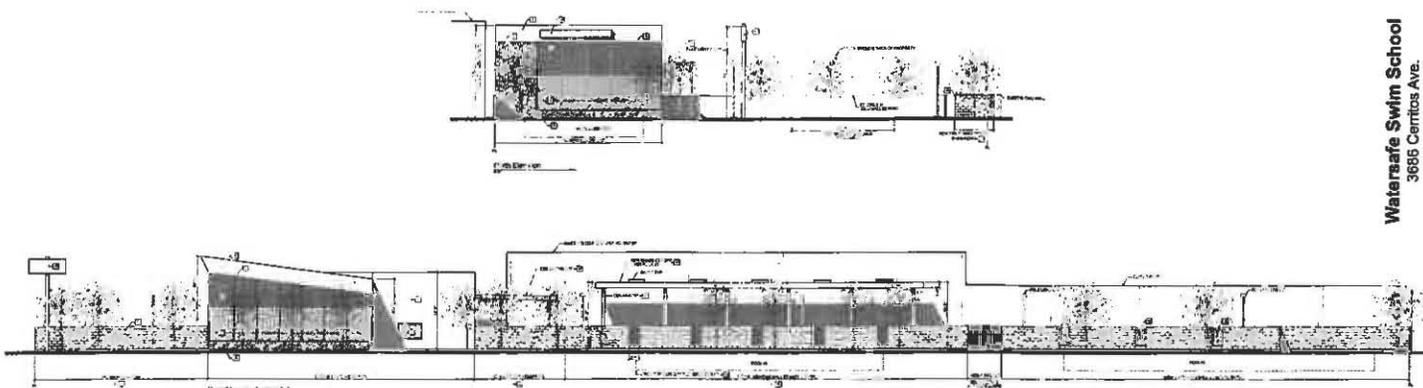


Floor Plan

- △ 5-27-14
- △ 5-28-14
- △ 5-29-14

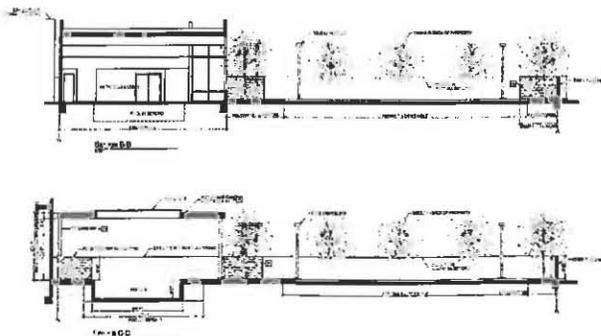
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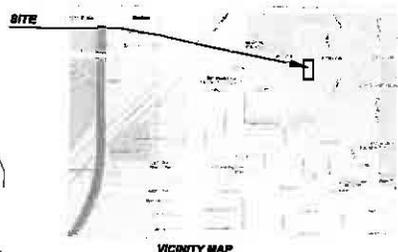
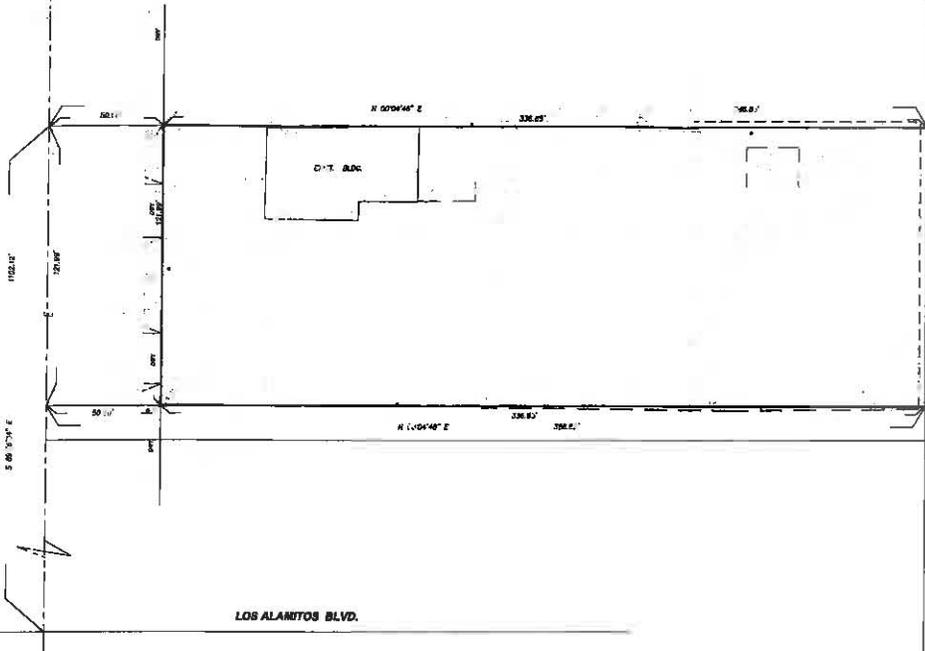
Color & Material

- 1. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 2. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 3. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 4. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 5. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 6. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 7. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 8. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
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- 11. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 12. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 13. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 14. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 15. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 16. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 17. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 18. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 19. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD
- 20. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM BOARD



Building Elevations

- 1. S-2B-14
- 2. S-2T-14
- 3. S-2B-14
- 4. S-2B-14



LEGEND

1	1/4\"/>
---	---------

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP FOUR (4) SOUTH, RANGE EIGHT (8) WEST, S. B. 8, S. 4, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION NINE (9), DISTANT SOUTH 89° 48' 12\"/>

RECORDS OF RECORDS

CONFORM TO THE RECORDS OF RECORDS AS SHOWN ON MAP NO. 11,111, CITY OF LOS ANGELES, COUNTY OF ORANGE, CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY OF ORANGE, CALIFORNIA, ON FEBRUARY 20, 1998.

BOUNDARY & TOPOGRAPHIC SURVEY

11278 LOS ALAMITOS BLVD., LOS ALAMITOS, CA 92643

PREPARED BY: **ITE & ASSOCIATES, INC.**

11278 LOS ALAMITOS BLVD., LOS ALAMITOS, CA 92643

(909) 977-6982

ENGINEER

WALTER W. BARNETT, JR.

REGISTERED PROFESSIONAL ENGINEER

NO. 11278 LOS ALAMITOS BLVD., LOS ALAMITOS, CA 92643

DATE: 11/11/98

SCALE: AS SHOWN

PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY

DATE: 11/11/98

SCALE: AS SHOWN

PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY

APPENDIX D

Geotechnical Investigation

Report entitled "Preliminary Geotechnical Investigation and Percolation Study for Proposed Swim School, 3686 Cerritos Ave., Los Alamitos, California," Prepared by Albus-Keefe and Associates, Inc., dated June 10, 2014. (Submitted under separate cover.)

APPENDIX E

Traffic Impact Study

Report entitled "Parking Demand Analysis for Watersafe Swim School, Los Alamitos, California," prepared by Linscott, Law & Greenspan, Engineers, dated June 9, 2014. (Submitted under separate cover.)

APPENDIX F

Community Outreach

Direct meetings and discussions have been held with various neighbors adjacent to, and nearby of, the Project site. Discussions are on-going and will continue until just prior to the Planning Commission hearing.

APPENDIX F

Project Contact List

The Team Directory is included on the following page.

WATERSAFE SWIM SCHOOL TEAM DIRECTORY

CLIENTS

Ginny Flahive-Ferguson
WaterSafe Swim School
343 10th Street
Seal Beach, CA 90740

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Nathanael Najarian, Director
WaterSafe Swim School

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nathanael.najarian@gmail.com

ARCHITECT/LANDSCAPE

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Don Lee Architect
2501 North Hartman Street
Orange, CA 92865

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TRAFFIC

Rich Barretto, Principal
Linscott, Law & Greenspan
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SITE INFO

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Los Alamitos, CA 9072



Supplemental Project Information
for the
WaterSafe Swim School

Prepared for

CITY OF LOS ALAMITOS

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Prepared by

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July 21, 2014



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EXECUTIVE SUMMARY

The proposed WaterSafe Swim School will be sited on an approximately one-acre site, at 3686 Cerritos Avenue in the City of Los Alamitos, California. The General Plan designates this site as Planned Industrial, and the underlying zoning is P-M (Planned Light Industrial).

This Supplemental Project Information addresses the siting of this project in the P-M zone. The following are the major points of this submittal:

- The site is on the NW edge of the industrial zone, away from the grittier, traditional industrial core area;
- Crosswalks, curbs, street lights and crosswalks here make for good pedestrian safety;
- There are restaurants and building supplies to the west, office buildings to the east, and the High School is NW across Cerritos, as are single family residences north and NE;
- This site has periodically sat vacant, with no income to the owner, and has only been used for rental equipment storage over 30 years of current ownership, with very few employees providing very little income and employment benefits to the City;
- The Planning Commission suggested that Cerritos and Katella may be considered for more retail and commercial uses;
- An excess of parking is planned on-site, removing stacking risk on Cerritos;
- Besides company employees and trainers, significant numbers of people will come to the site, raising the possibility of additional retail sales at nearby restaurants and stores;
- The WaterSafe School also sells swim merchandise, proving new sales tax revenues;
- There are opportunities for synergistic relations between the school and the High School, and a therapy business down the street, as well as a place for local residents to have their children (and themselves, if they missed out) taught to be water-safe swimmers; and,
- The applicant has directly met with its potential neighbors, including the immediately adjacent businesses, and had tremendous positive feedback in support of the Project.

1.0 INDUSTRIAL vs. NON-INDUSTRIAL USES

The WaterSafe Swim School Project is proposed to be situated within the outer edge of the industrial-zoned (P-M) area of Los Alamitos. The discussions that follow reflect several factors to be considered during Project review: the existing conditions within the City's industrial area; the need for balancing land use and economic considerations; developing flexibility in the decision-making process for projects within the industrial zone; and, the compatibility of the proposed project in the area. These four factors are discussed in the sections that follow.

Existing Conditions

The City of Los Alamitos Planned Industrial area, under the General Plan, is located generally in the northwestern portion of the City. It extends southeastward from the City's jurisdictional limits along Coyote Creek (part of the San Gabriel River watershed), to the intersection of Los Alamitos Boulevard and Cerritos Avenue. From this intersection, the industrial areas generally extend eastward to Lexington and southerly to Katella Avenue.

The industrial area is not uniform. The Specific Plan, for example, around the hospital, has its own zoning. Retail and commercial uses (with pertinent general plan zones) are intermixed in various areas adjacent to the Industrial Zone, particularly along Katella, Los Alamitos, and Cerritos. The core, "grittier" areas of industrial use, where sidewalks, crosswalks, curb-and-gutter, and street lights tend to be lacking, are located generally north of Catalina Street and east of Kyle Street.

Along Katella and Cerritos, however, are numerous examples of non-industrial uses, such as fast food, office parks, and retail and service businesses. As a result of this situation, coupled with successive applicants proposing non-industrial uses within the industrial area (such as the recent application by Preston Rawlings, PARperformance), City staff has previously raised the need for guidance from the Planning Commission. Clearly, staff is working hard to preserve a traditional industrial zone, where heavy industry users can be attracted and retained, without the added pressures often associated with adjacent or nearby, non-industrial users.

The staff analysis and discussion in its Staff Report on the Preston Rawlings application sets forth the concerns. Compounding the non-industrial applications (more about that in the following section), is the City's Zoning Code which does allow for other types of use, almost always subject to a Conditional Use Permit (CUP). And, as staff points out, the challenge is a perceived increased expectation that since there is allowance of these alternative uses with a CUP, then simply applying for such use and gaining CUP approval should be expected (by such applicants).

Balancing Land Uses and Economics

Every city seeks to have a balance of land uses, such that there is potential for a diversity of activities, from residential, to commercial, retail, institutional/open space, and industrial ones that can occur in a manner that does not conflict with, nor preclude, the others. This ideal is sometimes achieved, but not always. As such, exceptions need to be made.

For instance, the city can attract a major hospital, and the consequence of its presence will ripple through adjoining properties. A desire for hospital-adjacent, secondary medical arts type users will want to take advantage of the hospital as a business attractor. In Los Alamitos, it was mentioned that in addition to the hospital's Specific Plan, there is contemplation of (or in fact a planned) Medical Overlay for properties near the hospital but not governed by its Specific Plan. This is exactly the kind of land use conflict that can undermine the desire to have a purely industrial area. Recent comments by the Planning Commission, even as to the path of travel most likely for to be used by ambulances inbound to the hospital, acknowledged the potential for conflicts by less than direct access [from Katella] by potentially sending them up roads that also serve the industrial zone.

Landowners in this economy are having a challenging time keeping tenants. As a consequence, they look for other potential users, ones that may not conform to the underlying General Plan and Zoning, but that can get approved, sign a lease, and help them retain their properties with renewed revenues streams. Many buildings have sat vacant in the City, and the drive for economic help puts pressure on city staff to consider, and for the Planning Commission to approve, such alternative, though admittedly not industrial-character, uses. However, that absence of pure industrial use is already recognized, and potentially contemplated by, the ability to seek CUP's for such uses in the industrial zone.

What makes good industrial use areas are ease of access by rail, truck, and employee vehicles, as well as the expansiveness for work areas, buildings and sheds, and layout areas. In addition, the purity of such areas can help avoid the sometimes conflicting uses which engender excess pedestrian or personal car traffic in the area. The need for sidewalks and curbs is also less desired in industrial zones, as they "improvements" often take a fair amount of abuse by truck traffic, fork lifts, stacked materials, and so on. They also can constrain truck movements and impede work flow – particularly for loading and offloading trucks. Similarly, some other users may be more sensitive to light, glare, dust, noise and trucking – all essential to industrial zones.

The City benefits from taxable uses, and from the creation and sales of products within its boundaries. But smaller cities, particularly in more urbanized areas like Los Alamitos, have a harder time attracting such uses as transfer facilities, warehousing, and materials development (steel, wood-product, etc.). Hence the desire for a purely "industrial" land use base must be balanced by revenue projections on the part of the city, rentals and productivity on the part of landowners, and potential for direct and indirect benefits for the city. Employment helps, as does enhanced tax base. In addition, secondary benefits can accrue through the purchase of [other] goods and services in the city. Industrial users/employees need places to eat, and perhaps shop, when convenient to their place of business.

The property on which the WaterSafe Swim School Project is proposed, lies on the edge of, and not particularly close to, the core industrial area for the City. This property had been sitting vacant when the applicant entered negotiations for a long-term lease to implement the planned project, but only subject to a city approval. This applicant was informed of the potential land use issue, but also understood the potential for, and possible challenge of, efforts to secure a CUP; hence no guaranteed long-term lease was entered into, until the question of the CUP could be answered. The property in question, used for the past two decades simply as a rental storage facility, never had significant employee base, not sold manufactured goods, for which enhanced revenue to the city was possible/likely. The last three users during that period were rental companies that simply stored materials, and/or bleachers (most recently for the Long Beach Grand Prix). Lastly, the landowner actively was seeking a replacement revenue stream, so as not to risk losing its property.

Flexibility in the Decision-making Process

The City staff, as well as the Planning Commission, in their recent discussions of what is appropriate, what is desired, and what is possible for the future of Los Alamitos' industrial zone, acknowledged that conditions and economics are changing. While a large industrial area would be nice, the pattern of [approved, non-industrial] land use in recent years has been significantly impacting the area. The fact that a recreational core is now being discussed, as well as the potential desirability of a medical arts overlay zone, demonstrates such changing conditions.

Market conditions may one day suggest a change in direction, and the potential for new industrial uses, but technological changes are also affecting the needs of manufacturers – both up and down in scale. For example, Arrowhead Products makes space-related products, and has a huge empty field behind them, but for many years has not shown a need for expansion there. Consequently, such vacant land may lead others to push for using the land for perhaps some other industrial use, but perhaps more likely, an alternative, non-industrial use.

The CUP process embedded in the Zoning Code gives the City the ability to accommodate, and to be flexible with, such changing market conditions. Planning Commissioners recently acknowledged that along both Cerritos and Katella Avenues, there may appropriately need to be more retail/commercial use, and perhaps a lowering of City expectations about gaining hardcore industrial users along these major city streets.

The ability to allow more retail and commercial use along these streets may also benefit the city, both in terms of revenue streams and tax base. Further, there is clear synergy that occurs when the City's mix of land use can encourage residents and even employees to eat and shop locally. The El Pollo Loco, Subway Sandwiches and the Volcano Burgers food establishments on Cerritos, and the McDonalds and other restaurants on and near Katella, certainly benefit from the nearby High School and the hospital. Yet they also serve as a source for convenience for adjacent businesses, like the tenants of industrial buildings along these thoroughfares (many of whom are clearly not industrial in nature).

Project Compatibility with the Surrounding Uses

The WaterSafe Swim School is a non-industrial land use that is knocking on the City's door. However, it is in a location on one of the more retail/commercial oriented streets, as identified by the Planning Commission. There are building supplies next door and behind this site, and multi-tenant industrial/office spaces to the east. At the same time, there are adjacent and nearby restaurants, along with personal storage facilities both east and west of the project site. There are beauty supply and other product vendors, as well as a therapy and outcall home care services business in the area as well.

More importantly, the proposed project has an excess of on-site parking, thus avoiding the potential for on-street stacking. In addition, the crosswalks, traffic signals, street lights, and curbs make this a well-developed urban setting, markedly different than a traditional industrial location.

The Project Site will provide sales tax revenue and other economic benefits to the city via employment, as well as sales of goods and services. The WaterSafe facility will, incidental to swim instruction, also offer a wide variety of products for sale that tend to be manufactured for, and are generally particular to, swim schools. These include goggles, fins, kickboards, and dive rings. In addition, swim team gear is also available, such as swim suits, and sweat suit outfits. Further, there are branded logo products for this school that include towels, water bottles, and swim caps. These sales will help bring additional sales tax revenues to the City.

At the same time, nearby businesses may well benefit in a number of ways. The Volcano Burger restaurant is excited at the prospect of the numerous potential clients that may be drawn from the swim school's clientele. There are discussions with the High School regarding the possibility of mutually beneficial programs for its students. Similarly, dialogue has been initiated with the therapy folks at We Care, since the swimming pools in our project will have hydraulic lifts to accommodate handicapped access to both pools, an important consideration for therapeutic opportunities.

2.0 COMMUNITY OUTREACH

Community outreach is an important facet of developing a new project. It gives neighboring homes and businesses a chance to be alerted to a development proposal. Sometimes there is a lot of information disseminated ahead of time, and at other times, much less – occasionally requiring interested parties to come to City Hall to review the file.

The WaterSafe Swim School applicant and its representative have voluntarily initiated a supplemental community outreach effort. It has involved visiting nearby businesses, making direct telephone calls, and even knocking on doors. Doing so serves several purposes, including community awareness, involvement, and interaction.

Awareness

The city-issued hearing notice is but one way to reach landowners and/or occupants of businesses and homes within a 500-foot radius of the proposed project. In addition, we have provided additional information to make people aware of the project, and to give them the opportunity to consider its potential for its effects on their lives and business activities. Through our outreach efforts, we have provided a copy of the Executive Summary of the overall project, and a copy of the site plan which has some colored, graphic illustrations of the finished project.

Involvement

Drowning in residential swimming pools, and to a lesser extent at public pools and at the beach, is an on-going potential nightmare for parents. It is difficult to do an adequate job of making and keeping people safe around the water. This point was recently addressed in a nearby community, and the newspaper article is included here.

Accordingly, swim schools and private instruction has become critical in many communities in southern California. Swim schools like the one proposed here can be found in the cities of Seal Beach, Orange, Irvine, Mission Viejo and Laguna Hills, to name just a few. They also provide water-based training and support under proper supervision for such activities as swim teams, lap swimming, and SCUBA training.

Interactions

There is also a potential for a variety of cooperative programs that can be created between local institutions, businesses and residents. We have reached out to the High School directly across the street to see if they would like to participate in such an effort. In addition, local restaurants like Volcano Burgers, right next door, and El Pollo Loco, a few doors further to the west, will benefit from the increased activity of the project site and likely beneficial interactions between their service and hungry clients.

Besides some of the previously discussed benefits to the City in terms of employment, sales tax and goods-and-services revenues from this project, interactions with nearby businesses may further enhance city revenues. For example, the therapy/home care business nearby may be able to expand their offering of services by arranging with the Swim School to utilize the often hard-to-find hydraulic lifts which are so needed for handicapped access into and out of swimming pools. As an added plus, the smaller of the school's pools will be heated to a higher temperature, making ingress easier and time spent in the water more comfortable because of the added warmth of the water.



By Andie Mills

July 8, 2014

A beautiful, hot summer day, three moms and their kids at the pool. One mom, busy chatting, reminds her five-year-old daughter not to interrupt while she is talking. The little girl keeps poking at her. Finally, annoyed, she turns to see what is so important, and THE BABY IS IN THE POOL. The baby, who had been quietly playing on the coping, had crawled and fallen, noiselessly, into the pool and was floundering just inches behind her.

Fortunately, this story ended well. A tragedy was averted. But drownings occur much too frequently. So far, in 2014 there have been eight documented drowning deaths in Orange County, and nine near-drownings reported. The numbers for this time last year were 10 and nine. Drowning is the leading cause of death of children under five. Most incidents occur during the summer months in residential pools.

"Drowning is so preventable," says Jim Flahive of Swim Safe Swim School. Jim has a bucketful of near-miss stories: the toddler who, months after taking only eight lessons, was discovered safely floating on his back in a friend's pool, on top of the pool cover that had loosened. Or, the inquisitive two-year-old who followed his older siblings to the neighbor's house and fell into their pool. His four-year-old brother saw him in the pool, but did not react. Luckily, the child's nine-year-old sister had the presence of mind to pull him out. Flahive whole-heartedly believes in swim lessons to help keep children safe. Children as young as five months may be taught to flip onto their back and float for those crucial few moments until help arrives.

Learn to float

Teach your children how to be water wise. Blow-up floatation devices do not guarantee water safety, as they may provide a false sense of safety. Top-heavy toddlers may tip and actually be trapped underwater. Children should be taught to backfloat and how to hold their breath underwater. They need to learn basic swim strokes, and know how to swim out of water that is too deep. Children and adults need to feel comfortable in the water so that they don't panic.

Always supervise the pool or spa. Children can drown in less than two inches of water. Do not leave the area or let your attention wander, not even for "just a second." If you are having a gathering, designate a pool watcher. Or, better yet, hire someone who will not be socializing and easily distracted; an off-duty lifeguard who knows CPR is optimal. (Check with local swim teams.)

Take a CPR training course – your sitters and older family members, too. CPR poolside may make the difference between death and survival. Without CPR, there is only a five percent chance of resuscitation without neurological damage.

Keep the tempting water out of reach with locked gates and latched spa covers. The California Swimming Pool Safety Act requires an enclosure a minimum of 60 inches in height around any permanent or portable pool, spa or hot tub that contains water over 18 inches deep and, since 2007, any new pool or spa must have at least one of seven drowning prevention safety features, as delineated in Health and Safety Code 115920-115929.

Pets, too, need to be kept safe. Not all canines know how to dog-paddle. Show children and pets where the steps are, and practice getting out safely.

Youth and adults, too, are in danger of drowning, particularly when drugs or alcohol are involved. Don't be afraid to embarrass anyone by monitoring their actions. You could save a life. ♦

3.0 COMMUNITY LETTERS

The Project Applicant has voluntarily initiated extensive community outreach. We have met with our neighbors, near and far. We have talked to the business owners, and residents living just across the street. We believe that a more-informed community can provide good input to the land use approval process.

Letters of Support

Individuals and businesses were asked if they would provide letters of support. We have concentrated our letter requests to those identified and publically noticed businesses, landowners, and/or occupants within 500-foot radius of the project. Not all have been willing or available to meet at mutually convenient times.

During these summer months, it is difficult to schedule meetings and obtain letters. Nevertheless, the letters that we have received will be delivered to city staff prior to the Planning Commission hearing on August 11, 2014. We are still working (as of this writing) to contact a number of additional residents and businesses. However, the letters we have received are significantly supportive of the services WaterSafe Swim School can provide to the Los Alamitos community.

INITIAL STUDY

**City of Los Alamitos
WaterSafe Swim School**

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August 2014

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1.0 INTRODUCTION

Following preliminary review of WaterSafe Swim School project application, the City of Los Alamitos has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City of Los Alamitos, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed Project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for that project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately selected by the City of Los Alamitos in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

If the Initial Study indicates that an EIR should be prepared, a Notice of Preparation will be prepared and will be subject to a 20-day comment period. During this review, public agency comments on the document relative to environmental issues should be addressed to the City of Los Alamitos. Following review of any comments received, the City of Los Alamitos will consider these comments as a part of the project's environmental review and include them with the Initial Study documentation for consideration by the City.

Whatever the determination of the proper environmental documentation, the documentation and supporting analysis is subject to a public review period as set forth in the CEQA Guidelines. Because the proposed is not considered to be a project "... of statewide, regional, or areawide significance" as prescribed in Section 15206 of the State CEQA Guidelines, the review period for a Negative Declaration is determined to be 20 days.

1.2 PURPOSE

The purposes of the Initial Study/Environmental Checklist are to: (1) identify environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or Negative Declaration; (3) enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in the design of the project; (5) provide documentation of the factual basis for the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the Initial Study.

1.3 INCORPORATION BY REFERENCE

As permitted by Section 15150 of the State CEQA Guidelines, this initial study incorporates several documents by reference. The reference documents identified below were utilized during the preparation of the Initial Study. The relevant information and/or analysis that has been incorporated by reference into this Initial Study has been summarized. Each of the documents identified below, which have been incorporated by reference, are available for review at the City of Los Alamitos Community Development Department, located at 3191 Katella Avenue, Los Alamitos, California 90720.

- City of Los Alamitos 2010 General Plan (adopted March 26, 2001). The purpose of the City of Los Alamitos General Plan (General Plan) is to provide a general, comprehensive, and long-range guide for community decision-making. The Los Alamitos General Plan is organized into nine (9) elements. General Plan Elements have been organized by thematic topic for clarity and to avoid redundancy. In addition to the Land Use Element, the General Plan also includes Conservation, Safety, Open Space and Recreation, Circulation and Transportation, Noise, Economic Development, Housing, and Growth Management Elements. Each General Plan element presents an overview of its scope, summary of conditions and planning issues, goals, and policies. Goals and policies of the General Plan are applicable to all lands within the City's jurisdiction.
- City of Los Alamitos Zoning Code (Title 17 of the City's Municipal Code). The purpose of the *Zoning Code* is to implement the policies of the Los Alamitos general plan by classifying and regulating the uses of land and structures within the city of Los Alamitos. The zoning code is adopted to promote and protect the public health, safety, and general welfare of residents while preserving and enhancing the aesthetic quality of the city. Where applicable, development standards and related relevant requirements prescribed in the Zoning Code have been identified and summarized and their relationship to the proposed Village at Los Alamitos Specific Plan identified and described in the Initial Study.

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2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project site is located at 3686 Cerritos Avenue in the City of Los Alamitos, California as shown in Exhibit 2-1 (Vicinity Map). The proposed swim school site, approximately one acre in size (41,092 square feet), is currently developed with a small industrial building; however, the building and the site are unoccupied.

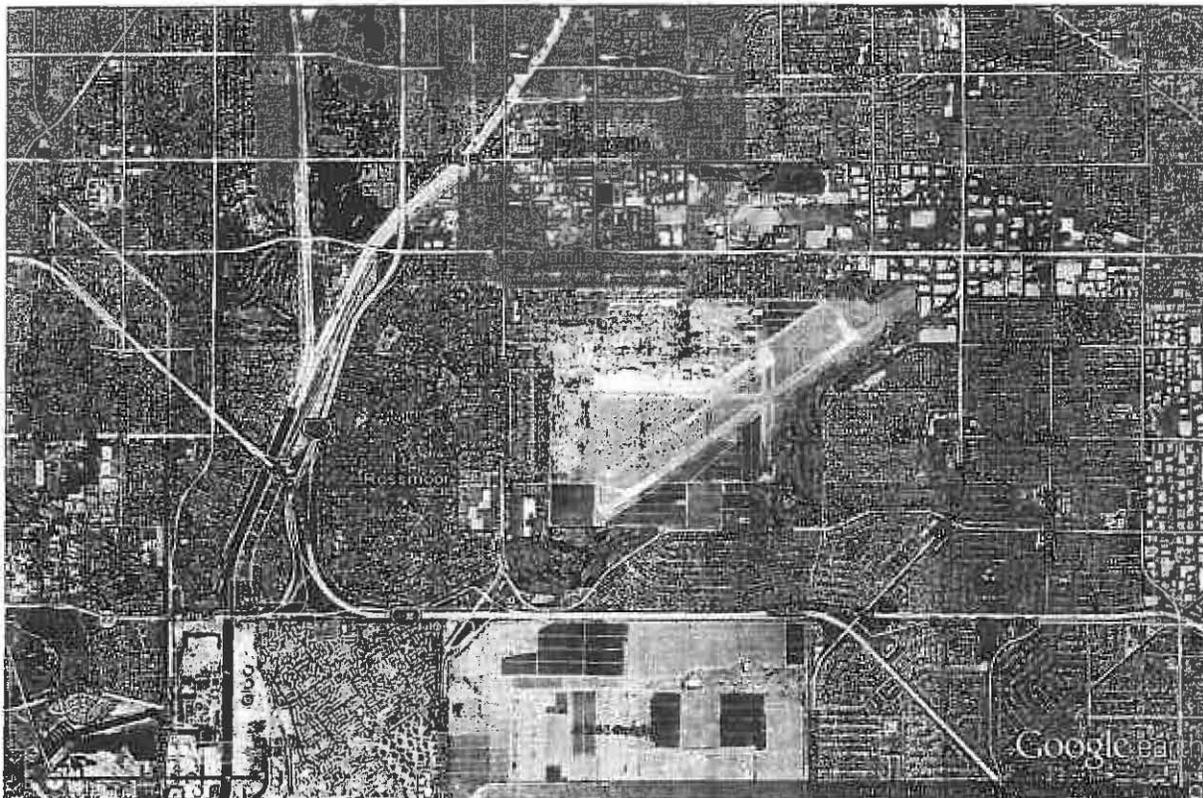


Exhibit 2-1 – Vicinity Map

Due to the fact that the site has been occupied for decades, and despite the fact that it has sat vacant recently, all conventional infrastructure exists at the site, including sanitary sewers, water mains, and electricity and natural gas. Direct vehicular access to the site is available from two existing curb cuts along Cerritos Avenue, which abuts the site on the north. Regional Access is available from the I-605 Freeway, which is located west of the project site.

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2.2 ENVIRONMENTAL SETTING

Existing Site Features

As indicated above, the subject industrial property is currently improved with a surface parking lot and a single building encompassing approximately 2,505 square feet. In addition, a covered wash rack exists in the rear (south) of the nearly one acre property. With the exception of two trees located within the right-of-way of Cerritos Avenue, the project site is devoid of landscaping.

Surrounding Land Uses

Land Use

Immediately to the northwest of the site is Los Alamitos High School. Lying northerly and to the northeast (i.e., north of Cerritos Avenue) is a single family residential tract. Adjacent to the street on the parcel to the west of the site is a Volcano Burger restaurant and parking lot. The properties to the west, south and east are industrial in nature and typical of the industrial zoning for the area. The existing land uses are shown in Exhibit 2-2 (Surrounding Land Uses).

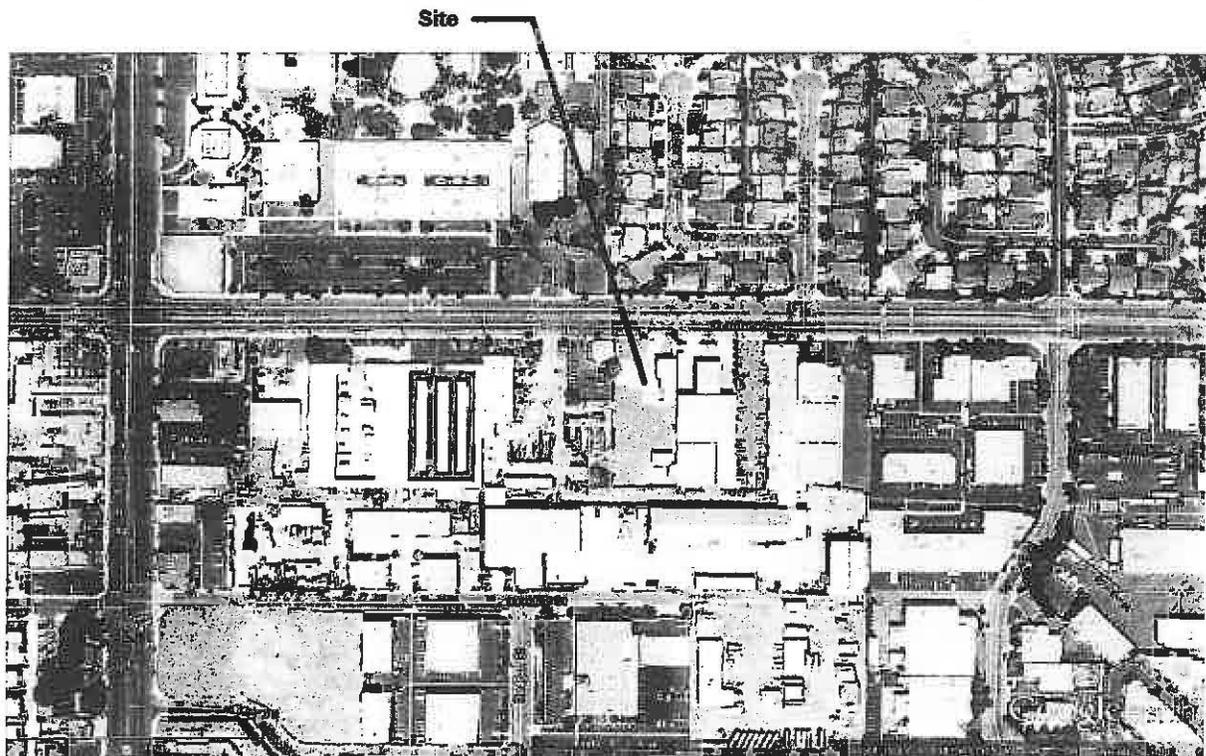


Exhibit 2-2 - Surrounding Land Uses

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General Plan and Zoning

The Land Use Element of the City's General Plan designates the site as Planned Industrial (PI). The site is zoned P-M (Light Industrial). Recreational open space is a permitted use within the P-M zoning district.

2.3 PROJECT CHARACTERISTICS

Project Description

This section contains a physical description of the site and structures, detailing their design, interior/exterior uses, and operational characteristics. For discussion purposes, an arbitrary distinction is made between the physical attributes of the project (refer to Structural Components) and the programmatic aspects of the swim school. Current and planned activities are described under Programs and Activities. The Proposed Site Plan is illustrated on Exhibit 2-3.

Structural Components

The design of the WaterSafe Swim School is constrained by the existing building on-site, and the fact that this use is being established pursuant to a land lease. The swim school, being low in intensity of use, will blend with the environment of the general community and the specific site, while reflecting an identity unique to its purposes.

Structures

The 41,092 square-foot site easily accommodates the existing storefront glass-clad office building. This structure will be painted, a broken window-glass panel replaced, and utilized as the administrative center for the school. A reception desk, lobby, and school office will occupy the front portion of the building, while changing rooms and restrooms will be located in the back portions of the building. These latter facilities will then open onto new non-slip paving next to a new outdoor, covered shower. The wooden patio cover will be attached to, and extend outward from, the rear of the office building.

The building lobby will have vending machines for the convenience of clientele, and the many Rewards Programs bulletin boards utilized by the school will be hung on the walls – especially to encourage and incentivize the children as they progress through the successive levels of instruction. There may even be an added Rewards board, for adult swimmers – the viability and potential success of this, however, is purely speculative at the present time!

An existing wall-mounted sign faces Cerritos on the north building face. This sign will be utilized for the swim school, and verbiage/design will conform to City standards.

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The office building will be reviewed, and modified as needed, to comply with ADA requirements. As mentioned earlier, new spaces for van and cars will be striped in the parking lot, next to the office doors and in front of the gate between the swimming pools. New, handicapped accessible paving will extend from the public sidewalk onto the property in order to access the building and pool gate. The handicapped lift will be stored within the enclosed swimming area, for use in either pool.

A portion of the first floor, unavailable to the public, will be used as storage. Within this locked area is an existing stairwell providing access to additional, mezzanine-level enclosed storage space. If not already in place, these and the public areas of the office building will be reviewed and modified, as necessary, to meet fire regulations.

Over the swimming pool closest to the office will be a wood- or steel-framed, plaster-encased shade canopy. This will be a fire-rated structure, per code. The roof area of this canopy will have skylights to enhance the feel of the pool area, and open sides to better accommodate air flow. During winter months, soft-sided fabrics may be utilized under the canopy to conserve the warmth in this first pool, which will be heated to a higher level than the second, uncovered swimming pool.

A new 6-foot tall concrete masonry unit (CMU) wall will be built to surround the swimming pools. It will have periodic "windows" with metal grillwork to provide ventilation, improved sightlines, and to help avoid a 'closed-in' feel to the otherwise secure pool area.

A lockable steel cabinet will be located between the two swimming pools, along with the pool equipment (pump and filtration system). The cabinet will allow for secure storage, in quantities and/or volumes approved by the Fire Authority, for the chemicals necessary to maintain a clear and healthy water system.

From a prior use, there is a free-standing, pole-mounted sign just behind the public sidewalk along Cerritos mid-property. The structure will be retained, painted, and new conforming verbiage added for the benefit of the Swim School. There are also a couple of electrical utility poles on-site, which will be protected from vehicular movements to ensure their continued use.

The parking lot will accommodate 62 striped spaces. Wheel stops will be provided throughout. In addition, the lot will be lighted with pole-mounted light fixtures that will have shielded light sources, thus preventing potential light/glare intrusion into the nearby homes.

A new trash enclosure will be built along the westerly property line. It will be placed opposite the handicapped parking spaces next to the office building, to better allow room for the truck to maneuver.

Also from previous user(s), there was an underground tank placed on the property, 3/4 of the way back from Cerritos. Next to this tank is an above-ground shade structure and two low block walls (discontinuous) which surround the drained washing area on three sides. All of these above-ground and underground structures will be removed from the site.

Outdoor Amenities

The swim school site will be landscaped with a diverse mix of deciduous and evergreen trees, which will add variety and functionality, in terms of shade and verticality. Landscaping materials will be selected for their heat- and drought-tolerance, and low-water demanding species will be used where practicable.

The site elevations, curbs, boundaries and topography were surveyed. In general, the current, fully-paved site drains to the front of the property. Best Management Practices will be utilized on-site, including the controlled, minimal use of fertilizers and/or pesticides in landscaped areas, and the parking area will be cleaned/swept regularly.

Programs and Activities

The site has been designed to create a distinctive, relaxed environment within the pool area, separate from the parking lot where one first encounters the school. Students will be checked in at the reception desk, may wait for their lessons in the lobby, and then utilize the changing and rest rooms as needed. From the office building, they walk under the patio cover to the pools.

Swimming and water safety is taught at all age levels. Principally, an emphasis is placed on close contact between instructor and student(s). Most classes are individual ones, but there are group classes as well. The tables that follow show the projected Student Usage for both Peak season, defined as the period from March through September and for Non-Peak times, generally extending from October through February. However, the use of a hard canopy over the first pool may, perhaps with the use of soft-sided panels, extend the prime teaching season, depending on the weather.

Teaching is conducted in each pool, although the temperature regimes are different. The warmer pool is easier for learn-to-swim type instruction, where there is a lot of standing around and less active swimming. By contrast, the cooler pool is better for advanced teaching, and lap-swim periods, where the level of activity and warm muscles can compensate for the pool's coolness.

Water aerobics are also offered, along with Parent/Tot programs. None of these activities require the use of a public address system. Similarly, for such activities as scuba training, amplified sound is not important.

For the occasional swim meets that may take place, these are scheduled for daytime hours on Saturdays, when they have the least potential to impact either traffic on Cerritos (no peak periods on weekends), and occur late enough in the mornings so as to not disturb the neighbors in the area – even if a hand-held megaphone (acoustic or powered) is used. In a similar fashion, any special staff- or other rental-events will be scheduled midday on weekends, in order to be least impactive.

Architecture

The Swim School will utilize the present office building. It is in need of some remedial repairs, and painting. The interior configuration will be altered, both in terms of the applicant's use, as well as conformance with ADA requirements. Access/exiting will be reviewed, as well as life-safety and related building code requirements.

The wooden patio cover attached to the rear of the building will be separated, per code, from the hard canopy over the first swimming pool. The construction of the pool canopy will conform to the required fire rating. No other exterior modifications to the office building are contemplated, aside from doorway changes for ADA-compliance, especially since this use will be conducted under a long-term lease arrangement. The addition of color to the building will also add some visual interest and relief to the viewshed on-site.

The proposed project is planned for long-term use. The lease contains provisions for renewal. Nonetheless, at some future date if/when the swim school may no longer be present on-site, the two swimming pools will be removed and the area back-filled, compacted and paved over with a lift of asphalt, in order to restore the site to its present paved-flat condition.

Landscaping

The landscaping for the site has been added to the architect's Site Plan. It reflects the use of horizontal and vertical plantings, along with a mix of evergreen and deciduous trees. The addition of the new landscaping will dramatically improve the rather barren appearance of the paved over site as it exists today. The new trees will soften and screen the office building. In addition, the rather unattractive high-pile storage at the rear and southwest corners of the site will largely be screened out of site, both by the number of trees and the intervening distances involved.

Wheel stops will be used to protect the trees along the parking fields on both sides of the site. Additionally, landscaping will be used to soften and improve the street/curb appeal of the project site (the new "front yard"), as well as within the swimming area between the pools. Light-weight, movable outdoor furniture will be used around the pool areas. The two existing street trees, with some maturity, will be preserved on-site.

Water-conserving designs and plantings will be utilized to minimize the use of this valuable resource. Plantings will be grouped, where possible, by similar water demand and sun exposure requirements. Automated sprinklers, tensiometers and rain sensors will help minimize waste, and drip systems, or equal, will ensure efficient delivery of irrigation. Care will be exercised to avoid risk of irrigation overspray wherever walkways are located. Similarly, tight control on pesticides and fertilizers will be exercised.

Light and Glare

The industrial setting of the site and the presence of a major arterial backing up to single family residences suggest that light levels and potential for glare already exist in the

neighborhood of the proposed project. Site lighting for the project will be principally limited to security lighting around the building and pools, and the parking lot.

Low-level security lighting at night will be only bright enough to accomplish the purpose, without an excess of glare potentially spilling over to properties off-site. Care in the selection of such fixtures will be exercised to ensure that bright light sources are shielded from residential areas, and that the glare from on-site lighting is kept to minimum levels. Some wall wash, low-level night walkway/security lighting (e.g., using bollard-borne and/or wall lighting), signage lighting, and limited area lighting may be used after dark.

Parking lot light standards will be of a sufficient height to minimize the number of poles required. The lights will be fully shielded and provided with cut-off hoods directing light downward within the parking area, thus minimizing light spillage and glare onto surrounding properties and precluding light sources from being adversely exposed. Compliance with applicable City requirements will further mitigate potential light and glare issues.

Project Phasing

The Project will be implemented in a single phase, and is situated on leased land. Some off-site encroachments by surrounding businesses will be addressed directly with adjacent landowners. A formerly utilized underground wash-rack runoff water tank will likely be removed as part of project implementation.

2.4 DISCRETIONARY APPROVALS

Implementation of the proposed project will necessitate the approval of the following discretionary actions by the City of Los Alamitos:

- Site Plan Review
- Conditional Use Permit
- Commercial Recreation Use in the P-M Zoning District

Project approval will require the approval of a negative declaration pursuant to the California Environmental Quality Act (CEQA).

3.0 ENVIRONMENTAL SUMMARY

3.1 BACKGROUND

1.	Project Title: WaterSafe Swim School
2.	Lead Agency Name and Address: City of Los Alamitos 3191 Katella Avenue Los Alamitos, CA 92720
3.	Contact Persons and Phone Numbers: Mr. Steven Mendoza, Community Development Director (562) 431-3538 (Ext. 300)
4.	Project Location: Approximately one (1) acre located at 3686 Cerritos Avenue in the City of Los Alamitos, Orange County, California.
5.	Project Sponsor's Name and Address: Ms. Ginny Ferguson 345 10 th Street Seal Beach, CA 90740
6.	General Plan Designation: Planned Industrial (PI)
7.	Zoning: P-M (Light Industrial)
8.	Description of the Project: The applicant is proposing to redevelop an existing, vacant industrial site as a swim school. Proposed WaterSafe Swim School includes converting and remodeling and painting the approximately 2,505-square-foot office building for use as the swim school's office, add a covered outdoor shower area in the rear, two new in-ground, heated swimming pools (one with an open-sided hard canopy), and provide a surplus of parking on-site. Both the building and the parking lot will be upgraded to meet ADA requirements. Other site improvements include reducing the two street curb cuts to one new one, adding extensive landscaping to the site, and updated parking layouts with wheel stops and an OCFA-required turn-around at the rear of the site.

9.	Surrounding Setting and Land Uses: The area in which the project is located is urbanized. Light industrial and a commercial (Volcano Burger)uses exist adjacent to west and industrial development also exists adjacent to the site on the east. Single-family residential homes and Los Alamitos High School are located north of Cerritos.
9.	Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

3.2 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" or "Potentially Significant Impact With Mitigation Incorporated," as indicated by the checklist on the following pages.

	Aesthetics		Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
X	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
X	Hazards and Hazardous Materials		Utilities and Service Systems
	Hydrology and Water Quality		Mandatory Findings of Significance

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

Section 4 (following) analyzes the potential environmental impacts associated with the proposed WaterSafe Swim School. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The environmental analysis in Section 4 is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of Los Alamitos in

its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

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4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential project impacts as identified in the Initial Study. Explanations are provided for each item.

4.1 AESTHETICS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				■
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				■
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				■
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			■	

Impact Analysis

4.1(a) Have a substantial adverse effect on a scenic vista?

No Impact. A scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. Because the City's topography is relatively flat and the City is widely developed, distant views are obstructed by existing development. Buildings (including existing residential, commercial and industrial structures) and the adjacent roadways and arterial highways and freeways comprise the dominant visual elements in the project environs. The project site is located northeast of the City Center. No important scenic vistas have been identified in the immediate project environs. Project implementation includes improvements to an existing light industrial office building; no additional structures are proposed. Although conversion of the unoccupied industrial building to a swim school will change the character of the site, the proposed improvements and reuse of the site would not result in any substantial adverse effect on a designated scenic vista. Therefore, no impacts will occur and no mitigation measures are required.

4.1(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As indicated above, the proposed project is located in an urbanized industrial area in Los Alamitos and the site neither possesses any important aesthetic features nor any significant aesthetic resources such as rock outcroppings and/or historic buildings. The State Scenic Highway System includes a list of highways that are either currently designated as scenic highways by the State or are eligible for that designation. Neither the California Department of Transportation (Caltrans) nor the County of Orange identifies any designated or eligible scenic highways within Los Alamitos or in its immediate vicinity, including the project area. The site and project area are developed with a variety of industrial and commercial uses. The subject property and immediate project area are devoid of any aesthetic resources. As a result, no impacts to such resources would occur and no mitigation measures are required.

4.1(c) Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. The project site and surrounding area are characterized by light industrial buildings intermixed with some commercial development on the south side of Cerritos Avenue east of Los Alamitos Boulevard. To the north, Los Alamitos High School and single-family residential development exist north of Cerritos Avenue adding to the character of the project area, which does not possess a unique or important visual character. Conversion and remodeling of the existing industrial building will include the addition of extensive landscaped areas, both at the front of the property and along the western and eastern portions of the site, fresh paint on the office building, and revised and improved signage (both on the building and atop an existing pole sign), which will enhance the character and visual quality of the property. The change in curb cuts will simplify the appearance of the site from the street while retaining the two established street trees.

In addition to the structural improvements, on-site landscaping is also proposed to improve the visual appearance of the site. New grass/shrubs/trees will be added to a planted "front yard" next to the office building. Both sides of the parking lot, extending all the way to the rear of the property, will be bordered with new landscaping strips and placement of numerous trees. In addition, the landscaping added to the site will provide visual screening of the high-pile industrial stacked product areas at the southern and southwestern edges of the site. Some additional landscaped area will be included between the two swimming pools. As a result, project implementation will not degrade the existing visual character of the project and environs. No impacts will occur and no mitigation measures are required.

4.1(d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less than Significant Impact. Construction activities necessary to implement the proposed project improvements will generally occur during daytime hours. As a result, there will be

no lighting impacts that would occur during the construction phase at night that would affect the residential development north of Cerritos Avenue. The industrial setting of the site and the presence of a major arterial backing up to single family residences suggest that light levels and potential for glare already exist in the neighborhood of the proposed project.

Site lighting for the project will be principally limited to security lighting around the building and pools, and the parking lot. Low-level security lighting at night will be only bright enough to accomplish the purpose, without an excess of glare potentially spilling over to properties off-site. Care in the selection of such fixtures will be exercised to ensure that bright light sources are shielded from residential areas, and that the glare from on-site lighting is kept to minimum levels. Some wall wash, low-level night walkway/security lighting (e.g., using bollard-borne and/or wall lighting), signage lighting, and limited area lighting may be used after dark. Parking lot light standards will be of a sufficient height to minimize the number of poles required. The lights will be fully shielded and provided with cut-off hoods directing light downward within the parking area, thus minimizing light spillage and glare onto surrounding properties and precluding light sources from being adversely exposed. The project shall comply with Chapter 8.48 (Lighting Performance Standards) of the Los Alamitos Municipal Code to ensure that exterior lighting does not exceed established standards for exterior lighting. Therefore, potential lighting impacts will be less than significant; no mitigation measures are required.

4.2 AGRICULTURE AND FOREST RESOURCES

<i>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. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■

<p><i>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. Would the project</i></p>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>				■
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				■
<p>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?</p>				■

Impact Analysis

4.2(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?

No Impact. Neither the City of Los Alamitos nor the State of California has designated the site or the surrounding area as agricultural land. The project area, including the subject site, is designated as "Other Land."¹ Therefore, development of the mixed-use project on the

¹U.S. Department of Agriculture; 2010 Orange County Important Farmland Map and City of Los Alamitos General Plan Land Use Element. Other land is land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies small than 40 acres. Vacant and non agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land.

approximately one acre site would not result in the conversion of either existing or potential farmland to a non-agricultural use. No impacts to agricultural resources will occur as a result of project implementation and no mitigation measures are required.

4.2(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. The project site is zoned P-M (Light Industrial) and is designated as Light Industrial (PI) on the City's Land Use Element Map. As indicated above, no agriculturally-zoned land exists on the site or in the immediate vicinity of the project and there are no existing Williamson Act Contracts covering property or in the project area. Since there are no agricultural uses or Williamson Act contracts affecting the project site, project implementation would not result in any significant impacts (i.e., conflicts with existing zoning or Williamson Act contract) to potential agricultural uses. Therefore, no mitigation measures are required.

4.2(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. There is no zoning for forest land in the City of Los Alamitos and no areas within the City are classified as forest or timberland as defined by PRC section 4526, including the subject property and surrounding area. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, any forest or timberland. No significant impacts would occur and no mitigation measures are required.

4.2(d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As indicated above, there are no forest lands present either on the subject property or in the City. Therefore, project implementation would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur and no mitigation measures are required.

4.2(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?

No Impact. As previously indicated, no important farmland, agricultural activity, or forest and/or timberlands exist on the project site or in the surrounding area. Therefore, conversion of the unoccupied light industrial property to a swim school as proposed would not result in environmental changes that would convert farmland to non-agricultural uses or forest land to non-forest uses. No impacts would occur and no mitigation measures are required.

4.3 AIR QUALITY

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			■	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			■	
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)?			■	
d. Expose sensitive receptors to substantial pollutant concentrations?			■	
e. Create objectionable odors affecting a substantial number of people?			■	

Impact Analysis

4.3(a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The South Coast Air Quality Management District’s (SCAQMD) current air quality planning documentation, pursuant to the State Implementation Plan (SIP) and California Clean Air Act (CCAA) requirements applicable to the project, is the 2012 Air Quality Management Plan (AQMP), which was approved by the California Air Resources Board on January 25, 2013. The AQMP is a regional and multi-agency effort that incorporates the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emissions inventory methodologies for various source categories, and Southern California Association of Government’s (SCAG) latest growth forecasts.

Because the proposed project is reflected in the City’s General (albeit as light industrial), Plan, it was assumed in the Air Quality Management Plan (AQMP). However, the existing P-M (Light Industrial) Zoning of the project would be expected to generate more daily trips than the proposed project. Thus, because a light industrial land use was used as the basis for the project pollutant emissions for the preparation of the 2012 AQMP, the vehicle trips generated by the proposed project and, therefore, the mobile source emissions, would be

expected to be less than those anticipated from a light industrial project based on the existing P-M zoning. As a result, the proposed project would not be expected to impede the goals contained in the 2012 AQMD and no potential conflict with the AQMD would occur as a result of project implementation. Therefore, potential impacts are determined to be less than significant.

4.3(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. Project-related emissions would occur as a result of both short-term (i.e., construction) and long-term (i.e., operations) activities associated with the proposed project. These impacts are discussed below.

Construction Emissions

The total amount of construction, the duration of construction, and the intensity of construction activity associated with the proposed project is limited because the project includes only the remodeling and reuse of the existing industrial building, the demolition of the existing underground wash rack, and the construction of two swimming pools, which will accommodate the activities at the WaterSafe Swim School. Potential construction-related emissions will be minor, resulting mainly from the excavation necessary for the two swimming pools and the demolition of the underground wash rack. As a result, these emissions will consist mainly of PM10 and PM2.5, although other small amounts of other pollutants would also be emitted by the heavy construction equipment (e.g., bull dozers, backhoes, etc.). These emissions would not exceed daily thresholds and would, therefore, be less than significant. Nonetheless, the project applicant would be required to comply with SCAQMD Rule 403

Operational Emissions

As indicated in Section 4.16 (Transportation/Traffic), project implementation would result in fewer than 50 a.m. and p.m. peak hour trips. Although the project-related vehicular trips would generate additional pollutant emissions, the increase would not result in potentially significant impacts because SCAQMD thresholds would not be exceeded. As a result, potential project impacts will be less than significant and no mitigation measures are required.

4.3(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)?

Less than Significant Impact. The region is a federal and/or State non-attainment area for PM₁₀, PM_{2.5}, NO₂, and O₃. The project would contribute particulates and the ozone precursors VOC and NO_x to the area during short-term project construction. Therefore, regional

construction emissions would not be cumulatively considerable, and the impact would be less than significant.

With respect to local impacts, short-term cumulative impacts related to air quality could occur if Project construction and nearby construction activities were to occur simultaneously. In particular, with respect to local impacts, cumulative construction particulate (i.e., fugitive dust) impacts are considered when projects are located within a few hundred yards of each other. There are no known construction projects that are planned to occur concurrently and near the proposed project. Additionally, as shown in Table 4.3-2, mitigated construction emissions would be below the SCAQMD regional significance thresholds; notably, particulate emissions, PM₁₀ and PM_{2.5} would be substantially below the thresholds. Therefore, construction emissions of nonattainment pollutants would not be cumulatively considerable, and Project impacts would be less than significant.

The Orange County portion of the South Coast Air Basin (SCAB) is a non-attainment area for ozone, nitrogen dioxide, PM₁₀, and PM_{2.5}; ozone precursors are VOC and NO_x. The proposed project would generate these pollutants during long-term operations. As shown in Table 4.3-4 above, long-term emissions would be less than 20 percent of the SCAQMD significance thresholds for all pollutants. This magnitude of emissions would not be cumulatively considerable and the cumulative impact would be less than significant.

4.3(d) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. Refer to the analysis presented in 4.3(b).

4.3(e) Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. Construction of the proposed Project would involve equipment and activities that would generate odors during the construction phase. Potential construction odors include the on-site construction equipment's diesel exhaust as well as roofing, painting, and paving operations. There would be situations where construction activity odors will be noticed by the existing population in the immediate vicinity. Although single-family residential development is located north of Cerritos Avenue, the project site is located in an industrial area of the City. These odors would be temporary and would dissipate rapidly from the source (i.e., the Project site) with an increase in distance. Therefore, the presence of potential odors would be short-term and would not affect a substantial number of people. As such, there would be a less than significant impact. No mitigation would be required.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The proposed Project would not include any uses identified by the SCAQMD as being associated with odors, and therefore would not produce objectionable odors. As

such, the proposed Project would have a less than significant impact related to objectionable odors and no mitigation is required.

Standard Conditions

SC 4.3-1 The applicant shall ensure that the contractor complies with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 are summarized below, which shall be implemented as determined feasible.

Applicable Rule 403 Measures:

- Apply non-toxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earth moving).
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered.
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

Additional dust suppression measures in the SCAQMD CEQA Air Quality Handbook are included as part of the project's standard conditions.

- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept a minimum of at least once a day (or more if required by the Public Works Director or Chief Building Official) if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. Water shall be kept on-site and not allowed to run into the street system.
- All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.

- The Construction Contractor should select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. Proof of maintenance shall be provided to the Chief Building Official prior to equipment being brought on-site.
- The Construction Contractor should utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
- The Construction Contractor should ensure that construction grading plans include a statement that indicates work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The Construction Contractor should time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagger shall be retained to maintain safety adjacent to existing roadways.
- The Construction Contractor should support and encourage ridesharing and transit incentives for the construction crew.

4.4 BIOLOGICAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
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?				■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				■

Impact Analysis

4.4(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?

No Impact. The subject property has been substantially altered to accommodate the structures and related improvements that exist on the site. Due to the impact of urbanization that has occurred on the site in the past and in the area surrounding the project, the project site is devoid of any native habitat, including sensitive habitat and/or species of plants and wildlife. Project implementation will not result in any habitat modifications and would not, therefore, directly or indirectly impact any sensitive species. No impact will occur and no mitigation measures are required.

4.4(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 U.S. Fish and Wildlife Service?

No Impact. As indicated above, the subject property is located within an urbanized area and was substantially altered to accommodate past urban development that occupied the property. No riparian habitat or other sensitive natural community identified on regional plans exists within the immediate project area and the site does not contain riparian habitat or other sensitive habitat or natural community. Because it has been substantially altered, the site is devoid of native habitat and/or species. Although some small rodents and mammals that adapt to urban development may exist on the site, no native habitat or grasslands exist on the subject property that would represent an important source of foraging for raptors and other sensitive or protected species. No significant biological resources are identified in the Los Alamitos General Plan either for the site or for the immediate project area. Due to the location and nature of the proposed project, implementation will not result in significant adverse impacts to riparian or other sensitive natural community; no mitigation measures are required.

4.4(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?

No Impact. The subject property is virtually entirely impervious. The proposed site does not support any federally protected wetlands as defined by Section 404 of the Clean Water Act located within the limits of the project site. Further, no marshes, vernal pools, or coastal habitats exist in the inland Orange County project area. Project implementation would not result in any direct or indirect impacts to either to wetland habitat or species. Therefore, there will be no significant impacts resulting from project implementation and no mitigation measures are required.

4.4(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?

No Impact. As previously indicated, the site is located in an area of the City that is urbanized and devoid of natural habitat and/or species. The subject site was improved with industrial development and surface parking; however, the existing structure and property are currently unoccupied. The site does not support any habitat and/or wildlife. Furthermore, the area surrounding the site is intensely developed and does not support any native habitat that would service as a wildlife migratory corridor exists in the area. High volume arterial roadways and development combined with the lack of open space connections to existing habitat preclude any functional wildlife movement. Conversion of the existing industrial structure and use of the site as proposed would not significantly alter the existing biological character of the area. Project implementation would result in converting the existing but

unoccupied industrial property to a swim school. Due to the highly urbanized nature of the area and lack of natural habitat and native species and the distance of the subject property from any natural habitat, implementation of the project will not interfere with the movement of any native resident species of wildlife or with the migratory patterns of fish or other wildlife species. No impacts to wildlife movement will occur as a result of project implementation and no mitigation measures are required.

4.4(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Implementation of the Project will result in physical changes to the existing site; however, project implementation will not result in significant impacts to biological resources because none exist on the vacant site. The City's General Plan does not identify the project site as one that supports sensitive habitat and/or important biological resources. The City of Los Alamitos does not have an ordinance that identifies and/or regulates heritage trees on private property. Only two trees existing in the parkway along the northern property limits; however, they are not native species. As indicated above, no significant or important biological resources, including native trees, exist on the site. The landscape concept plan prepared for the proposed WaterSafe Swim School will enhance the site's character by introducing non-native landscape species. Similarly, the project will be designed to accommodate landscaping that complements the proposed recreational use of the site as a swim school as well as the existing character of the surrounding area. No impacts to native trees or other important vegetation will occur as a result of project implementation; no mitigation is required.

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

No Impact. Neither the project site nor the surrounding area support any sensitive habitat and/or species that are protected by an adopted Habitat Conservation Plan, Natural Community Conservation Plan (NCCP) or other approved local, regional, or state habitat conservation plan. Furthermore, the project site is not located within a designated NCCP area. Conversion of the existing unoccupied light industrial property to a swim school will not conflict with local, regional, or state resource preservation and/or conservation policies. Therefore no significant impacts to an HCP, NCCP or other approval plan will occur as a result of project implementation; no mitigation measures are required.

4.5 CULTURAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				■
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				■
d. Disturb any human remains, including those interred outside of formal cemeteries?				■

Impact Analysis

4.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

No Impact. The project site is currently developed with one industrial office and an associated wash rack and surface parking lot. All of the existing structures in the project area are of recent construction and do not possess any historical importance/significant and none have been identified by the City of Los Alamitos as historical resources. Therefore, project implementation will neither change the significance of a historical resource nor adversely affect such a resource. Therefore, no significant impacts are anticipated to occur as a result of the proposed WaterSafe Swim School.

4.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

No Impact. The subject property supports light industrial development and no archaeological resources are known to exist on the project site and none have been identified in the project area. Although project implementation includes some excavation associated with the two swimming pools that are proposed, no impacts to cultural resources are anticipated given the past grading and site alteration that has taken place. As a result, no significant impacts to archaeological resources will occur; no mitigation measures are required.

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

No Impact. As previously indicated, the site has been previously developed and is not expected to possess unique paleontological resources. Based on the Preliminary Geotechnical Engineering Report prepared for the project, the project site is underlain by alluvium. Fill materials were encountered in the upper 20 feet in some areas of the property. There is no evidence of any paleontological resources or unique geologic features on the site. Thus, project implementation will not result in any potentially significant impacts to such resources.

4.5(d) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. It is not expected that human remains, including those interred outside of a formal cemetery, exist on the subject property, which has been extensively altered by prior development. Furthermore, based on the extent of development that has occurred in the project area, no human remains would be expected to be encountered during construction for the proposed project. Therefore, no significant impacts will occur.

4.6 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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) Strong seismic ground shaking?			■	
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?				■
b. Result in substantial soil erosion or the loss of topsoil?			■	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		■		
d. Be located on expansive soil, as defined in Table 18-1-B of the current edition of the California Building Code, creating substantial risks to life or property?			■	
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?				■

A Preliminary Geotechnical Engineering Report was prepared by Terracon (September 24, 2013). The report presents the results of the field investigation, laboratory testing, engineering analyses, as well as preliminary geotechnical recommendations for the subject development. The findings, conclusions, and recommendations presented in the Preliminary Geological Engineering Report are summarized in the analysis and discussion that follows.

Impact Analysis

4.6(a)(1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

Less than Significant Impact. The Project is located in the seismically active southern California region. Primary ground rupture or fault rupture is defined as the surface displacement that occurs along the surface of a fault during an earthquake. No active faults are known to project through the site nor does the site lie within the boundaries of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. The potential for ground rupture due to an earthquake beneath the site is considered very low. As a result, neither the existing structure that will be remodeled to accommodate the swim school nor the two proposed swimming pools and future users would not be exposed to fault rupture during a seismic event. No significant impacts will occur and no mitigation measures are required.

4.6(a)(2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less than Significant Impact. As indicated above, the site is located in a seismically active area, as is the entire southern California region, which is characterized by numerous active and potentially active faults. The type and magnitude of seismic hazards affecting the site are dependent on the distance to “causative” faults, the intensity, and the magnitude of the seismic event. Several active faults exist within region that are capable of generated seismic events that could affect the area, including the subject property. These faults include the Newport-Inglewood, Palos Verdes, and Whittier-Elsinore Faults, all of which are located with a 15 mile radius of the site.

Although the proposed project would be subject to moderate to strong ground shaking, which could result in potential damage to the existing structure and pools as well as the parking lot, the project must comply with the California Building Code (CBC) as prescribed in SC 4.6-1 as well as the City’s building and grading codes to ensure that the potential structural damage and property loss would be reduced to an acceptable level. In addition, specific recommendations have been prescribed in the Preliminary Geotechnical Engineering Report prepared for the project, which will be the basis for the project design. Therefore, compliance with the CBC and design of the project in accordance with the recommendations in the geotechnical report, potential seismic impacts will be reduced to a less than significant level.

4.6(a)(3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing the loss of shear strength. Liquefaction is typically a hazard where loose, sandy soils exist below groundwater. Areas considered at a risk of liquefaction-related ground failure during a seismic event by the California Geologic Survey (CGS) have been mapped based on the composition of the surficial deposits and the presence of relative shallow water table. The project site is located within the areas identified by CGS as subject to potential liquefaction. However, based on Special Publication 117A, requirements to evaluate and mitigate liquefaction may be waived provided the project will not entail the construction of a new habitable structure or the expansion of an existing habitable structure by more than 50 percent in size or value.² As previously indicated, no new structures are proposed. Although two swimming pools are proposed, the project would not subject new habitable structures to potential liquefaction. Potential impacts are considered less than significant; no mitigation measures are required.

²Albus-Keefe & Associates, Inc.; Preliminary Geotechnical Investigation and Percolation Study for Proposed Swim School, 3686 Cerritos Avenue, Los Alamitos, CA; June 10, 2014.

4.6(a)(4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

No Impact. Landslides typically occur along pre-existing zones of weakness within bedrock (i.e., previous failure surfaces). Additionally, landslides have the potential to occur on over-steepened slopes, especially where weak layers, such as thin clay layers, are present and dip out-of-slope. Landslide potential in Los Alamitos is considered to be low due to the flat topography that is characteristics of the project. The subject site and surrounding area are not located within an area that has been mapped as being potentially susceptible to landsliding. Therefore, no potential impacts associated with landslides and slope instability will occur and no mitigation measures are required.

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

Less than Significant Impact. Clearing, excavation, and grading associated with the two swimming pools and related improvements proposed for the subject property would expose soils to potential short-term soil erosion or loss of topsoil. However, future development would be subject to compliance with the City's standards, as well as NPDES General Construction Permit requirements, including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) for erosion control, grading, and soil remediation during the grading and construction phase and a Water Quality Management Plan (WQMP) that also identifies measures to minimize the long-term potential for erosion and loss of soil. Grading Plans prepared for proposed development must include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading. Additionally, development sites that encompass an area of 1.0 acre or greater would be subject to compliance with the NPDES program's General Construction Permit requirements and consequently the development and implementation of an SWPPP as prescribed in SC 4.9-1 (refer to Section 4.9 – Hydrology and Water Quality).

4.6(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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. Due to the potential for liquefaction in the City, the potential similarly exists for lateral spreading however, no residential development is proposed. In addition, the site is located in an area of the City that is subject to the potential (moderate) for differential settlement. Future development of the site as proposed may also be subject to lateral spreading, which is a phenomenon that can occur during and shortly after the triggering of liquefaction. However, as indicated previously, with the exception of two swimming pools, no new structures are proposed that would be exposed to potential liquefaction and related adverse soil conditions. The existing industrial building will be remodeled and converted to accommodate the swim school. Thus, the potential for liquefaction and lateral spreading on the site would not pose a significant hazard to the proposed project. Potential impacts are expected to be less than significant.

4.6(d) Be located on expansive soil, as defined in Table 18-1-B of the current edition of the California Building Code, creating substantial risks to life or property?

Less than Significant with Mitigation Incorporated. The recommendations presented in the preliminary geotechnical analysis are based on soils that are characterized as having a very low expansion potential. Nonetheless, following site grading, additional testing of the site soils should be performed to confirm the existing expansion potential for the site. The preliminary geotechnical report includes recommendations to incorporate in the event that soils with significantly different expansion potentials are encountered. Thus, with the incorporation of the measures recommended in the preliminary geotechnical analysis, potential impacts associated with expansion are less than significant.

4.6(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?

No Impact. The subject property and environs are currently served by a sanitary sewer system. Sewer facilities, which are located in Cerritos Avenue, serve the site. Raw sewage generated on the site by the proposed swim school will be collected and conveyed by the existing sanitary sewage collection and conveyance system and not a septic system or other alternative means of collecting and treating raw sewage. As a result, potential impacts associated with a septic system are not anticipated and no mitigation measures are required.

Standard Conditions

SC 4.6-1 The project shall comply with all applicable requirements for structural design prescribed in the current California Building Code.

Mitigation Measures

MM 4.6-1a The project shall incorporate all of the recommendations for design and construction, including those for earthwork, seismic parameters, conventional foundations design, swimming pools and decks, CMU screening walls, exterior flatwork, utility trenches, and pavement design included in the Preliminary Geotechnical Investigation and Percolation Study prepared by Albus-Keefe & Associates, Inc., dated June 10, 2014.

4.7 GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	

Impact Analysis

4.7(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant. Similar to air pollutant emissions, greenhouse gas (GHG) emissions occur during both construction and operational phases of a project. Project-related GHG emissions are identified and described below.

Construction

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips. Construction GHG emissions were calculated by using CalEEMod. Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. In addition, GHG emissions reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff members recommend that construction emissions be amortized over a 30-year project lifetime.

Operation

Operational GHG emissions for the proposed Project are estimated by including purchased electricity; natural gas use for space and water heating; the electricity embodied in water consumption; the energy associated with solid waste disposal; and mobile source emissions. CalEEMod incorporates local energy emission factors and mitigation measures based on the California Air Pollution Control Officers Association’s (CAPCOA’s) publication entitled Quantifying Greenhouse Gas Mitigation Measures and the California Climate Action Registry General Reporting Protocol.

As described above, construction and operational GHG emissions are combined by amortizing the construction emissions over a 30-year period. It is anticipated that the GHG emissions for the proposed use would be less than the proposed SCAQMD Tier 3 screening threshold of 3,000 MTCO_{2e}/yr for residential and commercial land use types (there is no threshold for recreation uses), which is being applied in this analysis. It is accepted as very unlikely that any individual development project would have GHG emissions of a magnitude that would directly impact global climate change; therefore, any impact would be considered on a cumulative basis. Because the proposed Project's GHG emissions would be less than 3,000 MTCO_{2e}/yr, the emissions would not be cumulatively considerable. Therefore, the proposed project would result in less than significant impact resulting from GHG emissions.

4.7(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. The California Legislature adopted the public policy position that global warming is "a serious threat to the economic well-being, public health, natural resources, and the environment of California" (*California Health and Safety Code*, Section 38501). Further, the State Legislature has determined that:

The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra Nevada snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious disease, asthma, and other human health-related problems.

These public policy statements became law with the enactment of Assembly Bill (AB) 32 in September 2006. AB 32 is now codified as Sections 38500–38599 of the *California Health and Safety Code*. Thus, the principal State plan and policy adopted for the purpose of reducing GHG emissions is AB 32. The quantitative goal of AB 32 is to reduce statewide GHG emissions to 1990 levels by the year 2020. Statewide plans and regulations, such as GHG emissions standards for vehicles and the Low Carbon Fuel Standard, are being implemented, but compliance by individual projects is not addressed. Therefore, the proposed Project would not conflict with these plans and regulations.

Senate Bill (SB) 375 provides for a new planning process to coordinate land use planning and regional transportation plans and funding priorities in order to help California meet the GHG reduction goals established in AB 32. SB 375 requires Metropolitan Planning Organizations, including SCAG, to incorporate a Sustainable Communities Strategy (SCS) in their regional transportation plans that will achieve GHG emissions reduction targets set by CARB. There are two mutually important facets to SB 375: reducing VMT and encouraging more compact, complete, and efficient communities for the future. The mixed-use nature of the project and project location, within walking distance of retail stores, restaurants, and park facilities, thus reducing the need for vehicle use to these destinations (i.e., an infill location), is

representative of the compact and efficient land use development envisioned by SB 375. Further, the proposed Project, with convenient bus accessibility, when compared with similar development projects not near bus facilities, would make a positive contribution to reducing regional VMT, another goal of SB 375. The proposed Project would not conflict with SB 375.

The regulations, plans, and policies adopted for the purpose of reducing GHG emissions that are directly applicable to the proposed Project include California Title 24 Energy Efficiency Standards for Residential and Non-residential Buildings and the Title 24 California Green Building Standards Code. The proposed Project would be developed in compliance with the requirements of these regulations. Additionally, it should be noted that the *Los Alamitos General Plan* does not currently contain any applicable policies.

The nature of the proposed Project, as a private recreation use with convenient access to public transportation and commercial facilities, would provide GHG emissions reductions in support of State and regional goals. The Project would not conflict with any State plans, policies, or regulations adopted for the purpose of reducing GHG emissions. The impact would be less than significant and no mitigation is required.

4.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of 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 into the environment?			■	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	
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?		■		

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
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?				■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
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?				■

Impact Analysis

4.8(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Project implementation includes the remodeling and reuse of an existing 2,505 square foot industrial building and the construction of two swimming pools on the existing site. With the exception of typical construction materials for the pools (e.g., concrete, paint, etc.) and herbicides and pesticides used for landscape maintenance, the proposed WaterSafe Swim School project will not involve the use of hazardous materials or substances either during construction or following development of the site as proposed. Further, the proposed land use would not require transporting hazardous materials after the proposed remodeling and pool construction is completed and the site is occupied. Therefore, project implementation will not result in a significant impact regarding the transportation of hazardous materials in the area of the subject property. No significant impacts are anticipated and no mitigation measures are required.

4.8(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?

Less than Significant Impact. The proposed project is not anticipated to result in a release of hazardous materials into the environment. The contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of substances such as oil and gasoline and/or diesel fuel into the environment during the construction phase when heavy equipment (e.g., backhoes, loaders, etc.) are operating. As a result, potential impacts are considered to be less than significant; no mitigation measures are required.

4.8(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. Los Alamitos High School is located west of the subject property at the northwest corner of Los Alamitos Boulevard and Cerritos Avenue. As previously indicated, only minor grading will occur in order to excavate the two pools; however, no hazardous or potentially hazardous emissions would occur as a result of project implementation. Therefore, reuse of the developed industrial site with the proposed swim school project would not result in the use of any hazardous chemicals and/or materials that would result in hazardous emissions that would adversely affect existing schools. As a result, no impacts are anticipated and no mitigation measures are required.

4.8(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?

Less than Significant Impact with Mitigation Incorporated. The EDR records search indicated that the site is listed on the following standard environmental records:

- State and tribal leaking storage tank lists (LUST)
- State and tribal registered storage tank lists (UST)
- Local Lists of Registered Storage Tanks (CA FID UST, HIST UST, SWEEPS UST)

As reflected in the EDR records search, a leaking underground storage tank was noted on the site. According to the California Regional Water Quality Control Board (RWQCB), the LUST case was opened (Local Case No. 94UT005) and the soils affected by the gasoline and additives associated with the tank that had leaked were remediated.³ Although the case was closed by the RWQCB,⁴ testing for MTBE was not required. Therefore, it is possible that MTBE-contaminated soils may exist on the site. In order to ensure that potentially significant impacts associated with MTBE-contaminated soils are mitigated,⁵ MM 4.8-1 has

³EDR Radius Map Report, Swim School, 38=686 Cerritos Avenue, Los Alamitos, CA; Inquiry No. 4013991.2s; Environmental Data Resources; July 23, 2014.

⁴ibid.

⁵Rose Scott, California Regional Water Quality Control Board; Telephone conversation on July 29, 2014.

been prescribed, which requires that should dewatering be necessary to implement the proposed project, testing of the groundwater will be required. Furthermore, should it be determined that the groundwater contains concentrations of MTBE above the applicable regulatory threshold, the water shall be treated to comply with regulatory requirements prior to discharge. Implementation of this mitigation measure, in the event that dewatering is necessary, will reduce the potentially significant impact to a less than significant level.

4.8(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?

Less than Significant Impact. The Los Alamitos Joint Forces Training Base (JFTB) is a military airport located approximately one mile southeast of subject site. The project site is located within the Federal Aviation Regulations (FAR) Part 77 Notification Area; however, because the project include only the reuse of an existing building and does not propose new structures that could pose a hazard to air navigation, the project would not pose a potentially significant impact to air traffic at the JFTB. In addition, Long Beach Airport is also located near the project area; however, this aviation facility is approximately four miles away. Project implementation would not affect aviation operations at that air facility. Therefore, no significant impact will occur and no mitigation measures are required.

4.8(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?

No Impact. As indicated above, the nearest airport to the project site is JFTB, which is located approximately one mile southeast of the project site; however, no private airstrips are located within the project environs. Reuse of the existing industrial building and site as a swim school would not be subject to any safety hazards associated with operations at a private airstrip. No significant impacts will occur and no mitigation measures are required.

4.8(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The City's Emergency Operations Plan (EOP) addresses the jurisdiction's planned response to natural disasters and public safety emergency situations. The EOP's operational concepts focus on potential large-scale disasters that can generate unique situations requiring unusual responses. Such disasters pose major threats to life and property and can impact the well being of large numbers of people. According to the General Plan, the EOP is activated immediately upon the existence or declaration of a state of emergency for the state or nation, or locally if placed into effect by City officials. The EOP provides overall organizational and operational concepts for responding to various types of identified hazards. Included within the EOP are listings of responsible response agencies, emergency action checklists for hazard-specific facilities, and key personnel. The proposed project would not pose a significant impact to or interfere with the implementation of the

City's EOP because adequate access the subject property and the project would not affect the manner in which emergency response is provided in the City. No significant impact will occur and no mitigation measures are required.

4.8(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?

No Impact. The subject property is not located either within or adjacent to a designated wildland area and would not, therefore, be exposed to the potential for wildland fire. The Orange County Fire Authority (OCFA) provides fire protection and would respond to fire and/or emergency situations occurring in the project area, including the subject site. Because the site is not located in an area susceptible to wildland fires, no significant wildland fire impacts would occur and no mitigation measures are required.

Mitigation Measures

MM 4.8-1 Should dewatering of the project site be necessary in order to implement the proposed project, the applicant shall test the water to determine if MTBE concentrations exceed regulatory thresholds. If it is determined that the groundwater exceeds the mandated thresholds, the water shall be treated prior to discharge in accordance with applicant regulatory requirements.

4.9 HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			■	
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)?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of			■	

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				
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?			■	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f. Otherwise substantially degrade water quality?			■	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				■
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?			■	
j. Inundation by seiche, tsunami, or mudflow?				■

Impact Analysis

A Preliminary Water Quality Management Plan (WQMP) for the proposed project was prepared by ITF & Associates, Inc. (July 2014) to address hydrology and water quality. The findings, conclusions, and recommendations for hydrology and water quality presented in the WQMP are summarized in the analysis and discussion that follows.

4.9(a) Violate any water quality standards or waste discharge requirements?

Less than Significant Impact. Because the improved site is flat (i.e., uniformly flat with a one percent slope toward Cerritos Avenue (to the north), the developed to match the existing patterns to the maximum extent possible. The existing drainage pattern extends over the pavement toward the catch basin located in the front driveway connected with piping into the street. Post-improvement flows would protect the drainage pattern, but instead of collecting the flow into the catch basin, it would be directed into the proposed landscape area that encompasses approximately 7,500 square feet.

Surface runoff generated on the project site will ultimately be discharged into Coyote Creek, which drains a watershed of approximately 165 square miles, including 85.5 square miles in north Orange County. Coyote Creek flows along the border between Orange and Los Angeles counties and ultimately flows into the San Gabriel River just above its tidal prism. Coyote Creek is listed as a 303(d) water body that is impaired for bacteria, heavy metals, and nutrients. The Los Angeles Regional Water Quality Control Board adopted the San Gabriel River and impaired Tributaries Metals and Selenium TMDL on July 13, 2006, including wet weather TMDLs for copper, lead and zinc in Coyote Creek; no dry weather TMDLs were adopted for Coyote Creek. The Preliminary WQMP prepared for the proposed project identifies the following pollutants of concern that could be generated by the proposed project: suspended solid/sediments; nutrients, pathogens (i.e., bacteria/virus), pesticides, oil and grease, and trash/debris. The project is not located within, adjacent to, nor discharges directly to an environmentally sensitive area (ESA).

The Preliminary WQMP prepared for the WaterSafe Swim School project includes a variety of BMPs, including non-structural and structural features to minimize potential pollutants entering the storm runoff generated by the proposed project.

Non-Structural BMPs

As indicated in Table 4.9-1, BMP Nos. N2, N5, N6, N7, N8, N9, N13, N15 and N16 are not included with the non-structural category because the proposed project does not include the facilities referenced in those BMPs. Each of the categories of the non-structural BMPs that are applicable to the proposed project and that will be implemented are described in greater detail in the Preliminary WQMP.

Table 4.9-1

**Routine Non-Structural BMPs
WaterSafe Swim School**

BMP No.	Name	Incl.	N/A
N1	Education for Property Owners, Tenants and Occupants	X	
N2	Activity Restrictions		X
N3	Common Area Landscape Management	X	
N4	BMP Maintenance	X	
N5	Title 22 CCR Compliance (how development will comply)		X
N6	Local Industrial Permit Compliance		X
N7	Spill Contingency		X
N8	Underground Storage Tank Compliance		X
N9	Hazardous Materials Disclosure Compliance		X
N10	Uniform Fire Code Implementation	X	
N11	Common Area Litter Control	X	
N12	Employee Training	X	
N13	Housekeeping of Loading Docks		X
N14	Common Area Catch Basin Inspection	X	
N15	Street Sweeping Private Streets and Parking Lots	X	
N16	Retail Gasoline Outlets		X

SOURCE: ITF & Associates, Inc. (July 2014)

Structural BMPs

In addition to the non-structural BMPs identified above, the applicant will also be required to install structural BMPs through the construction and development phases of the project. The routine structural BMPs, which are included in the Preliminary WQMP and identified in Table 4.9-2, include a variety of mandated elements, including trash and waste storage, efficient irrigation systems and landscaping, and slope protection. As previously indicated, the nature and extent of each of the BMPs included in the proposed project are thoroughly described in the Preliminary WQMP.

Table 4.9-2

Routine Structural BMPs
WaterSafe Swim School

BMP No.	Name	Incl.	N/A
S1	Provide storm drain system stenciling and signage		X
S2	Design and construct outdoor material storage areas to reduce pollution introduction		X
S3	Design and construct trash and waste storage areas to reduce pollution introduction	X	
S4	Use efficient irrigation systems and landscape design, water conservation, smart controllers, and source control	X	
S5	Protect slopes and channels and provide energy dissipation		X
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	X	
S6	Dock areas		X
S7	Maintenance bays		X
S8	Vehicle was areas		X
S9	Outdoor processing areas		X
S10	Equipment was areas		X
S11	Fueling areas		X
S12	Hillside landscaping		X
S13	Waste water control for food preparation		X
S14	Community car was racks		X
SOURCE: ITF & Associates, Inc. (July 2014)			

With the implementation of the BMPs both during and following construction, potentially significant water quality impacts would be less than significant.

4.9(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)?

Less than Significant Impact. Groundwater is expected to occur. Based on the soil gradation analysis conducted as part of the preliminary geology assessment, the historical groundwater depth is of approximately 14 feet below the ground surface at the project location. Several groundwater wells exist in the City that are located within the Santa Ana River Basin and are managed by the Orange County Water District (OCWD). The subject property does not contribute significantly to the basin groundwater resources due to the small size of the project area and the urbanized nature of the area surrounding the project site. Project implementation will change the existing runoff conditions and result in approximately 85 percent impervious coverage of the site; however, the change would not result in a significant increase in the amount of impervious surfaces that would significantly affect groundwater supplies in the region. Therefore, potential impacts to the groundwater supplies are less than significant.

4.9(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Less than Significant Impact. No stream or river exists on the project site. As previously indicated, the existing site is developed and supports an unoccupied industrial building and wash rack as well as a surface parking lot. Although project implementation will result in the conversion of the property to a recreational open space use (i.e., swim school) utilizing the existing parking lot and building, it will result in alterations that would affect existing drainage conditions only to a limited degree. The site topography is virtually flat. As previously indicated, surface flows are directed north to a catch basin and drainage facilities in Cerritos Avenue. However, the proposed project will convert some existing impervious area to pervious landscaped area to which a portion of the surface flows would be directed rather than to the existing catch Basin and storm drainage system. The Preliminary WQMP has estimated that the design storm capture volume (DCV) is 1,150 cubic feet. Use of the 7,424 square foot landscape area (0.17 percent of the total site area) would reduce the total surface storm runoff when compared to the proposed project. No direct connection to the existing curb inlet is proposed.

Low impact development (LID) best management practices (BMPs) and related drainage facilities incorporated into the project design will ensure that potential post-development runoff and potential erosion/siltation impacts remain less than significant. The BMPs will retain and bio-treat storm runoff on-site. The surface flow generated in the drainage area will drain to a Filterra bio-treatment BMP, which will be used to treat the storm water runoff. Based on the reduction of impervious area, which would have the effect of reducing total site runoff, and the implementation of the landscape area/bio-treatment facilities, surface flows generated

by the proposed project would be less than significant and would not adversely affect the existing drainage pattern and/or drainage system. Potential impacts are less than significant and no mitigation measures are required.

4.9(d) Substantially alter the existing drainage pattern of the site or area, including through 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?

Less than Significant Impact. As indicated above, project implementation will result in the alteration of the project site in order to accommodate the proposed swim school project, which would reduce the amount of impervious coverage, which would not result in significant alterations to the existing drainage patterns indicated in Section 4.9(c). As a result, project implementation, with the implementation of the BMPs and stormwater treatment system proposed by the applicant, will not result in significant impacts either to the drainage pattern or the volume of runoff. No mitigation measures are required.

4.9(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?

Less than Significant Impact. As indicated above, project implementation will not result in a significant increase in either the volume or velocity of surface water. The proposed project has been designed to maximize drainage patterns to provide opportunities to convey stormwater to areas that will maximize the effectiveness of the LID BMPs previously discussed in Section 4.9(c). Based on the nominal decrease in stormwater runoff resulting from the increase in pervious, landscape area included in the proposed project, the existing and proposed drainage systems will be adequate to accommodate the post-development runoff volumes. No mitigation measures are required.

4.9(f) Otherwise substantially degrade water quality?

Less than Significant Impact. In the North Orange County permit area, downstream channels are not considered susceptible to hydromodification, and therefore do not have the potential for hydrologic conditions of concern (HCOC), because all downstream channels that receive runoff are hardened and maintained to ensure design flow capacity and no County of Orange sensitive habitat areas will be affected. As a result, the impact is less than significant and no mitigation measures are required.

4.9(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?

No Impact. No portion of the project site is located within the 100-year flood plain delineated by the Federal Emergency Management Agency (FEMA) on the current Flood

Insurance Rate Map (FIRM) for the project area as reflected on Figure 5-19 of the Los Alamitos General Plan. Furthermore, the project does not include residential development. Therefore, the proposed swim school would not be subject to flood hazards posed by a 100-year storm and there is no impact.

4.9(h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

No Impact. As indicated above, the project site, which current supports a 2,505 square foot building, is not located within the limits of a delineated 100-year flood plain. Furthermore, no additional structures are proposed. Consequently, no structures are proposed to be placed within a flood plain; no impacts will occur.

4.9(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?

Less than Significant Impact. Project implementation will not expose either people or structures to potentially significant flood hazards as a result of the failure of a dam or levee. Although the site is not subject to inundation as a result of the failure of a dam, the area is protected from potential flood hazards by an existing levee system. Should the levee system fail, potential flooding could occur in the project area; however, the flooding would not be significant because water levels would be less than one foot. Therefore, such potential flooding or inundation impacts would be less than significant.

4.9(j) Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche involves the oscillation of a body of water in an enclosed basin, such as a reservoir, storage tank, or lake. According to the City's General Plan, no enclosed bodies of water are located in the immediate vicinity of the site; therefore, no impacts from seiches are anticipated as a result of project implementation. A tsunami, commonly referred to as a tidal wave, is a sea wave generated by submarine earthquakes, major landslides, or volcanic action. The City of Los Alamitos is located well inland, away from the Orange County coastline. Due to the elevation and the distance from the coastline, tsunami hazards do not exist for the project site and vicinity. Similarly, the site is essentially flat and devoid of steep slopes (either natural or manmade) that could be undermined by seismic activity or other instability to cause mudflows. Implementation of the proposed commercial project will not expose people or structures to seiches, tsunamis or mudflows. Therefore, no impacts will occur as a result of project implementation.

Standard Conditions

SC 4.9-1 The contractor shall obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The contractor must also file a notice of intent (NOI) with the SWRCB. The project contractor will be required to

prepare a stormwater pollution prevention plan (SWPPP) in compliance with the General Construction Permit. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; BMPs, and an inspection and monitoring program. Implementation of the SWPPP shall begin with the commencement of construction and continue through the completion of the project. After construction is completed, the contractor is required to submit a notice of termination to the SWRCB.

SC 4.9-2 Prior to the issuance of grading permits, as deemed appropriate by the City of Los Alamitos, the applicant shall submit and obtain approval from the City of Los Alamitos, a Final Water Quality Management Plan (WQMP), specifically identifying BMPs that will be used on- or off-site to control predictable pollutant runoff. The Final WQMP shall identify, at a minimum, the routine, structural and non-structural measures consistent with the County NPDES permit as adopted by the Santa Ana Regional Water Quality Control Board, which details implementation of BMPs whenever they are applicable to a project; the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and shall reference the location(s) of structural BMPs. These plans shall also comply with the City of Los Alamitos requirements for stormwater management.

4.10 LAND USE AND PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				■
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?			■	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				■

Impact Analysis

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

No Impact. The subject property is bordered to the north by single-family residential homes and Los Alamitos High School on the north (north of Cerritos Avenue), on the east by industrial/office, on the south by industrial and commercial uses, and on the west by commercial and industrial development. Although residential development is located north of Cerritos Avenue, conversion and reuse of the developed but unoccupied industrial property as a swim school would not physically divide an established community. Such uses are permitted in the Light Industrial zoning district. Furthermore, the proposed project does not include such features as roadways, drainage channels, pipelines, or other linear features that would divide an existing community. Therefore, no significant impacts would occur as a result of project implementation

4.10(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?*

Less than Significant Impact. The subject property is currently developed in accordance with the Planned Industrial (PI) land use designation reflected on the Land Use Element of the Los Alamitos General Plan; the site is zoned P-M (Light Industrial).

4.10(c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The project site has been substantially altered in order to accommodate the existing industrial building and ancillary features currently occupying the property. As a result, with the exception of two non-native parkway trees fronting Cerritos Avenue at the northern property limits, the subject property is devoid of all native vegetation and natural habitat. As a result, no natural features and/or habitat that would support sensitive species exist on the site. In particular, neither the site nor the surrounding areas is located within a Natural Community Conservation Plan or Habitat Conservation Plan. Therefore, project implementation will not adversely affect such a plan, sensitive habitat and/or resources. No impacts are anticipated as a result of project implementation.

4.11 MINERAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With 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 residents of the state?				■
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?				■

Impact Analysis

4.11(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?*

No Impact. The project site is located within an area of the City that has been extensively developed and urbanized. The site, which is developed with light industrial building and surface parking, is currently unoccupied. The subject property is designated as light industrial on the City’s General Plan. Neither the Los Alamitos General Plan nor the State of California has identified the project site or environs as a potential mineral resource of Statewide or regional significance. No mineral resources are known to exist either on the site or in the project environs; therefore, project implementation will not result in any impacts to mineral resources and no mitigation measures are required.

4.11(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?*

No Impact. As indicated above, the Los Alamitos General Plan does not identify the project environs as having potential value as a locally important mineral resource site. No mineral resources are known to exist on the site. Project implementation (i.e., private recreation/swim school) as proposed will not result in the loss of any locally important mineral resource site and, therefore, no significant impacts will occur and no mitigation measures are required.

4.12 NOISE

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
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?			■	
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?				■

Impact Analysis

4.12(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?

Less than Significant Impact. Proposed construction activities would temporarily increase noise levels in the vicinity of the Project site as a result of excavating two areas within the limits of the property in order to create two swimming pools. Potential construction noise is not anticipated to be significant because the site is located in an area of the City of Los Alamitos that is designated Light Industrial and the land uses in the areas adjacent to and surrounding the site are currently light industrial and commercial. Furthermore, Section

17.24.040 of the Los Alamitos Municipal Code exempts construction noise from the quantitative limits of the noise ordinance "...provided a permit has been obtained from the city; and provided the activities do not take place between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday". Therefore, adherence to the construction hours stipulated in the City's Noise Control Ordinance and reflected in Standard Condition (SC) 4.12-1, will ensure that potential impacts will be less than significant.

Following site preparation and construction (i.e., remodeling of the existing structure and completion of the two swimming pools and ancillary features), the site will be occupied by a swim school. Noise levels generated at the pool would not exceed exterior noise levels for industrial land uses (i.e., Normally Acceptable up to 75 Ldn. Furthermore, it is not anticipated that the addition of project-related traffic would result in a significant increase in audible noise associated with vehicular traffic along Cerritos. As a result, potential noise impacts would be less than significant.

Noise generated on the property, in parking lots and around the pools, is anticipated to be generally at the level of casual conversations. The placement of the pools behind the office building will further diminish the potential for off-site noise, as will the hard canopy over the first swimming pool. Sound levels generated from the swim school, which are expected to be 10 dB or lower than noise measured from the adjacent arterial traffic, likely won't even register on a noise meter on the north side of Cerritos when compared with sound pressure levels of traffic right behind the homes across Cerritos Avenue.

The design and acoustic treatment of the building's interiors will be conventional, inasmuch as there are no unusual noise generators in the project environment. Any HVAC units will be placed, per City code, to minimize noise. Other exterior noise arising from pool equipment is of a very negligible level, even when close to the pump motors. Given that this equipment is behind a building and across an arterial thoroughfare suggests that no significant noise potential arises from it to impact nearby homes, or any of the surrounding industrial users.

4.12(b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less than Significant Impact. Groundborne vibration generated by construction activities is highest during pile driving and rock blasting. Large construction equipment may also cause vibration perceptible at distances of less than 25 feet. However, the only construction activities anticipated to occur are those associated with excavating the two pool areas and the construction of the pools. Neither of these activities would generate sufficient groundborne vibration to affect the adjacent industrial and commercial structures. Furthermore, there are no vibration-sensitive receptors within 25 feet of Project construction activities. Vibration impacts would be less than significant and no mitigation is required.

4.12(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. The City of Los Alamitos General Plan adopts State of California noise-land use compatibility guidelines for residential projects (Los Alamitos 1990). For multi-family residential land uses, noise levels up to 75 dBA CNEL are classified as "Normally Acceptable" for industrial uses. Land use compatibility for exterior noise at proposed residential development is considered at the area(s) that would be used for typical outdoor activities (e.g., backyards and common areas). For the proposed Project, outdoor activities (i.e., swimming instruction) would occur on the subject property.

Non-structural noise features incorporated in the project relate to limiting the times for swim school use. No late-night activities are planned; the last lessons will end at 9:00 p.m., and thus the site will be effectively quiet by 9:30 or 10 p.m. Any swim meets that would be scheduled will occur during daytime hours, on weekends. By contrast, the noise environment of the nearby high school, and its associated sports fields and outdoor programs, may well outweigh noise levels associated with the swim school project. It is anticipated that noise levels on the site would be less than 65 dBA CNEL and would be in the Normally Acceptable range; no mitigation would be required.

4.12(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. The only, short-term noise that may be louder than typically projected for actual use of the site once implemented will occur during construction of the two pools, and perhaps the delivery and erection of the CMU walls and shade structures. Construction activities and their hours of operations will conform to city standards. (Refer to the analysis in 4.12(a)).

4.12(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?

Less than Significant Impact. The Los Alamitos Joint Forces Training Base (JFTB), which conducts aircraft operations, is approximately 1.5 miles southeast of the Project site. Exhibit 4.12-1 illustrates the noise contours reflected in the most recent (2002) official noise contour map for the JFTB. The Project site is approximately one-third mile outside the 60 dBA CNEL noise contour. Therefore, project implementation would not result in exposure of people residing or working in the Project area to excessive noise levels. The impact would be less than significant.

4.12(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?

No Impact. No private airstrips are located within the project environs. In addition, no development is proposed on the project site would be subject to any excessive levels associated with operations at a private airstrip. No significant impacts will occur and no mitigation measures are required.

Standard Conditions

SC 4.12-1 Prior to the commencement of demolition, grading, construction, or other noise-generating activities and in accordance with Section 17.24.20 of the Los Alamitos Municipal Code, the Applicant and its contractors (1) shall obtain a permit from the City of Los Alamitos and (2) shall not engage in noise-generating activities between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. This standard condition shall be included by the Applicant as notes in the Contractor Specifications.

4.13 POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				■
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

Impact Analysis

4.13(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)?