

## CITY OF LA PALMA NEGATIVE DECLARATION

**POSTED**

**JAN 31 2012**

TOM DALY, CLERK - RECORDER

BY:  DEPUTY

**Project Title:** Development Code Amendment 2012-01

**Project Location -** All six locations within the City of La Palma where the Planned Neighborhood Development Zone (PND) is applied (Land Use / Zoning Map attached):

1. Southeast corner of Moody Street and Orangethorpe Avenue. Although there is a total of 4.59 acres of commercial property at this corner site, only the half acre remediated service station site is vacant.
2. Northeast corner of Walker Street and Orangethorpe Avenue. This 0.75 acre area consists of four separately owned parcels and is developed with a small commercial office, a quick service restaurant (Burger King), a liquor store and bar, and a veterinary office.
3. Northeast corner of Moody Street and La Palma Avenue. This location includes two parcels totaling 0.69 acres, and hosts a car wash and dentist office.
4. Southeast corner of La Palma and Walker. This is the 0.6 acre site with a former Walgreen's drive through store.
5. Southwest corner of La Palma and Valley View. This 0.53 acre site is a vacant former service station site.
6. Northwest corner of Crescent and Walker. This 0.65 acre parcel is developed with a hand car wash and is adjacent to the parking lot for Kennedy High School.

**Project Location - City:** La Palma **County:** Orange

**Name of Public Agency Approving Project:** City of La Palma

### **A. PROJECT DESCRIPTION**

**Description of Project:** Development Code Amendment 2012-01 - pursuant to City Code Section 26-128 this Project will amend the Planned Neighborhood Development (PND) Zone column within the nonresidential zoning districts allowable uses table. The amendment will revise the table to conditionally permit financial institutions (e.g. banks) with approval of a Conditional Use Permit and Development Agreement within the PND.

### **B. ENVIRONMENTAL SETTING**

The City of La Palma is predominantly urbanized with limited vacant parcels remaining

for infill development. The City is surrounded by other incorporated cities (i.e., Cerritos, Cypress and Buena Park) which are also predominantly urbanized. The six PND land use locations are, or have previously been, developed with commercial uses and are surrounded by other established commercial and residential uses.

### **C. IDENTIFICATION OF ENVIRONMENTAL IMPACTS**

An Initial Study conducted by the City of La Palma determined that the proposed project would have no significant environmental impacts. This Negative Declaration has been prepared in accordance with Section 15070 of the State of California Environmental Quality Act (CEQA) Guidelines.

### **D. FINDING OF NO SIGNIFICANT IMPACT**

As evidenced by the information in this Negative Declaration and the attached Initial Study, the proposed project: (1) does not have the potential to degrade the quality of the environment via impacts on plants, animals, fish, or their habitats; (2) does not have the potential to achieve short-term goals to the disadvantage of long-term goals; (3) will not result in impacts which are individually limited but cumulatively considerable; and (4) will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

#### Preparer

The Initial Study and Negative Declaration were prepared by the City of La Palma's Associate Planner, contact person, Scott A. Hutter (714) 690-3336 / scotth@cityoflapalma.org.

### **E. APPEAL**

Any interested person may APPEAL the decision of the responsible Official to file a Negative Declaration by filing notice of such appeal with the City Council within twenty (20) days after posted date hereof. The Council shall hear and consider the matter and its decision with respect thereto shall be final.

### **F. SIGNATURE**

The signature below certifies that the Community Development Director has reviewed and hereby issues this Negative Declaration.

 1/31/12  
Douglas D. Dumhart, Community Development Director



**City of La Palma  
Community Development  
Department**  
7822 Walker Street  
La Palma, CA 90623  
Phone (714) 690-3340  
Fax (714) 523-2141

# ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title:** Development Code Amendment 2012-01 - pursuant to City Code Section 26-128 this Project will amend the Planned Neighborhood Development (PND) Zone column within the nonresidential zoning districts allowable uses table. The amendment will revise the table to conditionally permit financial institutions (e.g. banks) with approval of a Conditional Use Permit and Development Agreement within the PND.
- 2. Lead Agency Name and Address:** City of La Palma  
7822 Walker Street  
La Palma, CA 90623
- 3. Contact Person:** Douglas D. Dumhart, Community Development Director  
Phone: (714) 690-3322  
Fax: (714) 523-2141  
E-Mail: [DouglasD@cityoflapalma.org](mailto:DouglasD@cityoflapalma.org)
- 4. Project Location:** All six locations within the City of La Palma where the Planned Neighborhood Development Zone (PND) is applied:

  1. Southeast corner of Moody Street and Orangethorpe Avenue. Although there is a total of 4.59 acres of commercial property at this corner site, only the half acre remediated service station site is vacant.
  2. Northeast corner of Walker Street and Orangethorpe Avenue. This 0.75 acre area consists of four separately owned parcels and is developed with a small commercial office, a quick service restaurant (Burger King), a liquor store and bar, and a veterinary office.
  3. Northeast corner of Moody Street and La Palma Avenue. This location includes two parcels totaling 0.69 acres, and hosts a car wash and dentist office.
  4. Southeast corner of La Palma and Walker. This is the 0.6 acre site with a former Walgreen's drive through store.
  5. Southwest corner of La Palma and Valley View. This 0.53 acre site is a vacant former service station site.
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# ENVIRONMENTAL CHECKLIST FORM

**5. Project Sponsor's Name and Address:**

City of La Palma  
7822 Walker Street  
La Palma, CA 90623

**6. General Plan Designation:**

Planned Neighborhood Development District (PND) is a nonresidential land use that emphasizes commercial retail businesses.

**7. Zoning:**

PND Zone provides flexibility in development standards for six corner sites along with by PND Design Guidelines. The PND design guidelines are to be used in concert with the City's Municipal Code for evaluating future projects. Development flexibility afforded by the design guidelines is anticipated to foster new development to take advantage of modern design and development techniques, and focus on quality of design rather than on rigid zoning requirements. The PND regulations are intended to encourage quality retail and restaurant development, in a unified project, through creative and imaginative planning solutions. They focus on a more efficient use of space and encourage the use of modern land planning and design techniques to create attractive, vibrant commercial developments. The intent is to integrate and support commercial uses that provide needed services to the community while enhancing the City's tax base. The PND Zone supports comprehensive planning of contiguous parcels by encouraging the consolidation of adjacent parcels for responsible development, site planning, and use.

**8. Description of the Project:**

**Development Code Amendment**

The proposed project includes a Development Code Amendment Ordinance to enact the proposed revision to the permit able land uses within the PND Zone. The Development Code Amendment also applies a Development Agreement requirement upon financial institutions within the PND land use designation at the six locations as depicted on the City's Land Use/Zoning Map.

**CEQA Background and Overview**

In 1999, the City of La Palm adopted a comprehensive update to its General Plan and concurrently adopted the Land Use/Zoning Map. An Environmental Impact Report (EIR), prepared in accordance with the California Environmental Quality Act (CEQA) was prepared and certified for the 1999 General Plan and Land Use/Zoning Map. The EIR was intended to address implementation of the General Plan update, including corresponding zoning which implements the General Plan.

The current proposed project involves an amendment to the City's nonresidential land use table to conditionally allow financial institutions within the PND Zone with approval a Conditional Use Permit (CUP) and a Development Agreement.



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The PND is similar to the existing Neighborhood Commercial (NC) Zoning designation except that it provides for greater development intensity but slightly more restrictive range of uses. One of those uses that were restricted was financial institutions. Because the Project proposes to conditionally permit one type of commercial use with a development agreement that is currently permitted by right within the City's other nonresidential land uses, the net change for potential physical development is relatively minor in the context of CEQA. This Initial Study focuses on the incremental changes created by the proposed project to the baseline project previously established and reviewed in the General Plan EIR.

The General Plan EIR reviewed a full range of potential environmental impacts and determined that all of the potential impacts of the project were either not significant or could be mitigated to a less than significant level. There were no impacts that were found to remain significant and unavoidable as a result of the proposed project. Specific mitigation measures identified in the General Plan EIR were limited to roadway improvements at the intersections of Carmenita/Orangethorpe and Walker/La Palma, and construction noise measures.

**9. Surrounding Land Uses and Setting:**

The City of La Palma is predominantly urbanized with limited vacant parcels remaining for infill development. The City is surrounded by other incorporated cities (i.e., Cerritos, Cypress and Buena Park) which are also predominantly urbanized. The six PND land use locations are, or have previously been, developed with commercial uses and are surrounded by other established commercial and residential uses.

**10. Other Public Agency Approvals:**

None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality             |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils           |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality           | <input type="checkbox"/> Land Use/ Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/ Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/ Traffic |
| <input type="checkbox"/> Utilities/ Service Systems    | <input type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> None         |

**DETERMINATION: On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

**1. AESTHETICS.** Would the project:

- (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 that would adversely affect day or nighttime views in the area?

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to aesthetics would be less than significant, further CEQA analysis for this issue is not required.

**2. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- (b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- (c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no impacts. Because there are no impacts related to agricultural resources, further CEQA analysis for this issue is not required.

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

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

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	
			With Mitigation Incorporation	Less than Significant Impact

(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 threshold for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in less than significant impacts. Because impacts related to air quality would be less than significant, further CEQA analysis for this issue is not required.

#### 4. BIOLOGICAL RESOURCES Would the project:

(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no impacts. Because there are no impacts related to biological resources, further CEQA analysis for this issue is not required.

**5. CULTURAL RESOURCES. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to cultural resources would be less than significant, further CEQA analysis for this issue is not required.

**6. GEOLOGY AND SOILS. Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**ENVIRONMENTAL ISSUES:**

Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
---------	--------------------------------	---	------------------------------	-----------

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to geology and soils would be less than significant, further CEQA analysis for this issue is not required.

**7. GREENHOUSE GAS EMISSIONS:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in less than significant impacts. Because impacts related to greenhouse gas emissions would be less than significant, further CEQA analysis for this issue is not required.

**8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than	Less than Significant Impact	No Impact
			Significant With Mitigation Incorporation		

- |     |   |                          |                          |                          |                                     |
|-----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) | Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no impacts. Because no impacts related to hazards and hazardous materials are anticipated, further CEQA analysis for this issue is not required.

**9. HYDROLOGY AND WATER QUALITY. Would the project:**

- |     |  |                          |                          |                                     |                                     |
|-----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) | Substantially alter the existing drainage pattern of the   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**ENVIRONMENTAL ISSUES:**

Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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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 that would result in flooding on- or off-site?

(e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j)	Inundation by Seishi, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k)	Potentially impact Storm water runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Potentially impact Storm water runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n)	Result in the potential for discharge of storm water to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o)	Create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p)	Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ENVIRONMENTAL ISSUES:**

Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to hydrology and water quality would be mitigated by Water Quality Management Plans (WQMPs) for any future projects the impacts would therefore be less than significant, further CEQA analysis for this issue is not required.

**10. LAND USE AND PLANNING. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to land use and planning would be less than significant, further CEQA analysis for this issue is not required.

**11. MINERAL RESOURCES. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no impacts. Because there are no impacts related to mineral resources, further CEQA analysis for this issue is not required.

**12. NOISE. Would the project result in:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

- |     |  |                          |                          |                                     |                                     |
|-----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant when recommended mitigation measures during construction activity are implemented. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to noise would remain less than significant under the provisions of the previous EIR, further CEQA analysis for this issue is not required.

**13. POPULATION AND HOUSING. Would the project:**

- |     |  |                          |                          |                          |                                     |
|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no impacts. Because no impacts related to population and housing are anticipated, further CEQA analysis for this issue is not required.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than	Less than Significant Impact	No Impact
			Significant With Mitigation Incorporation		

**14. PUBLIC SERVICES**

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to public services would be less than significant, further CEQA analysis for this issue is not required.

**15. RECREATION:**

(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to recreation would be less than significant, further CEQA analysis for this issue is not required.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

**16. TRANSPORTATION/TRAFFIC. Would the project:**

(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant when recommended mitigation measures during construction activity are implemented. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to transportation and traffic would remain less than significant under the provisions of the previous EIR, further CEQA analysis for this issue is not required.

**17. UTILITIES AND SERVICE SYSTEMS. Would the project:**

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant impact	Less Than	Less than Significant impact	No Impact
			Significant With Mitigation Incorporation		

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to utilities and service systems would be less than significant, further CEQA analysis for this issue is not required.

### 18. MANDATORY FINDINGS OF SIGNIFICANCE:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Explanation:** As previously determined in the General Plan EIR, the potential for environmental impacts resulting from adoption and implementation of the La Palma General Plan, including establishment of corresponding zoning to implement the General Plan, are less than significant. As the proposed project involves only minor changes to the previously approved project, the net change in impact is anticipated to result in no and/or less than significant impacts. Because impacts related to mandatory findings of significance, including cumulative impacts, would be less than significant, further CEQA analysis for this issue is not required.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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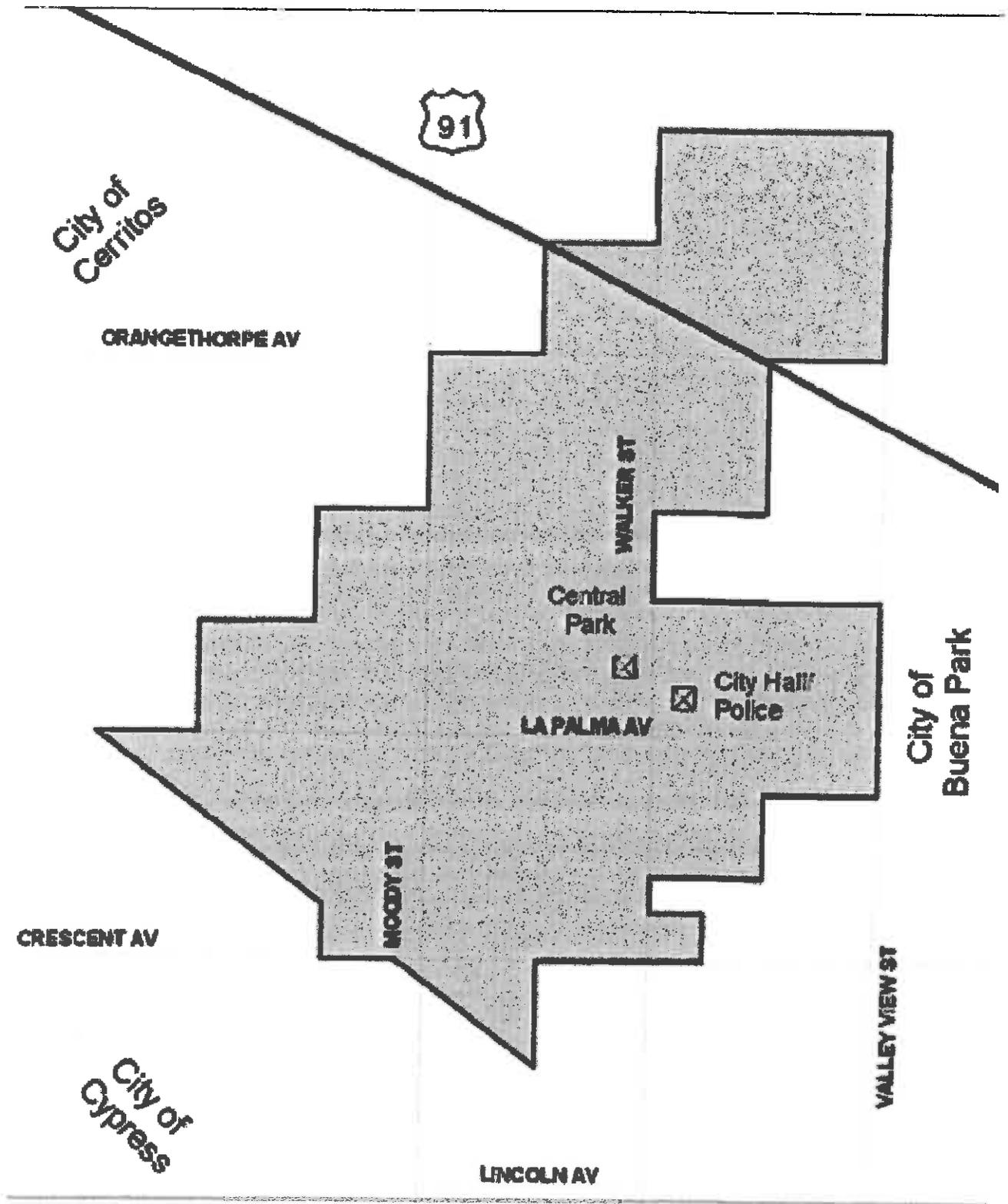
**19. SOURCE REFERENCES:**

1. City of La Palma General Plan and Environmental Impact Report. Prepared by The Planning Center, dated March 16, 1999.

**20. ATTACHMENTS:**

Land Use / Zoning Map

Figure 1





# City of La Palma Land Use & Zoning Map

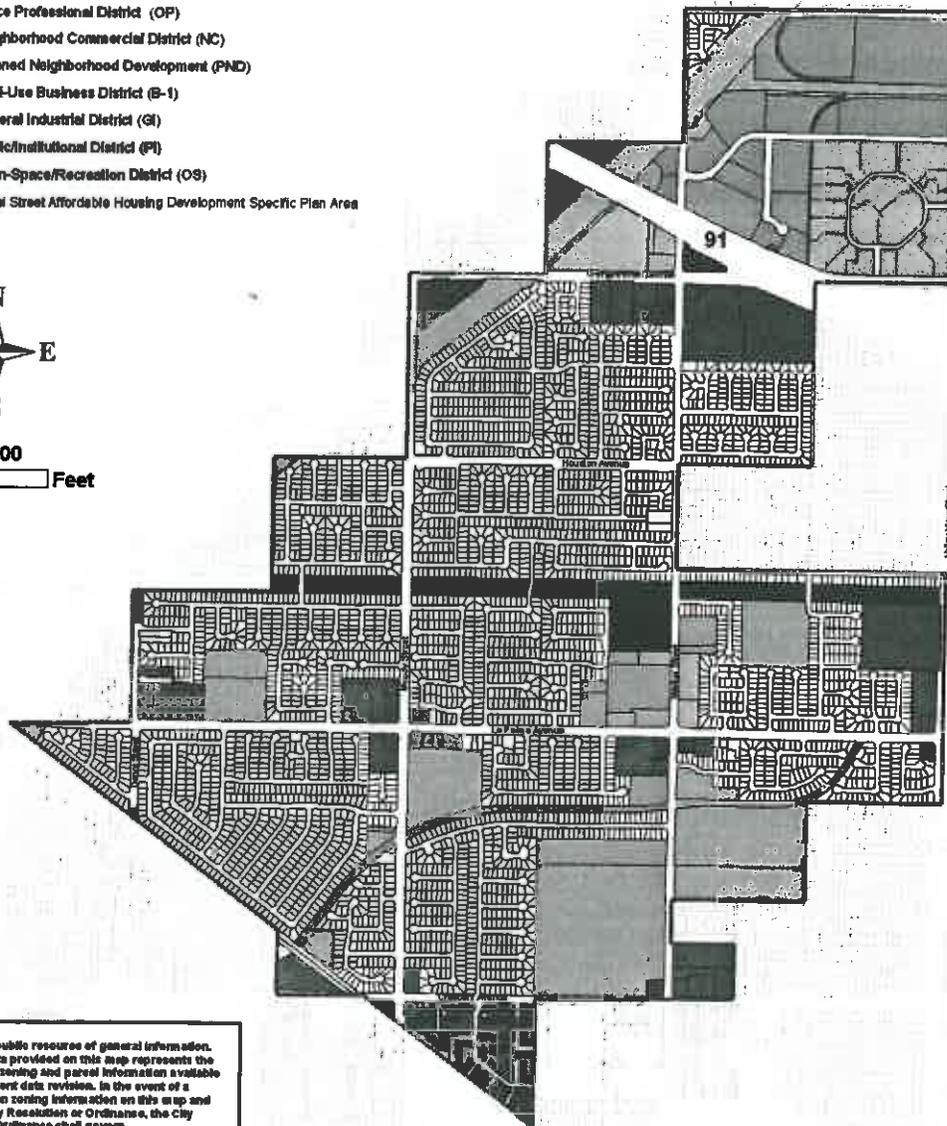
Adopted by Ordinance No. 2012-01 on January 17, 2012

## Legend

-  Single-Family District Residential (R-1)
-  Multiple Family Residential District (R-3)
-  Village Overlay (VO)
-  Office Professional District (OP)
-  Neighborhood Commercial District (NC)
-  Planned Neighborhood Development (PND)
-  Multi-Use Business District (B-1)
-  General Industrial District (GI)
-  Public/Institutional District (PI)
-  Open-Space/Recreation District (OS)
-  Denni Street Affordable Housing Development Specific Plan Area



1,000  
Feet



**Disclaimer**  
This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent data revision. In the event of a conflict between zoning information on this map and an adopted City Resolution or Ordinance, the City Resolution or Ordinance shall govern.

The City of La Palma makes no warranty, representation, or guaranty as to the content, accuracy, or completeness of any information provided herein. The City of La Palma shall assume no liability for any errors, omissions, or inaccuracies in the information provided and is not responsible for any claims, losses or damages resulting from the usage of this land use and zoning map.