

Director's Initial                       
Date of revision 10/11/04



## CITY OF PALOS VERDES ESTATES INITIAL STUDY QUESTIONNAIRE

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The California Environmental Quality Act (CEQA) requires the City to consider the potential environmental impacts of any action it takes. Most single-family residential development projects are exempt from CEQA, however if the staff determines that your project is not exempt, an Environmental Initial Study must be conducted. In order to aid the staff in completing the Environmental Initial Study, please complete the attached questionnaire. In addition, please submit the following as applicable:

- Plans showing the proposed project
- Photographs of existing conditions
- City forms quantifying floor area, lot coverage and grading
- Photo simulations of proposed conditions
- Reports and/ or studies pertaining to environmental impacts

**ENVIRONMENTAL INITIAL STUDY  
QUESTIONNAIRE**

Date: \_\_\_\_\_

Project Address: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Applicant: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Legal Description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tract: \_\_\_\_\_

1. Present use of site: \_\_\_\_\_  
\_\_\_\_\_
2. Describe the construction and/ or improvements proposed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Describe how the site is currently used: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Describe the proposed use of the site: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. For businesses:

	<b>Existing</b>	<b>Proposed</b>
<b>Hours of operation</b>		
<b>Total number of employees</b>		
<b>Maximum number of employees per shift</b>		

6. Describe the nearby recreational activities (i.e. parks, sports facilities, country clubs, etc.) and the proximity to them. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. What is the nearest school to the site? \_\_\_\_\_
8. What is the distance to the nearest police station? \_\_\_\_\_
9. What is the distance to the nearest fire station? \_\_\_\_\_
10. Describe the anticipated schedule of any construction involved: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. Describe the land use of surrounding sites. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
12. Will the project require any grading? If so, describe the location and quantity. Please also complete the City form tabulating grading quantities. \_\_\_\_\_  
\_\_\_\_\_
13. Has a soils and/ or geology report been prepared for this project? \_\_\_\_\_  
If so, has it been submitted to the building department for review? \_\_\_\_\_
14. Are there any natural water courses on the property? \_\_\_\_\_  
Are there any existing drainage improvements on the property? \_\_\_\_\_  
Are any changes proposed to the flow of water on the property? \_\_\_\_\_  
If changes are proposed, describe the nature of changes. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
15. Is the property located within the 100-year flood hazard area? \_\_\_\_\_
16. Is the property located within a high fire hazard area (hillside area with moderately dense vegetation)? \_\_\_\_\_  
Has the fire department reviewed the plan? \_\_\_\_\_
17. Has the police department reviewed the plan? \_\_\_\_\_

18. Do project operations involve the handling or storage of hazardous substances, such as oil, pesticides, chemicals, or radioactive materials? Is yes, please explain. \_\_\_\_\_

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19. What are the existing principal sources of noise at the project area? \_\_\_\_\_

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Will there be any temporary or periodic increase in noise? If yes, please describe the facilities and/or equipment within the property that are expected to induce noise and the impacted days and times. \_\_\_\_\_

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Once the project is completed, will there be a permanent increase in noise level? If yes, please describe: \_\_\_\_\_

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20. Will the project generate odors or fumes? If yes, please describe: \_\_\_\_\_

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21. Will the project generate dust? If yes, please describe: \_\_\_\_\_

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22. What provisions will be made for the security of the project? \_\_\_\_\_

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23. Will the project displace any people or businesses? If yes, please describe: \_\_\_\_\_

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24. Identify, in general terms, the plants and animals of the project area: \_\_\_\_\_

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Will the project interfere with the native plants and/or animals? If yes, please explain: \_\_\_\_\_

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25. How will the aesthetics of the site change as a result of the project? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. What energy conserving designs or materials will the proposed project utilize? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

27. Are existing infrastructure facilities (such as roads and utilities) sufficient to meet the needs of the project? If not, what modifications are proposed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

28. Will the project result an increase in traffic? If yes, describe the traffic impacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

29. Describe existing and proposed parking conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

30. Will the project increase the demand for parking either temporarily or permanently in the vicinity? \_\_\_\_\_  
If changes are proposed, summarize the existing and proposed parking conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

31. Are any historical sites located on the property? Is yes, please identify and explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF PALOS VERDES ESTATES  
REQUIRED PLAN CHECK INFORMATION**

THE FOLLOWING INFORMATION IS MANDATORY AND MUST BE SUBMITTED WITH THE PLAN CHECK APPLICATION

OWNER/APPLICANT: \_\_\_\_\_  
PROJECT ADDRESS: \_\_\_\_\_  
LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, TRACT \_\_\_\_\_  
APPLICANT'S AGENT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
DATE: \_\_\_\_\_

LOT SIZE: \_\_\_\_\_ square feet

ALLOWABLE FLOOR AREA: \_\_\_\_\_ equals the smaller of 30% (lot size) + 1750 or 50% (lot size)

EXISTING LOT COVERAGE:  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % BUILDING  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % HARDSCAPE (pool, patio, deck, driveway, etc.)  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % TOTAL

PROPOSED LOT COVERAGE: (include only added lot coverage)  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % BUILDING  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % HARDSCAPE (pool, patio, deck, driveway, etc.)  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % TOTAL

**TOTAL LOT COVERAGE:** (sum of existing and proposed)  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % BUILDING (Not to exceed 30%)  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % HARDSCAPE (pool, patio, deck, driveway, etc.)  
\_\_\_\_\_ sq. ft. \_\_\_\_\_ % TOTAL

EXISTING FLOOR AREA:  
\_\_\_\_\_ sq. ft. FIRST FLOOR \_\_\_\_\_ sq. ft. MEZZANINE  
\_\_\_\_\_ sq. ft. SECOND FLOOR \_\_\_\_\_ sq. ft. GARAGE  
\_\_\_\_\_ sq. ft. BASEMENT \_\_\_\_\_ sq. ft. TOTAL\*

PROPOSED FLOOR AREA: (include only added floor area)  
\_\_\_\_\_ sq. ft. FIRST FLOOR \_\_\_\_\_ sq. ft. MEZZANINE  
\_\_\_\_\_ sq. ft. SECOND FLOOR \_\_\_\_\_ sq. ft. GARAGE  
\_\_\_\_\_ sq. ft. BASEMENT \_\_\_\_\_ sq. ft. TOTAL

**TOTAL FLOOR AREA:** (sum of existing and proposed)  
\_\_\_\_\_ sq. ft. FIRST FLOOR \_\_\_\_\_ sq. ft. MEZZANINE  
\_\_\_\_\_ sq. ft. SECOND FLOOR \_\_\_\_\_ sq. ft. GARAGE  
\_\_\_\_\_ sq. ft. BASEMENT \_\_\_\_\_ sq. ft. TOTAL

**GRADING INFORMATION\***

PREVIOUS GRADING: (any movement of earth on this site prior to this application)

CUT \_\_\_\_\_ cubic yards

FILL \_\_\_\_\_ cubic yards

TOTAL \_\_\_\_\_ cubic yards

PROPOSED GRADING: (movement of earth required for this project)

CUT \_\_\_\_\_ cubic yards

FILL \_\_\_\_\_ cubic yards

OVEREXCAVATION \_\_\_\_\_ cubic yards

RECOMPACTION\*\* \_\_\_\_\_ cubic yards

TOTAL \_\_\_\_\_ cubic yards

**\* GRADING APPLICATION AND PLANNING COMMISSION REVIEW IS REQUIRED IF:**

1. The building official has required an engineering geology report or soils engineering report.
2. Any project resulting in a cut or fill in excess of ten feet in depth or height.
3. Any project where the quantity of cut and fill exceeds two hundred fifty cubic yards.
4. Any lot where the quantity of cut and fill exceeds one hundred cubic yards of grading exterior to the dwelling unit foundation, garage, and driveway.
5. There has been grading or a grading application on the property within twenty-four months preceding the date of the current application which would, when combined with the current application, require grading permit approval.

**\*\* THE CITY OF PALOS VERDES ESTATES DOES NOT ACCEPT SHRINKAGE FACTORS OR OTHER METHODS OF GRADING DATA CALCULATION.**