

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING

Monday, October 13, 2014 – 7:00 p.m.

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Community Development Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the Planning Secretary at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to ***FIVE MINUTES*** on that particular item.

1. CALL TO ORDER
2. ROLL CALL
Commissioner Cuijly
Commissioner Daniel
Commissioner DeBolt
Commissioner Grose
Commissioner Riley
Vice-Chair Sofelkanik
Chair Loe
3. PLEDGE OF ALLEGIANCE
4. ORAL COMMUNICATIONS

At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. **Remarks are to be limited to not more than five minutes.**

5. APPROVAL OF MINUTES

None.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

A. Continued Consideration of Conditional Use Permit (CUP) 14-07 and Site Plan Review (SPR) 14-02 for Outdoor Commercial Recreation Facility at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zone

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). This is a continued public hearing, continued at the request of the Planning Commission.

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, APPROVING 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, AND APPROVING A NEGATIVE DECLARATION FOR THE PROJECT IN COMPLIANCE WITH CEQA (APPLICANT: GINNY FERGUSON WATERSAFE SWIM SCHOOL)."

B. Continued Consideration of Zoning Ordinance Amendments Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Continued consideration of a Zoning Ordinance Amendments to allow more flexible uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Recommendation:

1. Continue the Public Hearing; and, if appropriate,
2. Direct Staff to draft an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of tonight's discussion; or alternatively,
3. Resolve to continue or cease continued discussion of this subject.

C. Consideration of the 2035 General Plan

Recommendation:

1. Open the Public Hearing; and,
2. Take Testimony; and, if appropriate,
3. Adopt Resolution No. PC 14-31 " RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LOS ALAMITOS GENERAL PLAN INCLUDING THE LAND USE CHANGES FOR VARIOUS PARCELS AND RELATED FINDINGS, ADOPTION OF ENVIRONMENTAL FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PLAN PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT)," and
4. Adopt Resolution No. PC 14-32 "RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE 2014 GENERAL PLAN UPDATE, INCLUDING LAND USE DESIGNATION CHANGES."

8. STAFF REPORTS

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

10. COMMISSIONER REPORTS

- A. Commissioners Sofelkanik and Cuiilty to provide a verbal accounting of their experience at the California American Planning Association annual conference in Anaheim.

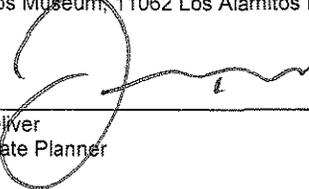
At this time, Commissioners may report on items not included on the agenda, but no such matter may be discussed, nor may any action be taken in which there is interest to the community, except as to provide staff direction to report back or to place the item on a future agenda.

11. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and must be done so in writing to the Community Development Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,000.00 in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2008-12.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.



Tom Oliver
Associate Planner

10/9/14

Date

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

October 13, 2014
Item No: 7A

To: Chair Loe and Members of the Planning Commission

Via: Steven 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).

Recommendation:

1. Open the Public Hearing; and,
2. Make the CEQA finding that the City of Los Alamitos has prepared a Mitigated Negative Declaration (MND) in connection with the project. The MND also includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The City's decision to prepare a MND should not be construed as a recommendation of either approval or denial of this project.
3. and, if appropriate,

Adoption of Resolution No. 14-30, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING 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, AND APPROVING A NEGATIVE DECLARATION FOR THE PROJECT IN COMPLIANCE WITH CEQA (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

Environmental: the City of Los Alamitos has prepared a Mitigated Negative Declaration (MND) in connection with the project. The MND also includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The City's decision to prepare a MND should not be construed as a recommendation of either approval or denial of this project. **Public Review Period:** the public review period was from **Wednesday, August 6, 2014 to Monday, September 3, 2014.**

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.

Noticing: Notices announcing the Public Hearing for September 8, 2014, were mailed to all property owners and commercial occupants within 500 feet of the proposed location on August 27, 2014. A Public Hearing notice regarding this meeting was also published in the News Enterprise on August 27, 2014. At the September 8, 2014 meeting, this item was continued to the October 13, 2014 Planning Commission meeting.

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.



At the September 8, 2014 Planning Commission meeting, the Planning Commission directed Staff to draft a resolution of approval for this swim school as an outdoor recreation facility. This resolution is attached to this report for tonight's continued discussion.

Discussion

The applicant asks to construct 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."

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 hours of operation are permitted in the Planned Light Industrial (P-M) Zoning District.

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.

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."

Development Standards

The proposed project would be located in the Planned Light Industrial (P-M) Zoning District. As the Zoning Code states, the P-M zoning district identifies areas "designed to be appropriate areas for light-industrial uses and related activities; and to promote the concentration of those uses in a manner that will foster mutually beneficial relationships with each other, as well as with those areas of the city zoned for other development. The regulation of uses and standards of development identified in the P-M zoning

district are those deemed necessary to provide the proper environment for the efficient and desirable use of this type of industrial land, and to provide the proper safeguards to protect nearby residential, commercial, and public uses.” The P-M zoning district is consistent with the “Planned Industrial” land use designation of the General Plan. The table below identifies the development features that are required under Section 17.10.020 Table 2-04 (Commercial/Industrial Zoning Districts General Development Standards).

P-M Planned Light Industrial Development Standards

	Required	Proposed Project	Requirement Met
Parcel Area	6,000 sq. ft.	41,092 sq. ft.	Yes
Parcel Width (Interior Parcel)	60 ft. (3)	121.99 ft.	Yes
Parcel Depth	100 ft. (4)	386.85 ft.	Yes
Parcel Coverage	.4 FAR maximum	.06 FAR	Yes
Maximum Height Limit – Main Structures (1)	3 Stories or 40 ft. (2)	2 Stories (22.6 ft.)	Yes
Setbacks:			
Front, Side & Rear	<p>- Where the site abuts an arterial or local street that is a boundary with any residential or commercial zoning district, a 50-foot setback shall be required. The 20 feet nearest the street shall be landscaped; the remainder may be used for parking.</p> <p>- If the site abuts an arterial or local street that is not a boundary with a residential or commercial zoning district, a 10-foot setback shall be required.</p>	<p>44 ft. front (North) 0 ft. East side 76 ft. West side 9.3 ft. rear (South)</p>	<p>Not set back far enough in front – However the building is existing.</p>

(1) In zoning districts with a height limit of less than 50 feet, public structures, schools, religious institutions, hospitals, and other institutions allowed in each zoning district may be erected not exceeding 50 feet; provided that the front, rear, and side setbacks shall be increased one foot for each one foot by which each structure exceeds the height limit previously established for the zoning district (Ord. 535 § 1, 1990).

(2) An additional 20 feet, for a maximum height of five stories (not to exceed 60 feet), may be allowed upon approval of a CUP. Factors to be considered by the Commission:

- A structure with increased height shall be located at least 100 feet from a residential zoning district.
- The Commission may require that vision into adjacent residences be limited from a structure with increased height.

- c. Open space shall constitute 10 percent of the total site area, in addition to the 10 percent required to be landscaped.
 - d. The structure shall have no more gross floor area than could have been achieved if the structure were 40 feet or less in height. In computation of gross floor area, floor area devoted to parking shall be disregarded.
- (3) Shall extend across the full width of the parcel (except for access drives, walks, fences, and minor ornamental structures). Commission may allow staggering of setbacks as part of a total development plan, but in no case shall a setback of less than 10 feet be allowed.
 - (4) When adjacent to a residential zoning district, a school, or a park, width shall be 160 feet
 - (5) When adjacent to a residential zoning district, a school, or a park, depth shall be 200 feet
 - (6) When adjacent to a residential zoning district, height limits in C-O district shall be:
 - a. One-story structure within 10-25 feet of a residential zoning district.
 - b. Two story structure within 25-75 feet of a residential zoning district.
 - c. Three-story structure within 75 plus feet for a residential zoning district.
 - (7) The metal structure may be located closer than 100 feet to the street if the following conditions prevail:
 - a. The sheet metal comprises 25 percent or less of the exterior wall area of the structure; or
 - b. The sheet metal consists of panels with baked enamel or similar finish; or
 - c. The structure is concealed from view from the public street by walls, fences, landscaping or other structures.

Landscaping

LAMC section 17.20.030 (Landscape Area Requirements) speaks to landscaping requirements that multi-family 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.”

Access

As required by Section 17.16.030.E Access, Planned-Light Industrial Zoning District says that parcels shall have a minimum of fifty (50) feet of access on a dedicated and improved street.

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.

Screening and Buffering

As required by Section 17.16.130.B. Screening Between Different Land Uses states that "An opaque screen consisting of plant materials and a solid masonry wall, a minimum of six feet in height, shall be installed along parcel boundaries whenever a nonresidential development adjoins a residential zoning district." This property does not adjoin a residential district therefore a fence is not required in the P-M Zone. If a wall is built, between properties in the P-M Zone, it can be 6 to 7 feet, depending on Planning Commission approval. The Applicant has decided to keep the existing wall surrounding the property and repair the holes that have been made through the years by what appears to have been made by forklifts.

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.

The use is for a swim school which will actually improve the public health, safety and general welfare as it will provide an opportunity for Los Alamitos residents and others in the surrounding community to become more water safe. The swim school will not generate any type of nuisance conditions. Although there was initially concern about the impacts relating to nearby industrial businesses, surrounding businesses indicated their support of the project and the applicant has indicated that it will work with neighboring businesses to insure that the area is safe for the swim school operations. Additionally, the Applicant indicated that she was well aware of the surrounding uses and did not consider them to be a problem for the swim school. Conditions have been imposed to further insure the safety including the following:

- ** Applicant shall work with neighboring property owners and businesses to insure that materials are not stored higher than the wall height or appropriate safety measures shall be taken by Applicant to keep people away from such areas from which materials could fall.
- ** If the surrounding industrial uses become a problem for the operation of the project by creating health, safety, general welfare, or nuisance concerns, Applicant shall be required to enclose the pools or find other

alternative mitigation rather than seek that legally operating industrial uses change their business operations.

** If at any time Applicant, or a successor in interest, ceases operations of the swim school, Applicant shall be required to restore the property to its previous conditions and compaction operations shall be overseen and approved by the City.

The use meets the required conditions and specifications of the P-M zone in which it will be located. Outdoor recreation facilities are allowed in the P-M zone with a CUP. The Project meets all of the required site development standards and appropriate conditions have been imposed.

The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it will be located and in general conformity with the Los Alamitos General Plan. Although the P-M zone is designed for light-industrial uses, this type of use is allowed with a Conditional Use Permit. The Project site is located on Cerritos Avenue across the street from single-family residences and the high school so it is not in area where the "grittier" industrial uses would be located. The Planning Commission has recently recommended approval of allowing retail uses in industrial storefronts along Cerritos Avenue and this is in keeping in line with such recommendation. The project will greatly enhance the aesthetics of the area.

Given the location at the edge of the P-M zone, the swim school will be compatible with the adjacent uses as required by the Los Alamitos Municipal Code and conditions have been imposed to insure compatibility.

The Project will assist in the long-term fiscal viability of the City by utilizing and improving a parcel of land which has been vacant for years. Additionally, the Project will provide additional jobs in the City which are well above minimum wage and which provide benefits to the workers. Here is a table regarding this subject as completed by the Applicant's representative:

<u>Question</u>	<u>Answer</u>
How many jobs are created by the business?	35 - 40 jobs
How many full time jobs are created?	10 full time jobs
How many part time jobs are created?	25-30 part time jobs
What is the part time salary range?	average, new employee part time rate will be \$15-\$16/hour (\$14-\$25/hour range depending upon experience) plus benefits
What is the full time salary range?	\$35,000-\$90,000 annually (\$16-\$43/hour) PLUS FULL BENEFITS

The project will increase the landscaping on the Project site, some of which will be viewable from the public right of way. There will be a front yard landscaped area and additional landscaping along the parking lot on both sides and within the pool area.

The project will provide a surplus of on-site parking.

Site Plan Review Findings

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

The design and layout of the proposed development are consistent with the development and design standards/guidelines of the P-M zone. The Project meets or exceeds all of the design and development standards of the P-M zone.

The design and layout of the proposed development would not interfere with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards. The Project is for a swim school and will not interfere with neighboring industrial businesses. The swim school is also compatible with the residential uses and high school across Cerritos Avenue. The Project has been conditioned so that it will need to enclose the pools or make other changes if industrial uses become problematic for the swim school as set forth above.

The Mitigated Negative Declaration showed that there will not be traffic issues created by this Project. Additionally, there will not be pedestrian hazards as there is ample parking provided on site.

The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by the Site Plan Review chapter of the Los Alamitos Municipal Code. The Project will enhance the aesthetics of the area. There will be a front yard landscaped area and additional landscaping along the parking lot on both sides and within the pool area. The office building will be painted and updated to a more modern design, improving the appearance of the area.

The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance. The design of the swim school will also be desirable for the occupants and visiting public as well as the neighbors. As state above, there will be increased landscaping and improvements to the existing building. The Project will be built to current ADA standards. The Applicant has run swim schools in two other locations that continue to exist. Given the Applicant's commitment to her business, Applicant will maintain the Project site. Additionally, standard conditions are imposed required ongoing maintenance.

The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. As shown by the Mitigated Negative Declaration, with the imposed measures, there are no impacts that should occur from this Project to the public health, safety or welfare.

The proposed development would not substantially depreciate property values in the vicinity. The improvements that will be made by the Project will enhance the area and will not cause any depreciation in property values in the area.

Recommendation

Please note that the Applicant has submitted a supplemental packet to respond to the Commission's question concerning dust that may migrate from the neighboring landscape supply business into the pools. This material is provided with this report as attachment 7.

In the September 8th meeting, the Planning Commission directed Staff to return to tonight's meeting with a resolution for approval of this project. Therefore, Staff provides the means for approval of Conditional Use Permit 14-07, Site Plan Review 14-02, and the Mitigated Negative Declaration for this project through adoption of Resolution 14-30 which includes the findings and conditions; unless additional or contrary information is received during the meeting and based upon the evidence submitted to the Commission, including the evidence presented in this Staff Report, and any oral and written evidence presented at the Public Hearing.

- Attachments:*
- 1) Draft Planning Commission Resolution 14-30 including Exhibits A (conditions), B (Mitigated Negative Declaration), C (Mitigation Measures), & D (Site Plans)*
 - 2) Project Description and Plans*
 - 3) Supplemental Project Information*
 - 4) Second Supplemental Information*
 - 5) Third Supplemental Information*
 - 6) Response to Planning Commission re Dust 9-19-14*
 - 7) 9/8/2014 Staff Report and Resolution*

RESOLUTION NO. 14-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING 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, AND APPROVING A NEGATIVE DECLARATION FOR THE PROJECT IN COMPLIANCE WITH CEQA (APPLICANT: GINNY FERGUSON WATERSAFE SWIM SCHOOL)

WHEREAS, an application was received from Ginny Ferguson for a Conditional Use Permit (CUP 14-07) and a Site Plan Review (SPR 14-02) to develop an outdoor swim school (an Outdoor Commercial Recreation Facility) on a 41,092 square foot parcel at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zoning District; and,

WHEREAS, the WaterSafe Swim School is proposed to consist of improvements to the existing office building which is approximately 2,500 square feet and the construction of two new-in ground swimming pools to be located behind the building, with accessory pool support equipment, outdoor showers, and a canopy over one of the pools as further described in the Project Description and Plans (the "Project"); and,

WHEREAS, the City contracted with Keeton Kreitzer Consulting ("Consultant") to perform the environmental review of the project; and,

WHEREAS, Consultant prepared the Initial Study and Mitigated Negative Declaration for the Project which was available for public review between August 6, 2014 and August 26, 2014; and,

WHEREAS, staff recommendation was originally to deny the Project; and,

WHEREAS, the Planning Commission considered said applications and the Mitigated Negative Declaration at a duly noticed Public Hearing on September 8, 2014, at which time it took into account all evidence, both written and oral; and,

WHEREAS, at the close of the public hearing the majority of Commission members felt that the concerns that had been raised by staff were satisfied and voted to approve the Project and directed staff to come back to the October 13, 2014 hearing with the appropriate resolution;

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

SECTION 1. The above recitals are true and correct.

SECTION 2. Mitigated Negative Declaration. The Planning Commission independently reviewed and considered the proposed Mitigated Negative Declaration and finds that the Mitigated Negative Declaration was prepared in the manner required by law and that there is no evidence that the project will result in a significant adverse effect upon the environment with mitigation imposed.

- A. The Mitigated Negative Declaration found that there was a very low soils expansion potential. Mitigation Measure 4.6-1a which requires that all recommendations for design and construction set forth in the Geotechnical Investigation and Percolation Study be incorporated will reduce the impact below a level of significance.
- B. The Mitigated Negative Declaration found that the project site was listed as having a possible leaking storage tank. Although the Regional Water Quality Control Board shows that the leak was remediated, Mitigation Measure 4.8-1 will be imposed to ensure that no MTBE contaminated soil exists. This measure requires groundwater to be tested if dewatering is necessary and if thresholds are exceeding, treatment shall be required. This will reduce any potential impact below a level of significance.
- C. No other impact areas were potentially significant.
- D. The Planning Commission hereby approves the Mitigated Negative Declaration attached hereto as Exhibit B and also approves the Mitigation Monitoring Program attached hereto as Exhibit C.
- E. Staff shall file a Notice of Determination with the County Clerk's office upon payment of the appropriate fee by Applicant.

SECTION 3. Conditional Use Permit 14-07 is hereby approved subject to the following findings as required by Section 17.42.050 of the Los Alamitos Municipal Code and subject to the conditions set forth in Exhibit A:

- A. The use will not endanger the public health, safety, or general welfare if located where proposed and will not allow conditions which tend to generate nuisance conditions.**

The use is for a swim school which will actually improve the public health, safety and general welfare as it will provide an opportunity for Los Alamitos residents and others in the surrounding community to become more water safe. The swim school will not generate any type of nuisance conditions. Although there was initially concern about the impacts relating to nearby

industrial businesses, surrounding businesses indicated their support of the project and the applicant has indicated that it will work with neighboring businesses to insure that the area is safe for the swim school operations. Additionally, the Applicant indicated that she was well aware of the surrounding uses and did not consider them to be a problem for the swim school. Conditions have been imposed to further insure the safety including the following:

** Applicant shall work with neighboring property owners and businesses to insure that materials are not stored higher than the wall height or appropriate safety measures shall be taken by Applicant to keep people away from such areas from which materials could fall.

** If the surrounding industrial uses become a problem for the operation of the project by creating health, safety, general welfare, or nuisance concerns, Applicant shall be required to enclose the pools or find other alternative mitigation rather than seek that legally operating industrial uses change their business operations.

** If at any time Applicant, or a successor in interest, ceases operations of the swim school, Applicant shall be required to restore the property to its previous conditions and compaction operations shall be overseen and approved by the City.

B. The use meets the required conditions and specifications of the P-M zone in which it will be located.

Outdoor recreation facilities are conditionally approved in the P-M zone with a CUP. The Project meets all of the required site development standards and appropriate conditions have been imposed.

C. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it will be located and in general conformity with the Los Alamitos General Plan.

Although the P-M zone is designed for light-industrial uses, this type of use is conditionally approved with a Conditional Use Permit. The Project site is located on Cerritos Avenue across the street from single-family residences and the high school so it is not in area where the "grittier" industrial uses would be located. The Planning Commission has recently recommended approval of allowing retail uses in industrial storefronts along Cerritos Avenue and this is in keeping in line with such recommendation. The project will greatly enhance the aesthetics of the area.

Given the location at the edge of the P-M zone, the swim school will be compatible with the adjacent uses as required by the Los Alamitos Municipal Code and conditions have been imposed to insure compatibility.

The Project will assist in the long-term fiscal viability of the City by utilizing and improving a parcel of land which has been vacant for years. Additionally, the Project will provide additional jobs in the City which are well above minimum wage and which provide benefits to the workers.

The project will increase the landscaping on the Project site, some of which will be viewable from the public right of way. There will be a front yard landscaped area and additional landscaping along the parking lot on both sides and within the pool area.

The project will provide a surplus of on-site parking.

SECTION 3. Site Plan Review 14-02 is hereby approved subject to the following findings as required by Section 17.50.040 of the Los Alamitos Municipal Code and subject to the conditions set forth in Exhibit A, and represented on the Site Plans in Exhibit D:

A. The design and layout of the proposed development are consistent with the development and design standards/guidelines of the P-M zone.

The Project meets or exceeds all of the design and development standards of the P-M zone.

B. The design and layout of the proposed development would not interfere with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards.

The Project is for a swim school and has been conditioned to not interfere with neighboring industrial businesses. The swim school is also compatible with the residential uses and high school across Cerritos Avenue. The Project has been conditioned so that it will need to enclose the pools or make other changes if industrial uses become problematic for the swim school as set forth above.

The Mitigated Negative Declaration showed that there will not be traffic issues created by this Project. Additionally, there will not be pedestrian hazards as there is ample parking provided on site.

C. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by the Site Plan Review chapter of the Los Alamitos Municipal Code.

The Project will enhance the aesthetics of the area. There will be a front yard landscaped area and additional landscaping along the parking lot on both sides and within the pool area. The office building will be painted and updated to a more modern design, improving the appearance of the area.

- D. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance.**

The design of the swim school will also be desirable for the occupants and visiting public as well as the neighbors. As state above, there will be increased landscaping and improvements to the existing building. The Project will be built to current ADA standards. The Applicant has run swim schools in two other locations that continue to exist. Given the Applicant's commitment to her business, Applicant will maintain the Project site. Additionally, standard conditions are imposed required ongoing maintenance.

- E. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

As shown by the Mitigated Negative Declaration, with the imposed measures, there are no impacts that should occur from this Project to the public health, safety or welfare.

- F. The proposed development would not substantially depreciate property values in the vicinity.**

The improvements that will be made by the Project will enhance the area and will not cause any depreciation in property values in the area.

SECTION 4. Record of Proceedings. The complete record of proceedings upon which the Negative Declaration and these approvals are based can be found in the Community Development Department of City Hall located at 3191 Katella Avenue in Los Alamitos, California. Steven Mendoza, the Community Development Director, is the custodian of record.

SECTION 5. The Planning Commission shall forward a copy of this Resolution to the Applicant and any person requesting the same, and Staff shall file a Mitigated Negative Declaration with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 13th day of October, 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 13th day of October 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary

**WATERSAFE SWIM SCHOOL PROJECT
CONDITIONS OF APPROVAL
Conditional Use Permit 14-07, Site Plan Review 14-02, and the
Mitigated Negative Declaration**

GENERAL CONDITIONS

1. Approval of this application is to build to develop an outdoor swim school (an Outdoor Commercial Recreation Facility) on a 41,092 square foot parcel at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zoning District, APN 242-241-11, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a Mitigated Negative Declaration, Conditional Use Permit, and Site Plan Review noted thereon, and on file in the Community Development Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of the plans dated 05-29-14 (as amended during the hearing), a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Community Development Director without requiring a public meeting.
2. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
3. The applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department within 30 days of final approval of all resolutions. The property applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange

County Recorder and proof of such recordation shall be submitted to the Community Development Department.

4. In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.
5. Project plans for the project shall be subject to a complete code compliance review with the Community Development Department when the building plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by the City of Los Alamitos Municipal Code.
6. Approval of Site Plan Review 14-02 and Conditional Use Permit 14-07 shall be valid for a period of eighteen (18) months from the date they are approved. If construction is commenced within this eighteen (18) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.

PLANNING

7. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including planning processing fees, building permit fees are not included under this noticing requirement.
 - a. Pursuant to Government Code Section 66020(d)(1), the applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:
 - i. Fees: n/a
 - ii. Dedications: n/a
 - iii. Reservations: n/a
 - iv. Other Exactions: n/a

- v. The applicant may appeal the imposition or amount of the fees described above within ninety (90) days following the adoption of this resolution and pursuant to the procedures set forth in the Government Code.
8. A landscape Irrigation Plan prepared by a licensed landscape architect shall be submitted to the Community Development Department prior to the issuance of building permits. The Irrigation Plan shall include an irrigation system layout with the location of controllers and points of connection with data on valve sizes and gallons per minute (G.P.M.), the size and location of sleeves and all spray heads, including the location of conventional systems and drip systems; an irrigation legend with complete specifications; irrigation notes and construction details of all assemblies and components; a recommended irrigation schedule, preferably on an annual basis; and a summary block on the initial page of submitted plans that will present the above information clearly and accurately. The City reserves the right to require subsequent checks, or approval of the landscape plans prior to issuance of a grading permit.
9. Landscaping shall comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.
10. Trees shall be planted outside of any Sight Safety Triangle or be trimmed to eight feet from above the adjacent top of curb.
11. Prior to permit issuance applicant shall submit a lighting plan to the Community Development Department to the satisfaction of the Director of Community Development.
12. Any signs shall comply with the provisions under Chapter 17.28 (Signs) of the Los Alamitos Municipal Code and shall be subject to the approval of the Director of Community Development. If there are more than five non-directional signs, this would require a Planned Sign Program in conformance of Section 17.28.060 (Planned Sign Program) of the Los Alamitos Municipal Code.
13. The applicant shall provide sidewalks and gutters with the latest ADA accessibility features required by state and federal law.
14. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to the Building and Safety Division Plan check.
15. Any above ground utility equipment (e.g., electrical, gas, telephone, and pool filtration) shall be screened if located in setback area on Cerritos Avenue, or any

parking spaces or sidewalks, and shall be screened to the satisfaction of the Director of Community Development.

16. All utility meters, when not enclosed in a cabinet, shall be screened from view from any place on or off site, by either plant materials or decorative screen, while allowing sufficient access for reading.
17. During construction, the applicant will display a sign visible (32 square foot minimum) to the public from Cerritos Avenue with a contact number of the construction superintendant to address any questions or concerns about demolition, grading, and construction activities.
18. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Director of Community Development.
19. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.
20. The applicant shall have rodent and pest controls on site during demolition and grading activities to mitigate impacts to the surrounding properties.
21. Prior to demolition and construction, a perimeter security fence not exceeding seven feet in height, shall be installed around the project site. The fencing shall include a green screen material or approved equivalent. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
22. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.
23. The applicant shall install a bike rack in a location that is satisfactory to the Director of Community Development.
24. The applicant shall provide as a minimum a standard trash enclosure for solid waste and recycling that is five (5) foot by eight (8) foot clear interior dimension. Walls shall be a minimum of five (5) feet high and constructed of reinforced masonry or similar material. Wrought iron or equivalent gates with latch shall be provided. The top one-foot of the gates shall be open work with screening; the remaining section of the gates shall have solid metal backing. Enclosures shall have an interior six-inch curb bumper. This area shall accommodate receptacles sufficient to meet the solid waste and recycling needs of the development project.

The trash enclosure shall be constructed with a roof designed to the satisfaction of the Director of Community Development.

25. Applicant shall construct and maintain at all times a minimum of sixty (60) parking spaces on the combined parcels and a minimum nine (9) foot by nineteen (19) foot dimension per parking space with minimum drive aisle widths of twenty-four (24) feet.
26. Overnight parking of vehicles, recreational vehicles, or trucks shall not be permitted on the premises except for employees of the business or customers that are attending classes, purchasing items, or taking care administrative requirements for classes.
27. Applicant will promptly remove any graffiti or unapproved writing on the exterior walls of any structures within twenty-four hours of the onset of such graffiti or writing at the sole expense of the applicant.
28. Parking lot sweeping shall not take place between the hours of eight p.m. and seven a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday.
29. Applicant shall work with neighboring property owners and businesses to insure that materials are not stored higher than the wall height or appropriate safety measures shall be taken by Applicant to keep people away from such areas from which materials could fall.
30. If the surrounding industrial uses become a problem for the operation of the project by creating health, safety, general welfare, or nuisance concerns, Applicant shall be required to enclose the pools or find other alternative mitigation rather than seek that legally operating industrial uses change their business operations.
31. If at any time Applicant, or a successor in interest, ceases operations of the swim school, Applicant shall be required to restore the property to its previous conditions and compaction operations shall be overseen and approved by the City.

ENGINEERING

32. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.
33. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01

foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.

34. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.
35. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.
36. The applicant shall comply with all requirements of the Rossmoor/Los Alamitos Area Sewer District for sewer connections and sewer improvements.
37. Applicant shall provide new driveway and approaches per City standards.
38. Applicant is responsible for new curb and gutter and 5 foot sidewalk, with required tree wells, along the entire front of property.
39. If utility cuts are excessive in the street the street must have a grid and overlay placed on it per the satisfaction of the City Engineer.
40. All existing off-site public improvements (sidewalk, curb and gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.
41. A City public works permit shall be taken out for all work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of a temporary or permanent Certificate of Occupancy.
42. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
43. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.
44. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.
45. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the

applicant shall submit to the City for review and approval a *Final* Water Quality Management Plan (WQMP) that:

- Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
- Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
- Incorporates Treatment Control BMPs as defined in the DAMP.
- Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

PUBLIC WORKS

46. The Applicant shall install or retain two street trees that are planted outside of Site Safety Triangles.

ROSSMOOR/LOS ALAMITOS AREA SEWER DISTRICT

47. The Applicant shall contact the Rossmoor/Los Alamitos Area Sewer District once plans are completed for plumbing. Please call (562) 431-2223 for submittal.

BUILDING AND SAFETY DIVISION

48. The applicant must comply with all current California Building Codes.

49. The applicant shall submit three sets of complete building plans to the Building and Safety Department for review.

50. Prior to obtaining grading permits, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Building and Safety Division.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

51. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of a building permit:

- Fire Master Plan (service code PR145) - The fire master plan will need to demonstrate an OCFA 'approved' hammerhead at the end of the fire access road. Our fire master plan can be found on our website at www.ocfa.org.
- Hazardous Materials Compliance and Chemical Classification (service codes PR315-PR328) (***pool chemicals***)
- Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting www.ocfa.org and clicking on "Fire Prevention" and then "Planning & Development Services."
- If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

INITIAL STUDY

City of Los Alamitos WaterSafe Swim School

LEAD AGENCY:

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720
Contact: Mr. Steven Mendoza, Community Development Director
(562) 431-3538 x300

PREPARED BY:

Keeton Kreitzer Consulting
P. O. Box 3905
Tustin, California 92781-3905
Contact: Mr. Keeton K. Kreitzer, Principal
(714) 665-8509

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.

- 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.

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.

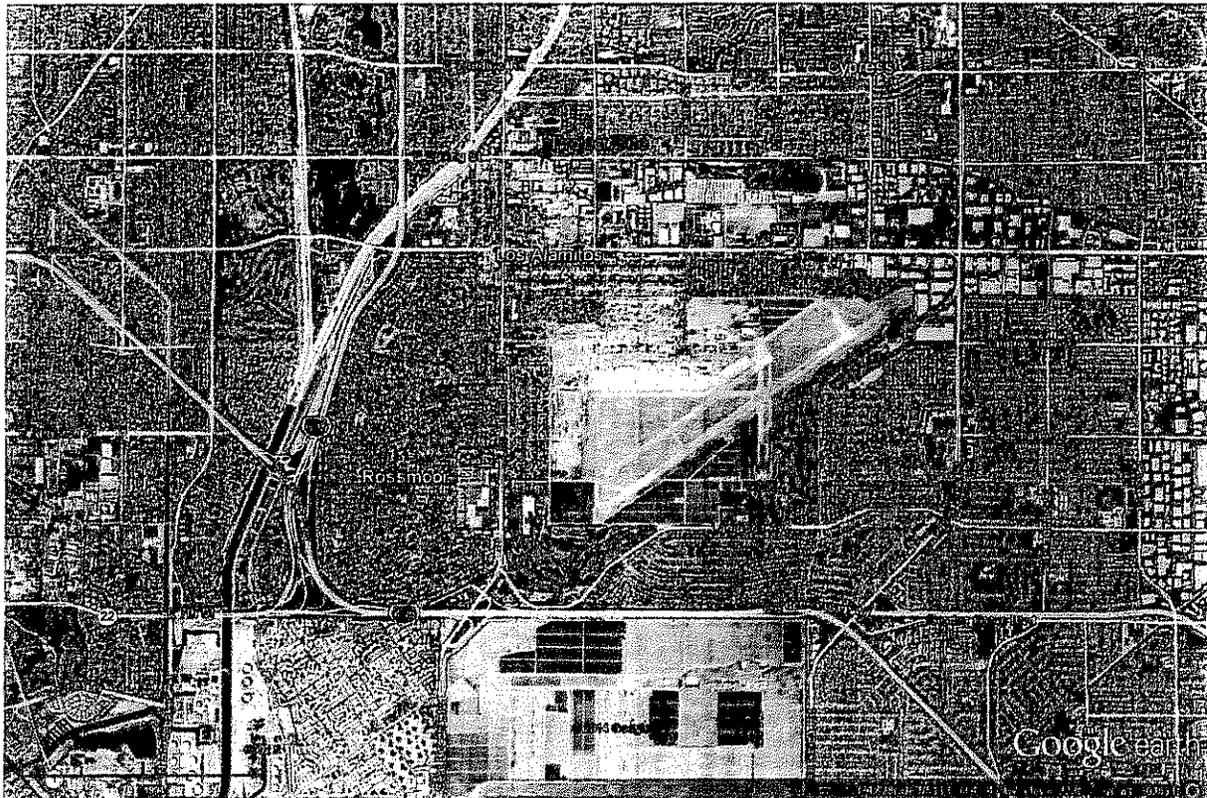


Exhibit 2-1 - Vicinity Map

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.

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).

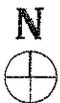
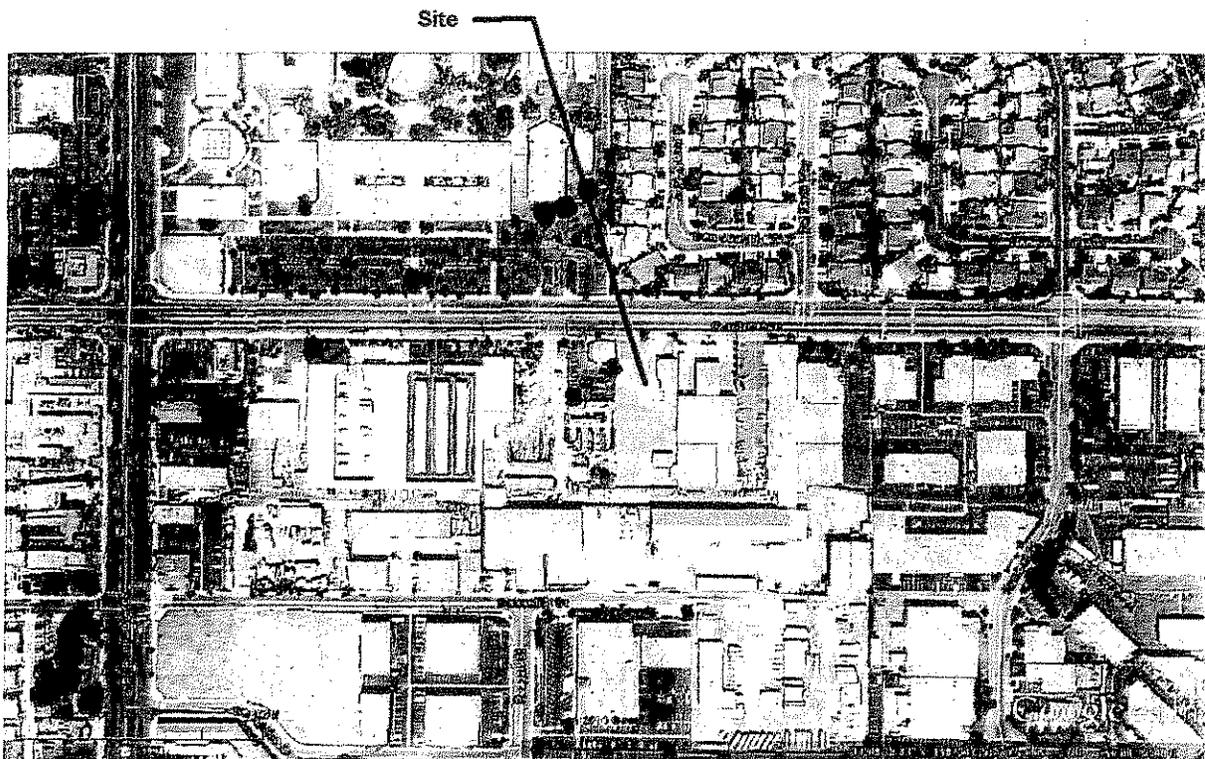


Exhibit 2-2 – Surrounding Land Uses

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.

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.

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

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.

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.

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.

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 (CALSES) prepared by the California Department of Conservation as an on-board 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?				■

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.

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

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.

<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.

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(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

<i>Would the project:</i>	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?			■	

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(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.

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 MTCO₂e/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 MTCO₂e/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

<i>Would the project:</i>	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.

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

<i>Would the project:</i>	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.

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
M8	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.

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

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

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.

4.12 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

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.

No Impact. The proposed project includes the conversion and reuse of the industrial building and paring on the subject property to a swim school, which is permitted in the light industrial zoning district. Development within the northern portion of the City is nearly complete with only minimal development and redevelopment potential anticipated for the area. Use of the existing structures with a private recreation use does not have the potential to either directly or indirectly result in unanticipated growth. The new swim school will utilize existing infrastructure and public facilities and services and would not generate demands beyond those anticipated in the City’s adopted long range plans for the property. Therefore, no significant growth-inducing impacts are anticipated and no mitigation measures are required.

4.13(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The subject property supports a single 2,505 square foot industrial building; no residential development exists on the site. Project implementation will neither result in the displacement of any existing housing nor require the construction of replacement housing. Therefore, no significant impacts to housing will occur and no mitigation measures are required.

4.13(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. As indicated above, the project site is developed with an unoccupied industrial building and ancillary features and does not support any existing housing. As a result, no people will either be displaced or be adversely affected by the reuse of the project site as a swim school. No replacement housing is required. No significant impacts will occur and no mitigation measures are required.

4.14 PUBLIC SERVICES

<i>Would the project...</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other				

4.14(a)(3) Schools?

No Impact. The project site is located within the jurisdiction of the Los Alamitos Unified School District (LAUSD), which operates and maintains 10 schools, including six elementary schools, two middle schools, and two high schools (including one continuation high school). The district services approximately 10,000 students within the City of Los Alamitos and outlying areas within the district attendance area boundaries. The proposed project does not include residential development that would generate school-age children. Therefore, no significant impacts to public schools will occur and no mitigation measures are required.

4.14(a)(4) Parks?

No Impact. The City of Los Alamitos Recreation and Community Services Department is responsible for operating and maintain public parks and recreational services and facilities in the City. At the present time, the City maintains 14.27 acres of public parkland within eight (8) parks within Los Alamitos. The City adopted a park standard of 2.5 acres of parkland for each 1,000 residents. Based on the existing (2013) population of 11,626,⁶ the City would need 29.07 acres of public parkland in its existing inventory (i.e., an additional 14.8 acres) to meet the current parkland requirement based on the adopted standard. The City does maintain "facilities/joint-use agreements" with the LAUSD to facilitate public use of the recreational facilities on some of the district's school sites; however, even with the use of these recreational facilities, the City remains deficient in public parkland. As indicated above, the proposed project does not include residential development that would create a demand for parks and recreational facilities. Furthermore, the project includes a private recreation use. Thus, no significant impacts to parks will occur and no mitigation measures are required.

4.14(a)(5) Other Public Facilities?

No Impact. The introduction of the proposed WaterSafe Swim School on an existing, improved property would not adversely affect other public services provided by the City and/or County of Orange, including library, street/roadway maintenance, etc. Thus, no significant impacts will occur and no mitigation measures are required.

⁶Table E-5 (Population and Housing Estimates for Cities, Counties, and the State); California Department of Finance; 2013.

4.16 TRANSPORTATION/TRAFFIC

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

4.16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. As previously indicated in Section 4.10 (Land Use and Planning), the project site is located within the FAA Part 77 20,000-foot radius at 100:1 slope Notification Area delineated for JFTB Los Alamitos (refer to Exhibit 4.16-1). Because the applicant is not proposing to construct new buildings on the site to accommodate the WaterSafe Swim School, the project would not result in any potential impacts to air traffic operations associated with the JFTB and would not be subject to review and approval by the Orange County Airport Land Use Commission (ALUC). No impacts to air traffic patterns will occur and no mitigation measures are required.

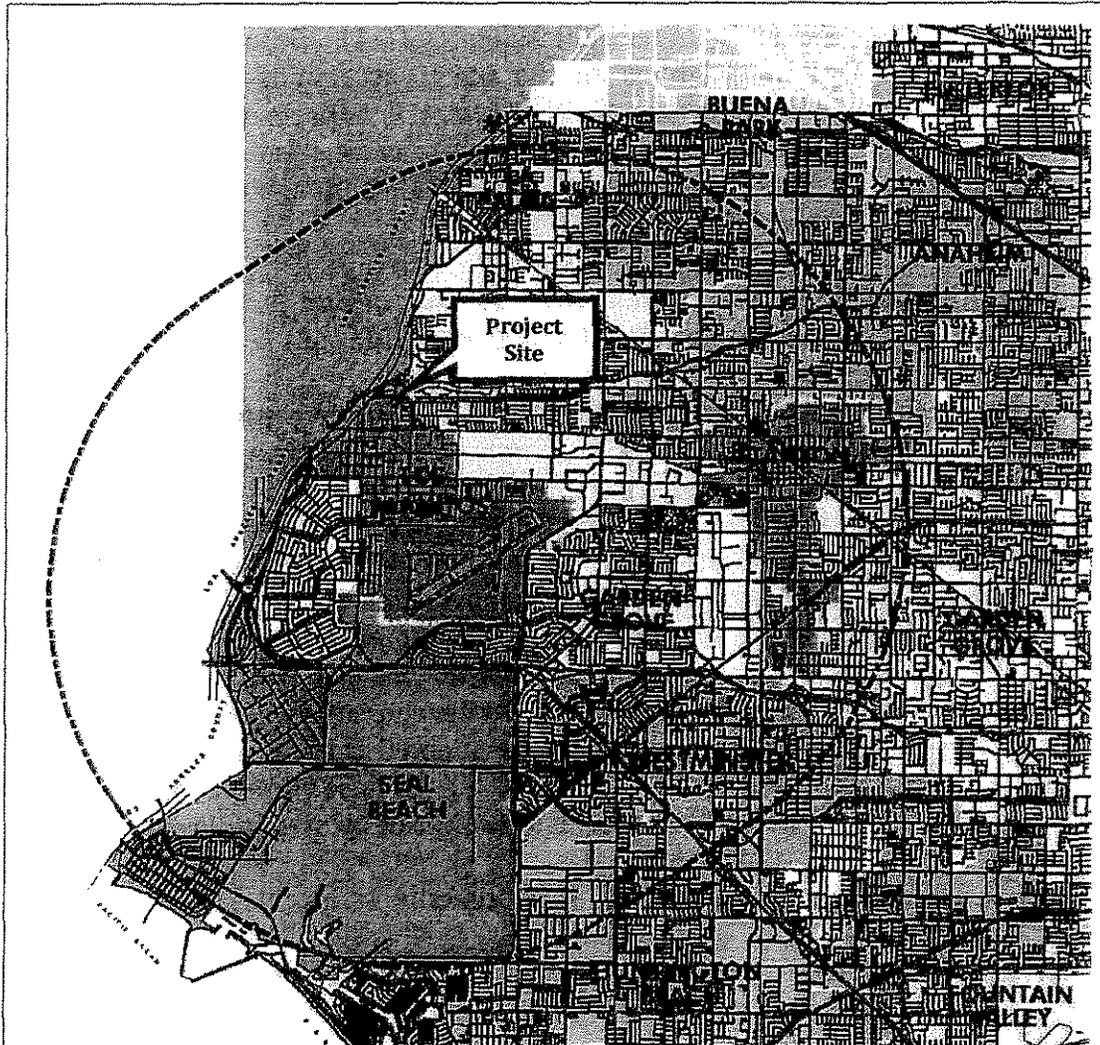
4.16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. Although the proposed applicant is proposing to eliminate one curb cut to the subject property on Cerritos, implementation of the proposed project would not result in any significant changes to circulation. At a minimum, compliance with relevant Municipal Code standards would be required. The project will also be evaluated to ensure that adequate access and circulation to and within the development would be provided, as discussed in Section 4.16(e). Access to the site must comply with all City design standards and would be reviewed by the City and the Orange County Fire Authority to ensure that inadequate design features or incompatible uses do not occur. The City and the Orange County Fire Authority would review the proposed development plans for both properties in order to ensure that they are designed to meet adopted standards and provide adequate emergency access. Therefore, implementation of the proposed project would not result in significant impacts involving inadequate design features or incompatible uses.

4.16(e) Result in inadequate emergency access?

Less than Significant Impact. Access to the site is provided from Cerritos Avenue. At the present time, two curb cuts exist at the project frontage to that arterial roadway. It is anticipated that the single access will be provide for adequate emergency access. Nonetheless, the proposed site plan will be subject to review by police and fire agencies to ensure that the site plan complies with emergency access requirements. No significant impacts are anticipated and no mitigation measures are required.

AELUP Height Restriction Zone for JFTB



Note: County Unincorporated areas are shown in white.

FAR PART 77

Notification Area for JFTB Los Alamitos: 20,000' Radius at 100:1 Slope



LEGEND

- 20,000' Radius
- CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Copy of Signed Original

Joan S. Golding, Executive Officer *JSG* Date

ACLUP/losalnotf.dgn

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Exhibit 4.16-1
FAR Part 77 Notification Area for JFTB

4.16(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less than Significant Impact. 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. As a result, the proposed project would not conflict with adopted policies, plans, or programs regarding public transportation and/or alternative transportation. Furthermore, the proposed project would not result in any impacts to the existing levels of service or adversely affect alternative modes of transportation.

4.17 UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			■	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			■	

4.17(b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less than Significant Impact. As indicated above, there is excess primary treatment capacity at Treatment Plant No. 2 in Huntington Beach. It appears that no deficiencies exist within the OCSD facilities serving the City of Los Alamitos and although it is anticipated that capacity would be available to serve buildout of the City, the proposed project requires the approval of a General Plan Amendment. Domestic water facilities are operated and maintained by the Golden State Water Company (GSWC). Wastewater facilities are operated and maintained by the Rossmoor-Los Alamitos Sewer District (RLASD). Although the proposed project is a recreational use within the adopted Light Industrial land use designation, the reuse of the 2,505 square foot building that existing on the site and use of the property as a swim school would not generated a significant demand for water and would not generate a significant amount of raw sewage that would require the construction of new or expansion of existing water and wastewater facilities. As a result, the incremental increase in raw sewage generated by the project would not significant affect the ability of the existing sewage treatment facilities maintained by the OCSD to accommodate the proposed project. No significant impacts are anticipated and no mitigation measures are required.

4.17(c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less than Significant Impact. Storm drainage and flood control in Los Alamitos is maintained by the Orange County Flood Control District. As previously discussed (refer to Section 4.9 (Hydrology and Water Quality)), the site has been divided into five drainage areas in order to capture, treat, retain and discharge the allowable project runoff. Combined runoff generated within the five drainage areas is conveyed to an existing curb and gutter system. No direct connection to existing storm drain facilities is proposed. The existing downstream drainage system consists of reinforced concrete pipe ranging from 18 to 26 inches in diameter, which will convey runoff southerly along Los Alamitos Boulevard to an existing reinforced concrete box located in Katella Avenue. At the end of the reinforced concrete box run, the storm water will enter the Coyote Creek Channel. It is anticipated that the existing stormwater collection and conveyance facilities have adequate capacity to accommodate the storm runoff generated by the proposed project. With the exception of in-tract facilities, the proposed project will not require the expansion of existing facilities or the construction of new facilities and no mitigation is required.

4.17(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less than Significant Impact. As indicated above, the City of Los Alamitos receives water service from the Golden State Water Company via the West Orange County System.¹¹

¹¹Los Alamitos Medical Center Final EIR.

City's Source Reduction and Recycling Element (SRRE) that reflect the manner in which solid waste reduction will occur. Compliance with the SRRE will ensure that such reductions occur, not only at the project site but also throughout the City of Los Alamitos. Therefore, no significant impacts are anticipated to occur as a result of project implementation.

4.18 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the project</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				■
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			■	
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			■	

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

Less than Significant Impact. The potential impacts of the project as proposed have been identified and evaluated in the preceding analysis. Based on that evaluation, the improvements proposed would not result in any potentially significant impacts that would necessitate the preparation of a Draft Environmental Impact Report. As indicated in the preceding analysis, project implementation will either not result in any significant project-related impacts due to the implementation or standard conditions prescribed by the City and/or regulatory agencies will ensure that potential impacts would be avoided or reduced to a less than significant level. In addition, the proposed project is subject to the implementation of standard conditions that are required either by the City of Los Alamitos or other regulatory agencies (e.g., South Coast AQMD, etc.) to ensure that potential impacts will not exceed significance thresholds established for each environmental condition.

4.19 REFERENCES

The following references were utilized during preparation of this Initial Study. These documents are available for review at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California 90720.

Los Alamitos 2010 General Plan
Land Use
Community Design Element
Safety Element
Conservation and Open Space Element
Noise Element
Cultural Resources Element

Los Alamitos Medical Center Final Environmental Impact Report; RBF Consulting; 2011.

Final Environmental Impact Report for the Los Alamitos Medical Center Specific Plan; RBF Consulting; February 7, 2011.

Parking Demand Analysis for WaterSafe Swim School; Linscott, Law & Greenspan Engineers, Inc.; June 9, 2014.

Orange County Important Farmland Map; U.S. Department of Agriculture; 2010.

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

Preliminary Water Quality Management Plan; ITF & Associates, Inc.; July 2014.

5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in Section 3.0, *Initial Study Checklist*, and Section 4.0, *Environmental Analysis*, it is concluded that the proposed WaterSafe Swim School Project could not have a significant effect on the environmental issues analyzed. Accordingly, it is recommended that the first category in Section 6.0 (Lead Agency Determination) be selected for the City's determination and that the City of Los Alamitos prepare a Mitigated Negative Declaration for the proposed project.

8/4/14

Date



Keeton K. Kreitzer, Principal
Keeton Kreitzer Consulting

6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

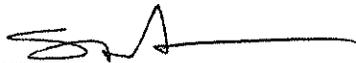
I find that the proposed use **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposal **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposal **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that the proposal could have a significant effect on the environment, because all potentially significant effects a) have been adequately analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable legal standards, and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

City of Los Alamitos
Agency

Steven Mendoza, Director
Community Development Department
Printed Name/Title

8/04/2014
Date

RESPONSE TO PUBLIC COMMENTS

WATERSAFE SWIM SCHOOL MITIGATED NEGATIVE DECLARATION LOS ALAMITOS, CA

INTRODUCTION

The 20-day public review period for the Proposed Mitigated Negative Declaration (MND) prepared for the WaterSafe Swim School project in the City of Los Alamitos extended from August 6, 2014 through August 26, 2014. The City of Los Alamitos received one (1) comment letter on the Proposed MND during the formal 20-day public review and comment period. Responses to the individual comments in the letter received by the City have been prepared and are included with the Proposed Final MND. The comment letter was received from:

1. Airport Land Use Commission (February 26, 2014)

1. Airport Land Use Commission (August 26, 2014)

Response to Comment No. 1

As indicated in the project description, the swim school will utilize the single-story structure that exists on the site. No new structures are proposed.

Response to Comment No. 2

As noted in this comment, the project is located outside the 60 dBA and 65 Dba CNEL noise contours for JFTB Los Alamitos and would not be subject to any special noise reduction requirements. No response is required.

Response to Comment No. 3

As indicated in the project description, the project consists only of reusing the existing building and improvements that include two swimming pool and ancillary facilities necessary to accommodate the proposed swim school; no heliport or other related aviation facilities or activities are included in the development plans and none are identified in the City's General Plan for the site or in the immediate project area.

Response to Comment No. 4

Refer to Response to Comment No. 1.



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

August 26, 2014

Mr. Steven A. Mendoza
Director of Community Development
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-5600

Subject: MND for the City of Los Alamitos WaterSafe Swim School

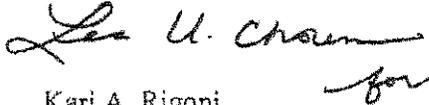
Dear Mr. Mendoza:

Thank you for the opportunity to review the Mitigated Negative Declaration (MND) for the proposed WaterSafe Swim School located at 3686 Cerritos Avenue in the City of Los Alamitos in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan for Joint Forces Training Base (JFTB) Los Alamitos*.

- 1 The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JFTB Los Alamitos. The MND should discuss the proposed building height and if that height would penetrate the FAR Part 77 notification surface.
- 2 With respect to noise impacts, the proposed project is located outside of the 60 dBA and 65 dBA CNEL noise contours for JFTB Los Alamitos and would not be subject to any special noise reduction requirements.
- 3 We also recommend that the MND include a discussion as to whether heliports are part of the proposed project. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.
- 4 Per the *AELUP for JFTB Los Alamitos*, projects outside of the 60 dB CNEL Contour, or other areas of special concern as delineated by the FAA and adopted by the Commission, local agencies are required to submit to the ALUC only those matters which contemplate or permit structures that would penetrate the 100:1 Imaginary Surface for notice to the FAA as defined in FAR Part 77.13.

Thank you again for the opportunity to comment on MND. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,

A handwritten signature in cursive script that reads "Lea U. Choum".

Kari A. Rigoni
Executive Officer

A handwritten word "for" in cursive script, positioned to the right of the typed name "Kari A. Rigoni".

**CITY OF LOS ALAMITOS • NOTICE OF DETERMINATION
WATERSAFE SWIM SCHOOL PROJECT**

To: County Clerk
County of Orange
Environmental Filings
12 Civic Center Plaza
Santa Ana, California 92702

From: City of Los Alamitos
Community Development Department
3191 Katella Avenue
Los Alamitos, California 90720

SUBJECT: Approval of the Swim School project located at 3686 Cerritos Avenue, Los Alamitos, California.

N/A WaterSafe Swim School Project
State Clearinghouse Number **Project Title**

Los Alamitos, Orange County City of Los Alamitos Tom Oliver (562) 431-3538 x303
Project Location (County) **Responsible Agency** **Contact Person** **Telephone**

NAME OF PROJECT/PROJECT APPLICANT: MS. GINNY FERGUSON
345 10TH STREET
SEAL BEACH, CA 90740

PROJECT DESCRIPTION: The applicant, Ms. Ginny Ferguson, will redevelop the 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.

FINDINGS: The Planning Commission approved the WaterSafe Swim School project and the Mitigated Negative Declaration on September __, 2014. This is to advise that the City of Los Alamitos, in its capacity as Lead Agency, has approved the project and has made the following determinations:

- The project was determined to have less than significant environmental impacts on the environment with the implementation of the recommended mitigation.
- A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project.
- A Statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of CEQA.

CITY OF LOS ALAMITOS • NOTICE OF DETERMINATION
WATERSAFE SWIM SCHOOL PROJECT

This is to certify that the Mitigated Negative Declaration and the Initial Study, along with comments and responses and the record of project approval, are available to the general public in the Community Development Department at the City of Los Alamitos Civic Center (City Hall) located at 3191 Katella Avenue, Los Alamitos, California 90720.

Signature

September , 2014
Date

Steven Mendoza, Director
Name and Title

**Mitigation Monitoring and Reporting Program
WaterSafe Swim School Project
Los Alamitos, CA**

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsible Department
Air Quality				
SC 4.3-1	<p>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.</p> <p>Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> ▪ 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. <p>Additional dust suppression measures in the SCAQMD CEQA Air Quality Handbook are included as part of the project's standard conditions.</p> <ul style="list-style-type: none"> ▪ 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 	Monitoring	During Grading and Construction	Community Development Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsible Department
	<p>visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</p> <ul style="list-style-type: none"> ▪ 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. 			

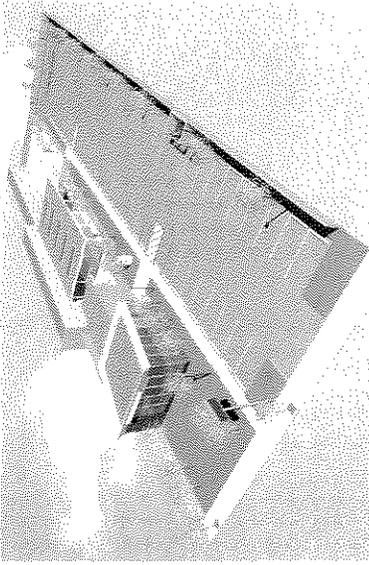
SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsible Department
Geology and Soils				
SC 4.6-1	The project shall comply with all applicable requirements for structural design prescribed in the current California Building Code.	Plan Check	Prior to Issuance of Grading Permit	Building & Safety Department
MM 4.6-1	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.	Plan Check	Prior to Issuance of Building Permit	Building & Safety Department
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.	Monitoring	During Grading	Building & Safety Department
Hydrology and Water Quality				
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.	Plan Check	Prior to Issuance of Grading Permit	Public Works Department
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	Plan Check	Prior to Issuance of Grading Permit	Community Development Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsible Department
	responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and shall reference the locations(s) of structural BMPs. These plans shall also comply with the City of Los Alamitos requirements for stormwater management.			
Noise				
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.	Plan Check	Prior to the Commencement of Demolition, Grading, Construction or other Noise-generation Activities	Building & Safety Department

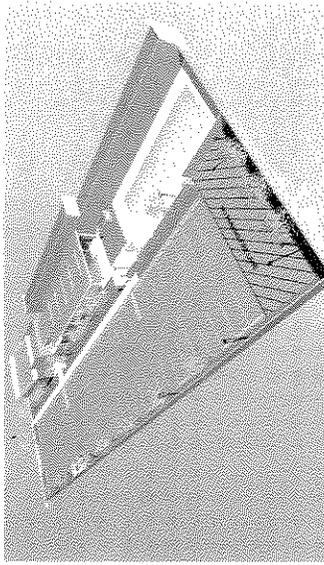


Watersafe Swim School
 3886 Cerritos Ave.
 Los Alamitos CA
 714 . 898 . 1949

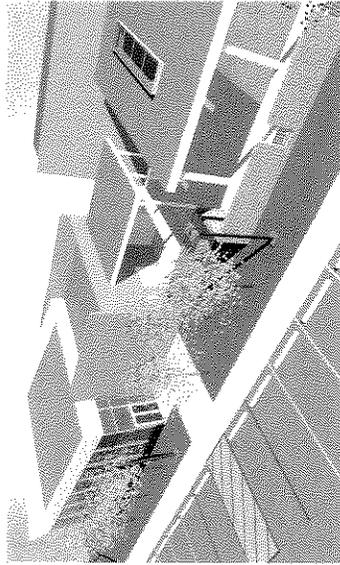
don lee
 ARCHITECT
 2601 N. HARTMAN ST.
 LOS ANGELES, CA 90045
 714 . 898 . 1949



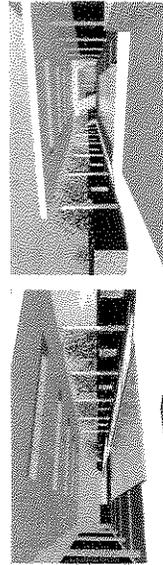
From Cerritos Ave. Looking South East



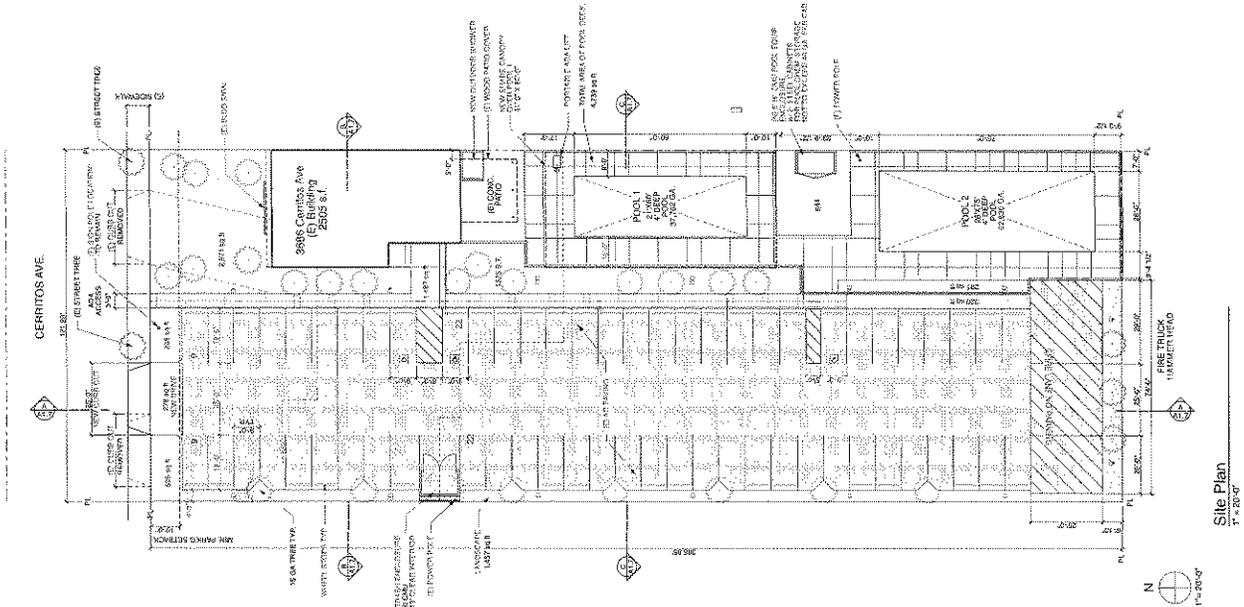
Looking from East



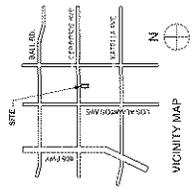
Looking to School Entry



Looking Towards Pool 1 w/ Pool 2 Beyond



Site Plan
 1" = 20'-0"



VICINITY MAP

SHEET INDEX:
 Site Plan, Deck & Handicaps: A1.3
 Exhibitions & Building Sections: A1.7

ZONING: Planned Light Industrial	P-M
Site Area: 41,092 s.f. Existing Building Area: 2,505 s.f. Existing Building Footprint: 2,505 s.f.	61.1%
Parking Show: (includes 40% ADA Spaces)	62 Cars
Required Landscaping: 62 Cars x 20 s.f. = 1,240 s.f. (per Car)	6184 s.f. 1240 s.f.
Landscaping Show: Landscape Rev'd	7484 s.f. 7471 s.f.
Existing Paved Areas: Existing Concrete: Existing to Remain: (parking lot)	38,592 s.f. 20,070 s.f.
Required Trees (15 ga. min.) 62 Cars / 2.5 cars =	13.4 15.6 26 trees
Existing Paved Areas Required: w/ New Landscaping: w/ New Walkways: w/ Pool 1, 18' w/ New Pool Deck	7424 s.f. 1487 s.f. 4729 s.f. 4729 s.f.
New Walks: 8' High CMU Wall:	275 l.f.
New Pool Shade Cover: Pool 1 Pool Canopy: Pool 2 Pool Canopy: (Steel Framing, galvanized painted plaster)	3280 s.f.
Pool Areas: Pool 1 (37,702 sqft) Pool 2 (82,836 sqft)	1250 s.f. 2100 s.f.

- Legends:**
- Existing Paving to Remain
 - Parking lot
 - New Landscaping
 - New Walkways
 - New Pool Deck
 - New Trees
 - Existing 6" High CMU Wall
 - New 6" High CMU Wall
(to match existing)
 - Parking Area Lighting
-14' High w/ shielded light
 - Concrete Wheel Stops

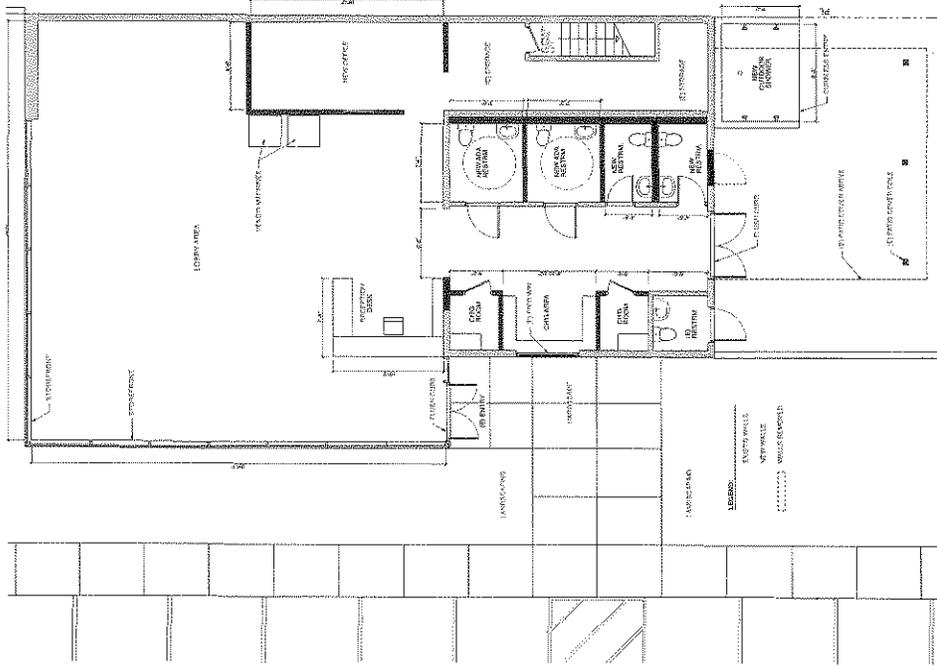


Floor Plan

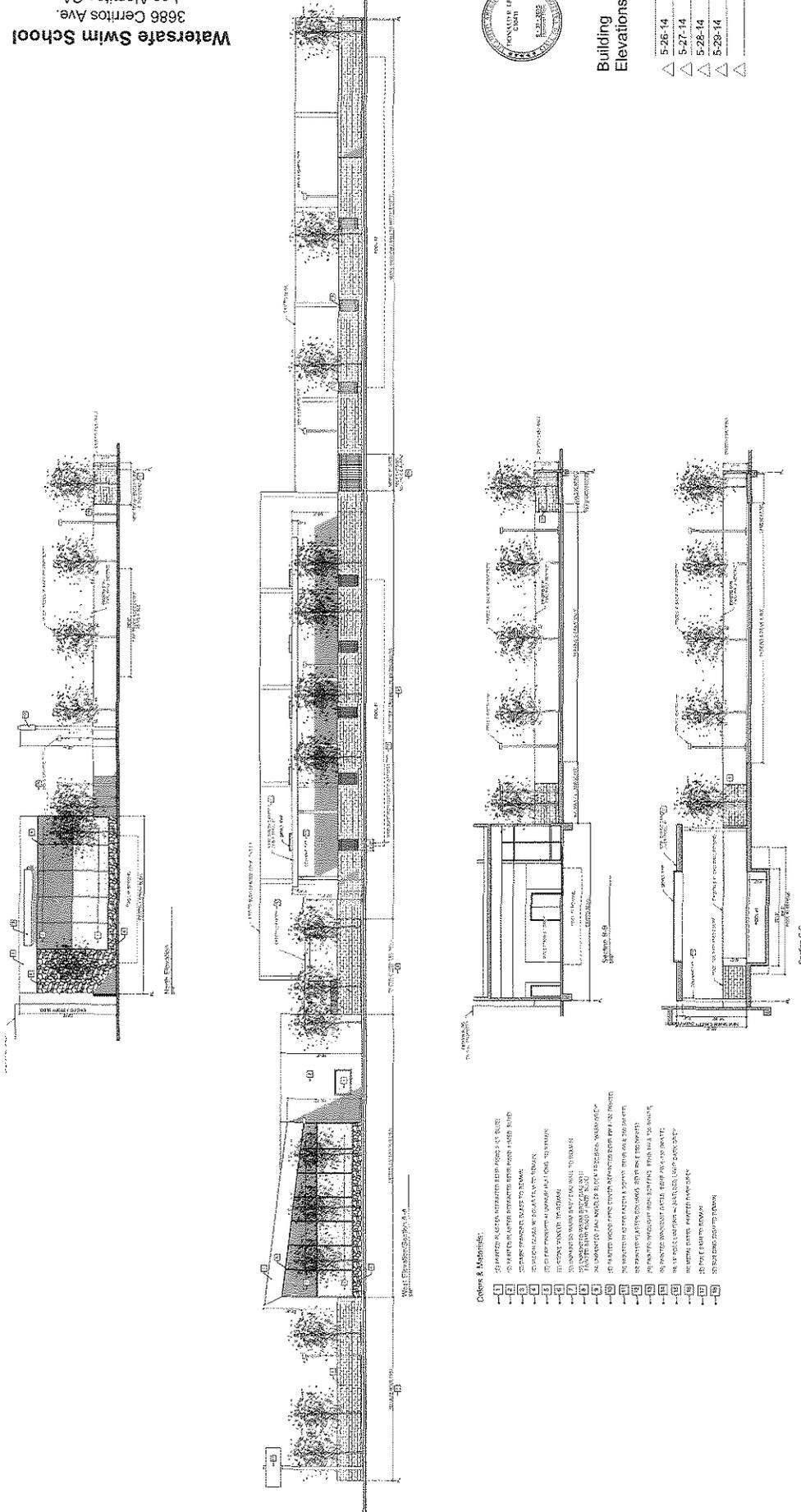
△	5-27-14
△	5-28-14
△	5-29-14
△	

A1.4

Project No. 132874



Floor Plan
 3/16" = 1'-0"



Building Elevations

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

Colors & Materials:

- 1. STAINLESS STEEL
- 2. POLISHED PLASTER
- 3. STAINLESS STEEL
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