

City of LYNWOOD

A City Meeting Challenges

11330 BULLIS ROAD
LYNWOOD, CALIFORNIA 90262
(310) 603-0220



NOTICE OF AVAILABILITY/INTENT TO ADOPT A NEGATIVE DECLARATION

For the ROCKETBLU/ LYNWOOD EXPRESS CARWASH Project

This serves as the City of Lynwood's Notice of Availability/Intent to adopt an Initial Study/ Negative Declaration (IS/ND) for the ROCKETBLU/ LYNWOOD EXPRESS CARWASH Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: ROCKETBLU/ LYNWOOD EXPRESS CARWASH Project

Project Location: 3516, 3520 and 3532 E. Imperial Highway, Lynwood, CA 90262
APNs 6173-013-004, 6173-013-005 and 6173-013-006

Application Nos.: EA No. 2019-06, CUP No. 2019-03, VAR No. 2020-01, and SPR No. 2019-69

Lead Agency: City of Lynwood, Community Development Department – Planning Division,
11330 Bullis Road, Lynwood, California 90262

Project Description: The project proposes to construct, use and maintain a new 6,288 square foot automated car wash structure and demolish three-(3), single-story structures totaling 2,484 square feet utilized for a car dealership and one-(1) storage building. The new car wash will consist of a single-story, 32-foot tall structure with a 140-foot long car tunnel, supporting equipment, lobby, office/cashier, manager's office, a breakroom, restrooms, and 27 on-site parking stalls (two-(2) handicap and two-(2) employee stalls) with 24 of these stalls designated as customer drying/vacuum stations. The proposed daily hours of operation are 7 a.m. to 9 p.m. The subject site consists of three-(3), rectangular shaped parcels totaling 37,500 square feet (0.86 acres), allowing C-2 (Light Commercial) uses, a General Plan designation of Commercial, and within "Corridor Mixed-Use 2" of the Lynwood Transit Area Specific Plan.

The project will require a Conditional Use Permit for the subject car wash use, a Site Plan Review for the structure, and also Zone Variance requests: 1) a reduced front yard setback and associated landscape buffer from 10 feet to four-(4) feet; and, 2) increased height for proposed wrought iron fencing within the front yard setback area from four-(4) feet to eight-(8) feet. A Tentative Parcel Map filing may be necessary to merge three-(3) parcels into one-(1).

NOTICE IS HEREBY GIVEN THAT the City of Lynwood proposes to adopt an IS/ND for the above-referenced project. The IS/ND is based on the finding that the project COULD NOT have a significant effect on the environment. The reasons to support such a finding are documented in the Initial Study prepared by the City.

The IS/ND and supporting materials are available for review at the following locations:

- Citywebsite: <http://lynwood.ca.us>
- Contact: Karen Figueredo, Planning Associate at (310) 603-0220, Ext 247, kfigueredo@lynwood.ca.us

Written comments regarding the proposed IS/ND must be received by the Planning Division by email or standard mail **prior to 5:00 p.m. on the last day of the 20-day public review/comment period (June 9, 2020)**. All correspondence and any questions regarding the Negative Declaration should be directed to the following

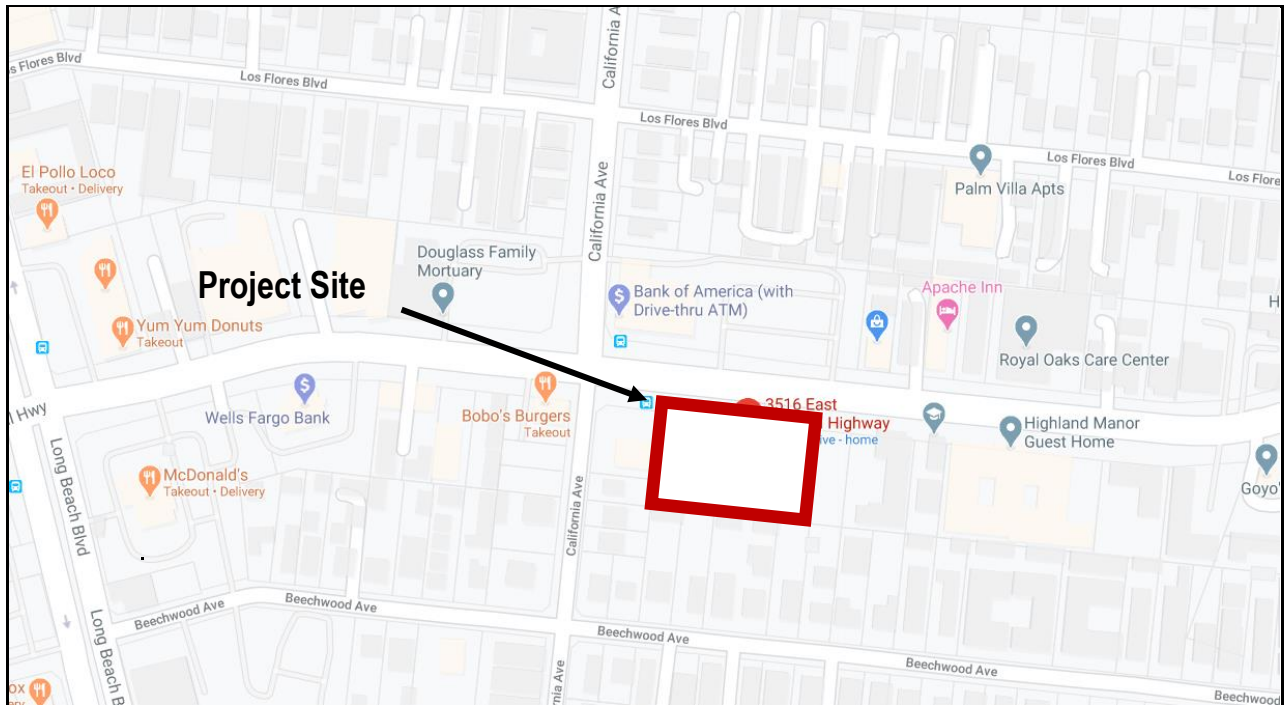
City Staff:

NAME: Karen Figueredo
TITLE: Planning Associate
ADDRESS: City of Lynwood
Community Development Department – Planning Division
11330 Bullis Road, Lynwood, California 90262
PHONE: 310.603.0220, Ext. 247
EMAIL: kfigueredo@lynwood.ca.us

Public Review Period: ***Begins – May 20, 2020*** ***Ends – June 9, 2020***

Public Hearing: Before the Planning Commission on Tuesday, June 9, 2020 @ 6 p.m.
by TELECONFERENCE VIA WEBEX - participate by calling (310)
372-7549 and entering Conference Code: 852724.

VICINITY MAP - 3516, 3520 and 3532 E. Imperial Highway, Lynwood, CA 90262



PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:

The 20-day public review and comment period on the Initial Study/Negative Declaration is from **Wednesday, May 20 to Tuesday, June 9, 2020**. If you wish to comment on the Initial Study/Negative Declaration, please submit your written comments to Karen Figueredo, Planning Associate, Planning Division, 11330 Bullis Road, Lynwood, California, 90262, **no later than Tuesday, June 9, 2020 at 5:00 p.m.** Comments may also be submitted via email to kfigueredo@lynwood.ca.us.

AVAILABILITY OF NEGATIVE DECLARATION AND INITIAL STUDY:

Typically, hard copies would be available at the Community Development Department, located at 11330 Bullis Road, Lynwood, California, 90262; however, due to the current Shelter-in-Place order, a hard copy can be mailed to you or electronic version by email upon request. If receiving document by mail, please allow time for printing and delivery. The Initial Study and Negative Declaration are available on-line on the City's website at:

<http://lynwood.ca.us>

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072. The project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

CITY OF LYNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING
DIVISION
LYNWOOD CITY HALL
LYNWOOD, CALIFORNIA 90262
CALIFORNIA ENVIRONMENTAL
QUALITY ACT
PROPOSED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Lynwood	SPECIFIC PLAN OR SPECIAL DISTRICT Lynwood Transit Area Specific Plan
PROJECT TITLE EA No. 2019-06	CASE NO. CUP No. 2019-03, VAR No. 2020-01, SPR No. 2019-69

PROJECT LOCATION
3516, 3520 and 3532 E. Imperial Highway, Lynwood, CA 90262

PROJECT DESCRIPTION
The project proposes to construct, use and maintain a new 6,288 square foot automated car wash structure and demolish three-(3), single-story structures totaling 2,484 square feet utilized for a car dealership and one-(1) storage building. The new car wash will consist of a single-story, 32-foot tall structure with a 140-foot long car tunnel, supporting equipment, lobby, office/cashier, manager's office, a breakroom, restrooms, and 27 on-site parking stalls (two-(2) handicap and two-(2) employee stalls) with 24 of these stalls designated as customer drying/vacuum stations. The proposed daily hours of operation are 7 a.m. to 9 p.m. The subject site consists of three-(3), rectangular shaped parcels totaling 37,500 square feet (0.86 acres), allowing C-2 (Light Commercial) uses, a General Plan designation of Commercial, and within "Corridor Mixed-Use 2" of the Lynwood Transit Area Specific Plan.

The project will require a Conditional Use Permit for the subject car wash use, a Site Plan Review for the structure, and also Zone Variance requests: 1) a reduced front yard setback and associated landscape buffer from 10 feet to four-(4) feet; and, 2) increased height for proposed wrought iron fencing within the front yard setback area from four-(4) feet to eight-(8) feet. A Tentative Parcel Map filing may be necessary to merge three-(3) parcels into one-(1).

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Rob Shokry
1400 Van Nuys Avenue, Suite A
Gardena, CA 90249

FINDING:
The City of Lynwood proposes to adopt an IS/ND for the above-referenced project. The IS/ND is based on the finding that the project COULD NOT have a significant effect on the environment. The reasons to support such a finding are documented in the Initial Study prepared by the City. (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the negative declaration, amend it, or require mitigation or the preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
Karen Figueredo	Planning Associate	(310) 603-0220 x247
ADDRESS	SIGNATURE (Official)	DATE
11330 Bullis Road Lynwood, CA 90262		

CITY OF LYNWOOD
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LYNWOOD, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Lynwood	SPECIFIC PLAN OR SPECIAL DISTRICT Lynwood Transit Area Specific Plan	DATE: 05-20-2020
RESPONSIBLE AGENCIES: Planning Division		
ENVIRONMENTAL CASE: EA No. 2019-06	RELATED CASES: CUP No. 2019-03, VAR No. 2020-01, SPR No. 2019-69	
PREVIOUS ACTIONS CASE NO.: CUP No. 98-17	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: NEW CONSTRUCTION, USE AND MAINTENANCE OF A PROPOSED NEW 6,288 SQUARE FOOT AUTOMATED CAR WASH WITH 27 ON-SITE PARKING STALLS (24 CUSTOMER VACUUM AND DRYING STATIONS BAYS)		
ENV PROJECT DESCRIPTION: <p>The project proposes to construct, use and maintain a new 6,288 square foot automated car wash structure and demolish three-(3), single-story structures totaling 2,484 square feet utilized for a car dealership and one-(1) storage building. The new car wash will consist of a single-story, 32-foot tall structure with a 140-foot long car tunnel, supporting equipment, lobby, office/cashier, manager's office, a breakroom, restrooms, and 27 on-site parking stalls (two-(2) handicap and two-(2) employee stalls) with 24 of these stalls designated as customer drying/vacuum stations. The proposed daily hours of operation are 7 a.m. to 9 p.m. The subject site consists of three-(3), rectangular shaped parcels totaling 37,500 square feet (0.86 acres), allowing C-2 (Light Commercial) uses, a General Plan designation of Commercial, and within "Corridor Mixed-Use 2" of the Lynwood Transit Area Specific Plan.</p> <p>The project will require a Conditional Use Permit for the subject car wash use, a Site Plan Review for the structure, and also Zone Variance requests: 1) a reduced front yard setback and associated landscape buffer from 10 feet to four-(4) feet; and, 2) increased height for proposed wrought iron fencing within the front yard setback area from four-(4) feet to eight-(8) feet. A Tentative Parcel Map filing may be necessary to merge three-(3) parcels into one-(1).</p>		
ENVIRONMENTAL SETTINGS: <p>The project site is 37,500 square feet (0.86 acres) comprised of three-(3) lots within the Lynwood Transit Area Specific Plan. All three-(3) parcels are zoned "Corridor Mixed-Use 2" per the Lynwood Transit Area Specific Plan (C-2 uses), a "Commercial" general plan designation, and a frontage of 250 feet on the south side of East Imperial Highway.</p> <p>Prior to filing, the project site was developed and presently maintains three-(3), single-story commercial structures and a storage building with a vast majority of surface paved with limited landscaping areas. The applicant obtained a demolition permit from the City's Building Division and no demolition activities have occurred to date.</p> <p>Imperial Highway is a four-(4) lane roadway and is designated as a key "Arterial Street" according the City of Lynwood's General Plan, fully improved with pavement, curb, gutter, sidewalk, and may be subject to street dedication as determined by the Department of Public Works.</p> <p>Surrounding uses consist of multi-family units and commercial uses. The adjoining property to the north, across Imperial Highway is a two-(2) story financial institution and associated surface parking in the C-2 zone. Adjoining the property directly to the east, is a laundry mat and a surface parking area in the C-2 zone. The adjoining property to the south is improved with several one-(1) and two-(2) story apartment buildings with detached garages in the R-3 zone. The adjoining property to the west is improved with a one-(1) story convenience store and a one-(1) story ambulance/dispatching operation in the C-2 zone.</p> <p>The subject site's Assessor Parcel Numbers are 6173-013-004, 005 and 006.</p>		

PROJECT LOCATION: 2800 E. Imperial Highway, Lynwood, CA 90262		
LYNWOOD TRANSIT AREA SPECIFIC PLAN: CORRIDOR MIXED-USE 2 STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	PLANNING COMMISSION: CITY-WIDE	
EXISTING ZONING: CORRIDOR MIXED-USE 2 (C-2 Uses)	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A – NOT A RESIDENTIAL PROJECT	River Adjacent: NO
GENERAL PLAN LAND USE: COMMERCIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A – NOT A RESIDENTIAL PROJECT	
	PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find 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 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.

Director of Community Development

(310) 603-0220

Signature

Title

Phone

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 a mitigation measure has reduced an effect from "Potentially Significant Impact" to "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 sources 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 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"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRIBAL CULTURAL RESOURCES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> ENERGY	<input type="checkbox"/> NOISE	<input type="checkbox"/> WILDFIRE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Rob Shokry

PHONE NUMBER:

(310) 748-2800

APPLICANT ADDRESS:

1400 Van Nuys Avenue, Suite A
Gardena, CA 90249

AGENCY REQUIRING CHECKLIST:

City of Lynwood Planning Division

PROPOSAL NAME (if Applicable):

ROCKETBLU/ LYNWOOD EXPRESS CARWASH

DATE**SUBMITTED:**

11/14/2019

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS – Except as provided in Public Resources Code Section 21099, 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.	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

II. AGRICULTURE AND FOREST 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. 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:

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 nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
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))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
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?				✓

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

a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

IV. BIOLOGICAL RESOURCES – Would the project:

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on state or federally protected wetlands (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?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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?				✓
V. CULTURAL RESOURCES – Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	
VI. ENERGY – Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓
VII. GEOLOGY AND SOILS – Would the project:					
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			✓	
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
	ii) Strong seismic ground shaking?				✓
	iii) Seismic-related ground failure, including liquefaction?				✓
	iv) Landslides?				✓
b.	Result in substantial soil erosion or the loss of topsoil?				✓
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
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?				✓
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
VIII. GREEN HOUSE GAS EMISSIONS – Would the project:					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
IX. 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?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓

	Potentially significant impact	Potentially significant unless 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 or excessive noise for people residing or working in the project area?				✓
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				✓
i) result in a substantial erosion or siltation on- or off-site;				✓
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				✓
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
iv) impede or redirect flood flows?				✓
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓
XI. LAND USE AND PLANNING – Would the project:				
a. Physically divide an established community?				✓
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
XII. 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?				✓
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?				✓
XIII. NOISE – Would the project:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIV. POPULATION AND HOUSING – Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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XV. PUBLIC SERVICES – Would the project:

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 performance objectives for any of the public services:			✓	
Fire protection?			✓	
Police protection?				✓
Schools?				✓
Parks?			✓	
Other public facilities?			✓	

XVI. 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?				✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

XVII. TRANSPORTATION – Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✓	
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			✓	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d. Result in inadequate emergency access?				✓

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

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c. Result in a determination by the waste water 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?			✓	
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e.) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
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		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓
XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
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?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Lynwood and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Lynwood's application of CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description and that no substantial evidence was found that the project or any of its aspects would cause a significant effect on the environment, thereby qualifying the project for a negative declaration (Friends of B Street v. City of Hayward (1980) 106 Cal. App. 3d 988).

Therefore, this environmental analysis concludes that a Negative Declaration as the impacts created by the project do not require any mitigation measures and/or conditions and do not exceed a level of *less than significant*. The environmental case file known as **EA No. 2019-06** and the associated case(s), **CUP No. 2019-03, VAR No. 2020-01, and SPR No. 2019-69**. Finally, based on the fact that the project impacts do not exceed the threshold of less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Planning Division of Lynwood City Hall.

For City information, addresses and phone numbers: visit the City's website at<http://lynwood.ca.us/> ; Departments ; Community Development ; Building, Safety and Planning ; or Planning Division, City Hall, 11330 Bullis Road, Lynwood, CA 90262
Public Works Department Information and contact information -<http://lynwood.ca.us/public-works/#> or City's main website under Departments; Public Works.

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
Karen Figueredo	Planning Associate	(310) 603-0220 x247	05/20/2020

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	The project site is not located within or near any known scenic vista. No impact is anticipated.	
b.	NO IMPACT	The project site is in a developed urban area and not located on land or an area containing natural or structurally scenic resources. No impact is anticipated.	
c.	NO IMPACT	The subject site is within a nonurbanized area, but will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Public views are not being further impacted. The project conflict with applicable zoning and other regulations governing scenic quality. No impact is anticipated.	
d.	LESS THAN SIGNIFICANT IMPACT	The project proposes a source of light and glare and does not exceed a level beyond what presently exists (dealership use and a storage building – three-(3) structures). The construction materials utilized and latest lighting technology will fully address potential impacts and no mitigation measures are required. Any potential impacts will be less than significant.	
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses, and is zoned for light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
b.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
c.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
d.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
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III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct any air quality plan. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per the SCAQMD. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to result in any air quality violations. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, the impacts do not reach a net increase level affecting any applicable federal or state standards. Impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to cause any substantial pollutant concentrations exposing sensitive receptors. Impacts will be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The construction phase will be closely monitored by the applicant and various city departments and any affects (odors as well as other construction and operational activities) to the public are considered less than significant.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The project site is within an urbanized area, and does not contain any known candidate, sensitive, or special status species. No impact will result.	
b.	NO IMPACT	The project site does not contain any riparian habitat or other identified sensitive natural communities. No impact will result.	
c.	NO IMPACT	The project site does not contain any wetlands. No impact will result.	

Impact?		Explanation	Mitigation Measures
d.	NO IMPACT	The project site is not within or near any locations that would affect the movement of any native resident or migratory fish or wildlife species or have any affect upon (established or migratory) native resident, wildlife corridors, or native wildlife nursery locations. No impact will result.	
e.	NO IMPACT	No protected trees or tree preservations policies/ordinances protecting biological resources are affected and no impacts to this category exist. No impact will result.	
f.	NO IMPACT	The project site is not located in or near the area of an adopted Habitat Conservation Plan or other approved habitat conservation plan. No impact will result.	

V. CULTURAL RESOURCES

a.	NO IMPACT	The subject site does not contain any historical resources pursuant to §15064.5. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site with any known archaeological resources pursuant to § 15064.5; however, the applicant shall abide by current law if archaeological resources are discovered during grading or construction. Therefore, impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site with any known paleontological resources, including those interred outside of formal cemeteries; however, the applicant shall abide by current law if paleontological resources are discovered during grading or construction. Therefore, impacts will be less than significant.	

VI. ENERGY

a.	LESS THAN SIGNIFICANT IMPACT	The projects will result in a minimal increase in the consumption or energy, but have no affects to being wasteful or inefficient in its operations. The car wash facility is new and state-of-the-art and is not anticipated to rise to a level of less than significant. Therefore, impacts will be less than significant.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The proposed use will not conflict with any state or local plan associated with energy resources for both the development and operations of the new car wash. No impact will result.	
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VII. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The project will not result in any significant (directly or indirectly) cause of any potential or substantial adverse effects that include risks of loss, injury or even death. The proposed structure is pre-manufactured building that complies the latest in building standards and codes. Any potential impacts are considered less than significant.	
i.	LESS THAN SIGNIFICANT IMPACT	The site might be subject to strong ground shaking and the project has taken this possibility in account by incorporating seismic measures into the design of project. The potential impact is satisfactorily addressed and any potential impacts are considered to be at a less than significant level for this category.	
ii.	NO IMPACT	The subject site is located in an area not known to have historically significant seismic activity. The subject project is a being develop with a single-story, state-of-the-art structure and no impacts are anticipated to result.	
iii.	NO IMPACT	The subject site is considered to be located within a liquefaction zone and the proposed structure will be developed to offset any potential impacts. No impact will result.	
iv.	NO IMPACT	The subject site is not upon land subject to landslides and no impacts are anticipated.	

	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	No soil erosion or loss topsoil will result. No impact will result.	
c.	NO IMPACT	The project site is not located in a liquefaction prone area. No impact will result.	
d.	NO IMPACT	The project site is not located in a area known to have expansive soils. No impact will result.	
e.	NO IMPACT	The project will be serviced by a city sewer system and no septic tank or alternative waste water disposal system will utilized or proposed. No impact will result.	
f.	NO IMPACT	The project will have affect (directly or indirectly) a paleontological resource or site or unique geologic feature. No impact will result.	

VIII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	<p>Presently, the City of Lynwood is developing methodologies and inventories for quantifying greenhouse gas (GHG) emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels. The proposed construction of a car wash is not expected to significantly increase the emission of GHG during construction and operation phases of the project. Therefore, impacts will be less than significant.</p>	
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	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	<p>Presently, the City of Lynwood is developing methodologies and inventories for quantifying greenhouse gas (GHG) emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels. The proposed construction of a car wash is not expected to significantly increase the emission of GHG during construction and operation phases of the project. Therefore, impacts will be less than significant.</p>	

IX. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project. No impact will result.	
b.	NO IMPACT	The project site is not located a Methane Zone, and no hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project. No impact will result.	
c.	NO IMPACT	The project site is not located with 1/2 mile of a school, and hazardous emissions or the handling of hazardous materials, substances or waste is not anticipated. No impact will result.	
d.	NO IMPACT	The project site is not included on a list of known hazardous materials sites. No impact will result.	
e.	NO IMPACT	The project site is not located within an airport land use plan or within two miles of any public airport. No impact will result.	
f.	NO IMPACT	The project site is not located within two miles of any private airstrip. No impact will result.	
g.	NO IMPACT	The project will not impair the implementation of or interfere with an emergency response or evacuation plan. Construction plans will be reviewed by the	

Impact?		Explanation	Mitigation Measures
		Building Division as well as the LA County Fire Department. No impact will result.	
X. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to violate any water quality or waste discharge requirements. The project does not involve a process that would result in a point source discharge to a receiving water body nor is the project anticipated to create conditions, which may result in soil erosion, sediment runoff or nonpoint sources of contamination. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	While the project is not anticipated to violate any water quality or waste discharge requirements, it may generate polluted runoff during its construction phase. However, the project will be required to comply with Low Impact Development requirements, which will reduce any impacts to a less than significant level.	
c.	NO IMPACT	While the existing drainage pattern of the site may change, it will not cause substantial erosion or siltation on- or off-site, and the project will be required to comply with Lynwood Municipal Code requirements. No impact will result.	
i.	NO IMPACT	No substantial erosion or siltation is anticipated or will result. No impact will result.	
ii.	NO IMPACT	The site fully paved and increased rate of surface runoff is anticipated. No impact will result.	
iii.	NO IMPACT	The proposed project is not anticipated to create or contribute to runoff water that would exceed the capacity of any existing or planned stormwater discharge systems or provide substantial additional sources of polluted runoff. No impact will result.	

	Impact?	Explanation	Mitigation Measures
iv.	NO IMPACT	While the existing drainage pattern of the site may change, it will not cause substantial erosion or siltation on- or off-site, and the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
d.	NO IMPACT	The subject site is not within a 100 year flood zone. No impact will result.	
e.	NO IMPACT	The project does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact will result.	
XI. LAND USE AND PLANNING			
a.	NO IMPACT	The project is in a location that is surrounded by similar uses. It will not divide an established community. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The Lynwood Municipal Code requires specific entitlements to allow the proposed project, which the project is seeking through this request. With the approval of the requested entitlements, the project will be in conformance with the Lynwood Municipal Code and all applicable land use regulations, and impacts will be less than significant.	
XII. MINERAL RESOURCES			
a.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	
b.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	
XIII. NOISE			
a.	LESS THAN SIGNIFICANT IMPACT	Exposure to high levels of noise may occur during the construction & operation phases of the project. The potential impacts are considered less than significant.	

	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to create significant groundbourne noise for both its construction & operational phases. The potential impacts are considered less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located within the vicinity or within 2 miles of an airport or private airstrip. No impact will result.	
XIV. POPULATION AND HOUSING			
a.	NO IMPACT	The project proposes a car wash and is a permitted use with an approved conditional use permit. No impacts will result.	
b.	NO IMPACT	The project will not displace anyone which would thereby necessitate the construction of housing or any replacement housing.	
XV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	The potential impacts to this overall category range between no impact and a less than significant impact as described below.	
	Fire protection? - NO IMPACT	The Los Angeles County Fire Department will review the project and impose any necessary, standard conditions. The potential impacts are considered less than significant.	
	Police protection? - LESS THAN SIGNIFICANT IMPACT	The project site will be served by the Los Angeles County Sheriff's Department. The level of service for police is not increase. The potential impacts are considered less than significant.	
	Schools? - NO IMPACT	The project will not have an impact upon schools. No impacts will result.	
	Parks? - NO IMPACT	The project does not affect park or recreational uses. No impacts will result.	

	Impact?	Explanation	Mitigation Measures
	Other public facilities? - NO IMPACT	The project does not propose new development reaching a threshold likely to generate any significant demand for other types of public facilities. No impacts will result.	
XVI. RECREATION			
a.	NO IMPACT	The proposed project will not increase the use of existing neighborhood and regional parks. No impacts will result.	
b.	NO IMPACT	The proposed project does not include recreational facilities onsite. No impacts will result.	
XVII. TRANSPORTATION			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not substantially not conflict with any program, plan, ordinance or policy addressing the circulation system (including transit, roadway, bicycle and pedestrian facilities). As a result, the potential impacts are considered less than significant.	
b.	NO IMPACT	The proposed project does not conflict or is inconsistent with any CEQA Guidelines delineated in SS 15063.2, Subdivision (b). No impacts will result.	
c.	NO IMPACT	The project will not in any way affect air traffic patterns in the area. No impact will occur.	
d.	NO IMPACT	The project does not affect emergency access. No impacts will result.	
XVIII. TRIBAL CULTURAL RESOURCES			
i.	NO IMPACT	The project site is not listed in any Historical Resources or in local register of historical resources as defined in Public Resources Code section 5020.1(k). No impacts will result.	

	Impact?	Explanation	Mitigation Measures
ii.	NO IMPACT	The project site does not have any affects upon the criterial of this resources section. No impacts will result.	
XIX. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	The project is well served by the City's existing infrastructure system and local utility providers. As a result, the anticipated impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	It has been determined by the Lynwood Public Works Department that the project can be supplied with water from purchased Central Basin Municipal Water District (CBMWD), subject to the City of Lynwood's Urban Water Management Plan and upon payment of regular service connection charges. All required water mains have been installed. As a result, the anticipated impacts will be less than significant.	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	It has been determined by the Lynwood Public Works Department that no potential problems to existing sewer/storm drain lines or potential maintenance problems will be caused by the project. Impacts will be less than significant.	
NO IMPACT	The project does not have the potential to increase the amount of solid waste going to landfills and could have a cumulative impact on the City's waste disposal capacity. No impacts will result.	
LESS THAN SIGNIFICANT IMPACT	The project as proposed will be in compliance with state, federal, and local statutes and regulations related to solid waste. Impacts will be less than significant.	

XX. WILDFIRE

a.	NO IMPACT	The project does not have the potential impairing any adopted emergency response plan or emergency evacuation plan. No impact will result.	
b.	NO IMPACT	The single-story design of the project and code-compliant construction will be affect by slope, prevailing winds, and other factors or exacerbated by wildfire risks No impact will result.	
c.	NO IMPACT	The project will require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would exacerbate fire risk or the in temporary or ongoing impacts to the environment. No impact will result.	
d.	NO IMPACT	The project will not expose people or structures to significant risks that would include downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact will result.	

	Impact?	Explanation	Mitigation Measures
XXI. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant animal community. The project is located in a developed, urbanized area, will not disrupt or hinder any known habitats, and is not a recognized cultural or historical resource. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The surrounding properties are all medium density residential and commercial in nature, and there are no known current or future projects in the immediate vicinity that, in conjunction with this proposed project, would result in cumulatively significant environmental impacts. Any project impacts that are individually limited but could be cumulatively considerable do not rise to a level that is considered less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	The project as a whole will not rise to a level that would affect human beings to a level above less than significant level.	