



CITY OF LOS ALAMITOS

DEVELOPMENT APPLICATION CHECKLIST

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538

SUBMITTAL REQUIREMENTS

Per Government Code Section 65940, each local agency shall compile a list that shall specify in detail the information that will be required from any applicant for a development project. This checklist applies to all development project applications. All development projects, including projects subject to ministerial review, require the following information to be submitted for a complete application. The following specific information and material must be submitted with the application. Please be aware that all items submitted are open to public examination.

- ☐ Completed Development Application
- ☐ Payment of all applicable application fees, as outlined on the development application form and published in City's adopted fee schedule, published [here](#) on the City of Los Alamitos webpage
- ☐ Property Owner's Certification and Agent Form, denoting owner authorization of the application
- ☐ Current Title Report (Prepared within six (6) months of application submittal)
- ☐ Mailing Labels and Radius Map
 - The mailing labels and list shall include addresses of all Residential and Commercial Property Owners, and Commercial Tenants of the properties within 1000 feet from the subject property boundaries as shown on the County Assessor's latest available assessment roll.
 - Three (3) separate lists of mailing addresses and Assessor Parcel Numbers shall be prepared and certified.
 - Two (2) of the lists shall be provided in the form of self-adhesive mailing labels. THESE LABELS MUST CONTAIN THE PHRASE "OR OCCUPANT,"
 - Payment for postage is required for the mailing.
 - The list shall be certified and notarized on an affidavit form.
- ☐ A preliminary Water Quality Management Plan (WQMP), as determined to be applicable through completion of the WQMP checklist form
- ☐ A completed Hazardous Waste Site Disclosure Form pursuant to California Government Code Section 65962.5
- ☐ A completed Environmental Information Form
- ☐ Project Plans
 - Four (4) full-size hardcopy sets of detailed plans.
 - i. All plans shall be drawn on uniform size sheets no greater than 30" x 42".
 - ii. All plans shall be drawn to a scale not smaller than 1" = 30'. Scale shall be indicated on the plans and the plans shall include a north arrow.
 - iii. All plans shall be stapled together along the left margin, into sets, and shall be folded to approximately an 8 1/2" x 11" size.
 - iv. All plans must be clear, legible, and scaled accurately.
 - v. All plans must include, at a minimum, a Site Plan and Floorplan sheet(s), containing the elements further outlined in the sections below.
 - vi. For applications proposing new construction, plans must also include, at a minimum, Drainage and Grading, Conceptual Landscaping, and Illustrative Building Elevation sheet(s) containing the elements further outlined in the sections below.
 - One (1) set of 8 1/2" x 11" or 11" x 17" reductions.
 - Two (2) thumb drives, each containing a complete digital copy of all plans.
- ☐ Site Plan (fully dimensioned), that includes the following elements:
 - Name and address of Applicant, Architect, Engineer and/or licensed Land Surveyor.

- Boundaries and labels for all lots, parcels, streets, alleys and other rights-of-way within and adjacent to the project site.
- Calculations of site area (total net acreage), site coverage by structures, gross building area, parking required and provided.
- Property lines and lot dimensions.
- Pedestrian and vehicular ingress and egress points.
- Off-street parking and loading areas showing location, number and typical dimension of spaces.
- Internal circulation patterns, drive aisles, turning radii, and delivery truck routes.
- Distance between buildings and/or structures.
- Building setbacks (front, rear, and sides).
- Location, height, and materials of walls and fences.
- Location of exterior light fixtures.
- Location of all existing buildings and driveways within 100 feet of the subject property (construction only).
- The existing and/or proposed use(s) of the site.
- Location and dimensions of all property to be dedicated to public purposes or public utilities.
- Location, dimension and construction design of trash areas and enclosures (construction only).
- A vicinity map showing the nearest cross streets, zoning designations, and existing land uses of surrounding properties.
- Location of all existing on-site trees and existing street trees.
- Site zoning and General Plan designation.
- Date of preparation and revisions.
- The following additional information associated with tentative parcel and/or tentative tract map applications:
 - i. Tentative Tract Map or Tentative Parcel Map (If subdivisions are planned).
 - ii. Phasing and number of final maps. If one phase and one final map are planned, please indicate on map (construction only).
 - iii. Number of subdivisions (Tentative Parcel or Tract Number)(construction only).
 - iv. List of utilities and the utility servicing agency (construction only).
 - v. All easements, existing and proposed and their width.
 - vi. Total linear footage of each street (construction only).
 - vii. All existing and proposed street locations, width, approximate grade, on cul-de-sacs, show both a curb line and a property line dimension for each lot (show all proposed streets by letter until proper name is determined).
 - viii. Typical street cross-sections showing curb, gutter, sidewalk, parkway, and dimension to center line (construction only).
 - ix. Approximate site grades and drainage (existing and proposed) (construction only).
 - x. List of utilities and the utility servicing agency (construction only).
 - xi. Number of subdivisions (Tentative Parcel or Tract Number)(construction only).
 - xii. All easements, existing and proposed and their width.
 - xiii. Street centerline radii.
 - xiv. Pad and street intersection elevations (construction only).
 - xv. Location of proposed and existing fire hydrants.
 - xvi. Storm drains, sewer lines, and water lines (construction only).

- ☐ A floorplan with dimensions and labels denoting the use(s) of different spaces
- ☐ Illustrative Building Elevations, which show all sides of existing and proposed buildings and structures, and indicate building and structure height in feet, typical materials to be used, trees, and shadows.
- ☐ A color board/material sample board showing color chips and samples of materials to be used. This can be provided in digital format.
- ☐ CEQA Technical Reports and Supporting Documents: Additional environmental material/data may be required based upon further review of the proposed project and a completed Environmental Information Form by staff. The applicant will be notified of the required additional information, studies, reports, etc. Questions regarding the submission of any additional environmental material/data should be directed to the City of Los Alamitos Planning Department.

- ☐ If applicable, additional information will be requested by the Planning Department in order to complete the processing of the application, such as a Parking Analysis, Traffic Study, Noise Analysis, and Phase 1 Environmental Assessment.

For housing development project applications, the following items are also required:

- ☐ A completed Density Bonus Application Form for development projects utilizing the State's Density Bonus Law
- ☐ A completed CEQA Infill Housing Exemption Questionnaire Form for development projects utilizing the AB 130 CEQA Infill Housing Exemption
- ☐ For housing development project applications proposing the demolition of existing residential units, a completed Replacement Unit Determination (RUD) Form and Replacement Housing Tenant Information Packet

Note: In accordance with the Permit Streamlining Act, an agency must determine if an application for a development project is complete within thirty (30) days or notify the applicant that the application is incomplete. Once the application is determined to be complete, the lead agency must then determine within thirty (30) days whether an environmental impact report (EIR) or negative declaration is required for the project, or whether the project is exempt from the California Environmental Quality Act.



CITY OF LOS ALAMITOS

DEVELOPMENT APPLICATION

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538

FOR OFFICE USE ONLY

Application No:

Date Received:

All development projects, including all housing development projects subject to ministerial review under State law (except those for which a separate application form applies, like ADUs), require the submission of a completed Development Application.

APPLICATION FILING FEES

Fees are based on the application type and established within the City's adopted fee schedule, which is available on the City of Los Alamitos webpage (<https://cityoflosalamitos.org/>). The fees applicable to most development application types are outlined below, for ease of reference. The applicable items and total fees are to be calculated by City Staff and collected at submission of the application.

Development Application Type

- ☐ Conditional Use Permit – Minor (Use Change): \$1,942.00
- ☐ Conditional Use Permit – Major (Construction Related): \$1,942.00
- ☐ Site Development Permit* – Minor: \$1,585.00
- ☐ Site Development Permit* – Major (1-5 Units): \$4,166.00
- ☐ Site Development Permit* – Major (5+ Units): \$8,333.00
- ☐ Tentative Parcel Map: \$1,228.00
- ☐ Tentative Tract Map: \$2,208.00
- ☐ Specific Plan: \$2,500.00 (initial deposit)
- ☐ Variance: \$2,208.00
- ☐ General Plan Amendment: \$8,037.00
- ☐ Zoning Ordinance Amendment – Map: \$2,342.00
- ☐ Zoning Ordinance Amendment – Text Amendment: \$2,942.00

Additional Requirements

- ☐ Environmental Assessment - \$122.00
- ☐ CC&R Deposit - \$1000.00 (initial deposit)
- ☐ Landscape Plan - \$1,801.96
- ☐ Water Quality Management Plan - \$2300.00
- ☐ Noticing Fee - \$736.00
- ☐ Public Hearing Notice Postage – To be calculated based on number of addresses, as follows:
_____ addresses x \$_____ per address (postage rate) = \$_____

Misc/Other

- ☐ CEQA Filing Fee – Payable to Orange County Clerk Recorder: \$50.00
- ☐ Fire Plan Review – Payable to Orange County Fire Authority (OCFA): To be provided by OCFA

**The Site Development Permit fee will apply also to housing development projects subject to ministerial review under State law (except those for which a separate application form applies, like ADUs).*

APPLICANT INFORMATION

Name of Applicant: _____ Email: _____

Mailing Address: _____

Telephone Number: _____

In what capacity is the applicant filing? ☐ Recorded Property Owner ☐ Authorized Agent of Recorded Property Owner**PROPERTY INFORMATION**

Project/Property Address: _____

Name of Proposed Business: _____

Assessor's Parcel Number(s): _____

PROJECT DESCRIPTION*Provide a narrative detailing the proposed project and the existing use(s) on site. Attach additional sheet(s) if necessary.*

PROJECT & LAND USE DETAILS

Previous Or Concurrent Application(s) Relating To This Property:

Deed or tract restrictions which are pertinent to this application:

Site Land Use Summary Table:

Existing Use	
Proposed Use	
General Plan Designation	
Zoning District	

Surrounding Land Use (type of business or type of residential):

To the North	
To the South	

To the East	
To the West	

Surrounding Zoning District Designation (from "Municipal Code," Title 17, found on City of Los Alamitos Website):

To the North	
To the South	
To the East	
To the West	

Development Standards Summary Table (Required amounts can be found in "Municipal Code," Title 17, available on City of Los Alamitos Website; for assistance, please consult with a Planner at the Development Services Department):

	Required	Proposed
Lot Area		
Building Square Footage		
Parking Spaces on Property		
Building Setbacks • Front • Side • Rear		

Is the proposed project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Public Resources Code Section 21098?

STATEMENT OF APPLICATION

Yes No

☐ ☐ Is this an application for a development permit?

FINDINGS FOR A CONDITIONAL USE PERMIT (CUP)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings from before granting a Conditional Use Permit (LAMC Section 17.32.070):

Yes No

- ☐ ☐ The proposed use is consistent with the General Plan and any applicable specific plan;
- ☐ ☐ The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Code and the Municipal Code;
- ☐ ☐ The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
- ☐ ☐ The site is physically suitable in terms of:
- Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;
 - Streets and highways adequate in width and pavement type to accommodate public and

emergency vehicle (e.g., fire and medical) access;

- Public protection services (e.g., fire protection, police protection, etc.);
- The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.); and,

- ☐ ☐ The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

FINDINGS FOR A SITE DEVELOPMENT PERMIT (SDP)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a Site Plan Review.

Yes **No**

- ☐ ☐ The proposed project is allowed within the subject zone;
- ☐ ☐ The proposed project complies with all of the applicable criteria identified in 17.44.030(B) (Application Processing, Filing, and Review—Generally),
- ☐ ☐ The proposed project is in keeping with the character of the neighborhood, in terms of the structure(s) general appearance;
- ☐ ☐ The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and will remain aesthetically appealing and retain an appropriate level of maintenance; and,
- ☐ ☐ The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

FINDINGS FOR A GENERAL PLAN AMENDMENT (GPA)/ZONING MAP AMENDMENT (ZOA)/ZONING ORDINANCE AMENDMENT (ZOA)/SPECIFIC PLAN (SP)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a General Plan Amendment, Zoning Map Amendment, Zoning Ordinance Amendment, or Specific Plan.

Yes **No**

- ☐ ☐ The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this Zoning Code, in the case of a Zoning Code amendment;
- ☐ ☐ The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City; and,
- ☐ ☐ The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.
- ☐ ☐ **Additional Finding for Zoning Map Amendments.** The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zone and anticipated land use development(s).
- ☐ ☐ **Additional Finding for Zoning Code Amendments.** The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

FINDINGS FOR A TENTATIVE PARCEL MAP (TPM) OR A TENTATIVE TRACT MAP (TTM)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a Tentative Parcel Map or Tentative Tract Map.

Yes **No**

- ☐ ☐ The design and improvement of the proposed subdivision is consistent with the City's General Plan;
- ☐ ☐ The site is physically suitable for the proposed type of development;
- ☐ ☐ The requirements of the California Environmental Quality Act have been satisfied.
- ☐ ☐ The site is physically suitable for the proposed density of development.

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat unless environmental mitigation is infeasible pursuant to Government Code Section 66474.01; |
| ☐ | ☐ | The design of the subdivision and the proposed improvements are not likely to cause serious public health problems. |
| ☐ | ☐ | The design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public; and, |
| ☐ | ☐ | The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with Section 16.10.090 (Property Development Standard Conformance). |

FINDINGS FOR A VARIANCE

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a Variance.

- | Yes | No | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | That there are special circumstances applying to the site, such as size, shape, or topography, so that the strict application of this title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning; |
| ☐ | ☐ | That the Variance will not be in conflict with the purpose and intent of this Zoning Code, the General Plan, or any applicable specific plan; |
| ☐ | ☐ | That the Variance will not constitute a grant of special privilege—an entitlement inconsistent with the limitations upon other properties in the vicinity with the same zoning; and |
| ☐ | ☐ | That the Variance will not adversely affect the health, safety, or general welfare of persons residing or working on the site or in the vicinity. |

APPLICANT CERTIFICATION

I hereby acknowledge that this application will not be considered complete until I have submitted all required documentation and have been notified in writing from the Development Services Department, within thirty (30) days of submission, that the application is complete, in accordance with the Permit Streamlining Act. Once the application is determined to be complete, the Development Services Department must then determine within thirty (30) days whether an environmental impact report (EIR) or negative declaration is required for the project, or whether the project is exempt from the California Environmental Quality Act.

I hereby certify that all information contained in this application, including all plans and materials required by the City's application submission requirements, is, to the best of my knowledge, true and correct. FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION. I hereby grant the City authority to enter onto the property to conduct site inspections and to post required public notices.

Date:

Signature:

For



CITY OF LOS ALAMITOS

PROPERTY OWNER CERTIFICATION AND AGENT FORM

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538

I hereby certify that I(we) am(are) the legal owner(s) of record of the property at _____
Los Alamitos, California 90720, which is the subject of this application (Orange County APN No. _____. I (We)
understand that false or otherwise incorrect information shall be grounds for denial of the application or revocation of an
approved application.

Please Check One

- ☐ I, as property owner, will be the applicant
☐ The following person(s) is(are) authorized to act on my(our) behalf:

Applicant Name , Title, Company
Address
Telephone
E-Mail

Property Owner Name , Title, Company
Address
Telephone
E-Mail

Applicant declares and says that they are the petitioner for a *Conditional Use Permit* in this petition; that they have familiarized their self with relevant provisions of the Zoning Ordinance and General Plan; that they have read the foregoing petition and know the content thereof to be true to their own knowledge, except as the matters therein state on information or belief and that as to those matters and things they believe them to be true.

Signature of Applicant	Date
Signature of Property Owner	Date



CITY OF LOS ALAMITOS

ENVIRONMENTAL INFORMATION FORM

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538 Fax: (562) 493-0678

FOR OFFICE USE ONLY

Date Received:

***** To be completed by the project applicant to assist staff in preparing an Initial Study to determine whether a project is exempt from CEQA *****

GENERAL INFORMATION

1. Developer or project sponsor:	Name:
	Address:
2. Project Location – Identify street address and cross streets	
3. Assessor's Parcel Number (APN):	
4. Person to be contacted regarding this project:	Name:
	Address:
	Telephone:
5. Permit Application Number for project:	
6. Existing Zoning District:	
7. Proposed use of site (project for which this form is filed):	

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

8. Site size:	
9. Square footage of project:	
10. Number of floors of construction:	
11. Amount of off-street parking provided:	
12. Attach plans:	
13. Proposed scheduling:	
14. Associated projects:	
15. Anticipated incremental development:	

16. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected.

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17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area and loading facilities.

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18. If industrial, indicate type, estimated employment per shift and loading facilities.

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19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities

and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

For projects that do not fall within a CEQA exemption: The City reserves the right to ask for more information to evaluate the proposed project for CEQA purposes and require additional submissions, including an Initial Study, environmental impact report (EIR) and related technical studies and appendices after the submission of a completed Development Application.

Are the following items applicable to the project or its effects?

- | Yes | No | | |
|--------------------------|--------------------------|-----|--|
| ☐ | ☐ | 21. | Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| ☐ | ☐ | 22. | Change in scenic views or vistas from existing residential areas or public lands or roads. |
| ☐ | ☐ | 23. | Change in pattern, scale or character of general area of project. |
| ☐ | ☐ | 24. | Significant amounts of solid waste or litter. |
| ☐ | ☐ | 25. | Change in dust, ash, smoke, fumes or odors in vicinity. |
| ☐ | ☐ | 26. | Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| ☐ | ☐ | 27. | Substantial change in existing noise or vibration levels in the vicinity. |
| ☐ | ☐ | 28. | Site on filled land or on slope of 10 percent or more. |
| ☐ | ☐ | 29. | Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| ☐ | ☐ | 30. | Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| ☐ | ☐ | 31. | Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| ☐ | ☐ | 32. | Relationship to a larger project or series of projects. |
| ☐ | ☐ | 33. | Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| ☐ | ☐ | 34. | If you answered yes to question 33, may this project cause significant effects on the environment that were not examined in the prior EIR? |

ENVIRONMENTAL SETTING

35. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. (Snapshots or instant photos acceptable.)

36. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. (Snapshots or instant photos acceptable.)

REQUESTED ENVIRONMENTAL CLEARANCE (FOR PROJECTS CLAIMING A STATUTORY OR CATEGORICAL CEQA EXEMPTION)

Applicants that contend that a proposed project is exempt from CEQA pursuant to a statutory or categorical exemption must fill out this section and provide a detailed explanation as to how the project meets each required exemption requirement, as required below. Applicants claiming a CEQA exemption must also submit written justification (such as technical studies, etc.) supported by substantial evidence justifying the requested exemption.

37. Statutory Exemption (SE)

- a. Are you claiming a CEQA statutory exemption for your project?

☐ Yes
☐ No

- b. If you answered "Yes", please identify the Public Resource Code Section for the SE which you believe the project qualifies for, and an explanation of the reasons(s) you believe the project qualifies for the exemption.
- c. CEQA Infill Housing Exemption (AB 130): If you are requesting a CEQA Infill Exemption pursuant to AB 130 (Government Code Section 21080.66), please fill out the CEQA Infill Housing Exemption (AB 130) Questionnaire and provide sufficient documentation and other substantial evidence to support the application of the exemption.

38. Categorical Exemption (CE):

- a. Are you claiming a CEQA categorical exemption for your project?

☐ Yes
☐ No

- b. If you answered "Yes", please identify the Class (CEQA Guidelines Section) for the CE which you believe the project qualifies for, the reasons you believe the project qualifies for the exemption, and a detailed explanation of why the exemption is not negated by an exception pursuant to CEQA Guidelines, Section 15300.2.
- c. For Class 32 Categorical Exemption Only: In addition to answering Questions 38(a) and 38(b), if you are requesting a Class 32 CE, please provide written documents supported by substantial evidence (such as technical studies) regarding the project's potential Traffic, Noise, Air Quality, and Water Quality impacts and a Class 32 CE justification memorandum to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the exceptions pursuant to CEQA Guidelines, Section 15300.2.



Water Quality Management Plan (WQMP) Priority Project Determination Checklist

Project Name: _____

Project Location: _____

Project Description: _____

Part A. Priority Project	YES	NO
1. New development projects that create 10,000 sq. ft. or more of impervious surface. Includes commercial, industrial, residential housing, subdivisions, mixed-use, and public projects on private or public property that fall under the planning and building authority of the Permittee.		
2. Automotive repair shops, auto body shops, or auto parts stores. (SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539)		
3. Retail Gasoline Outlets (RGOs). This category includes RGO's that meet the following criteria: (a) 5,000 sq. ft. or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.		
4. Restaurants where the land area of the development is over 5,000 sq. ft. including parking areas. This is defined as facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. (SIC code 5812)		
5. Hillside developments greater than 5,000 sq. ft. (refer to definition of hillside on second page)		
6. Impervious surface of 2,500 sq. ft. or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving water within Environmentally Sensitive Areas (ESAs).		
7. Parking lot of 5,000 sq. ft. or greater, including associated drive aisle, and potentially exposed to urban storm water runoff. (refer to definition of parking lot on second page)		
8. Streets, roads, highways, and freeways. This category includes any paved surface that is 5,000 sq. ft. or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. (excluding routine maintenance activities)		
9. All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 sq. ft. or more of impervious surface on an already developed site. (refer to definition of redevelopment on second page)		
10. Extending, relocating, or replacing storm drain lines disturbing 5,000 sq. ft. or more. Including any storm drain project that alters the original line and grade and/or alters the hydraulic capacity of the storm drain facilities.		

Part B. Non-Priority Project	YES	NO
11. Requires a discretionary action that will include a precise plan of development, except for those projects exempted by the Permittee's Water Quality Ordinance.		
12. Requires the issuance of a non-residential plumbing permit for pipelines conveying hazardous materials such as gasoline.		
13. Below ground linear drainage (sewer lines and water lines) and utility construction that disturb 5,000 sq. ft. or more.		
14. Below ground linear drainage (storm drain lines) 5,000 sq. ft. or more, where the original line and grade and/or the hydraulic capacity of the storm drain facilities are not altered (i.e. maintenance/replacement of an existing line).		

Priority Project: Any question answered "YES" in part A (numbers 1-10 above)

Non-Priority Project: Any question answered "YES" in part B (numbers 11-14 above)

Exempt Project: All questions answered "NO" (numbers 1-14 above)

Determination: This project is a: ☐ Priority Project ☐ Non-Priority Project ☐ Exempt

DEFINITIONS

“Hillside development” is defined as any development which is located on areas with known erosive soil conditions or where a natural slope is 25% or more.

“Parking Lot” is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or commerce.

“Redevelopment” means (a) land disturbing activity that results in the creation, addition, or replacement of 5,000 sq. ft. or more of impervious surface area on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety.

If the redevelopment results in an alteration to less than 50% of impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the numeric sizing criteria only applies to the addition or replacement area. If the addition or replacement accounts for more than 50% of impervious area, the Project WQMP requirements apply to the entire development.

PRIORITY PROJECTS must submit a preliminary WQMP along with the initial project application. The preliminary WQMP must be approved prior to approval. An approved final WQMP must be submitted along with the project improvement plans, and 3 copies of the approved plan must be received before the City will issue grading and building permits for a project. The Operation and Maintenance (O&M) Plan component of the WQMP must be approved and recorded with the County Recorder's Office before the City will issue final permits for the project.

Priority Projects require the preparation of a WQMP. The WQMP document must address:

- Site Design Best Management Practices (BMPs)
- Routine structural and non-structural Source Control BMPs,
- Treatment Control BMPs, including consideration of a regional or watershed approach, and
- The mechanism(s) by which long-term operation, inspection and maintenance of all structural BMPs will be provided.
- The mechanism(s) for education and training of applicable groups such as property owners, tenants, occupants, employees, etc.
- Specific information related to LID BMPs can be found in the information available in the Technical Guidance Document.

NON-PRIORITY PROJECT PLAN also requires a WQMP and must incorporate the following in their design submittal:

- Consideration of Site Design BMPs, and
- Routine structural and non-structural Source Control BMPs
- The mechanism(s) by which long-term operation, inspection and maintenance of all structural BMPs will be provided.

Non-Priority projects do not require Treatment Control BMPs like Priority Projects.

Applicant Name

Applicant Signature

Date



CITY OF LOS ALAMITOS

HAZARDOUS WASTE SITE DISCLOSURE FORM

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538

Government Code Section 65962.5 requires an applicant for any development project to consult with specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute no application shall be accepted as complete without this signed statement.

Certification

I certify that I have investigated our project with respect to its location on or near an identified hazardous waste site and that my answers are true and correct to the best of my knowledge. My investigation has shown that:

(Please check one)

- ☐ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.
- ☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local agency (city/county):

Assessor's book, page, and parcel number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory identification number:

Date of list:

I hereby declare under the penalty of perjury that the information presented in this disclosure form is true and correct.

Applicant Name

Applicant Signature

Date



CITY OF LOS ALAMITOS

REPLACEMENT UNIT DETERMINATION (RUD) FORM

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538 Fax: (562) 493-0678

Housing projects that require the demolition of existing affordable “protected” residential rental units, or which are located on property where affordable “protected” residential rental units have been demolished within the five (5) year period preceding the application date, must provide replacement units for each existing or previously demolished affordable “protected unit” at the same or greater affordability level as those “protected” units. A housing project cannot reduce the number of existing residential rental units on a property.

All applicants must complete the following form at the time of preliminary review in order to determine the affordability characteristics of the existing and previously demolished residential units on the subject property, and whether or not replacement units are required. In accordance with Government Code §§ 65915(c)(3)(B) and 66300.5(i)(1), where the applicable household income level for a unit is unknown or cannot be verified, it is rebuttably presumed that lower- and/or very-low income renter households occupied those units in the same proportion of lower- and/or very-low income renter households to within the City, and replacement units in the specified proportions must be provided.

GENERAL INFORMATION

Project Address:
APN(s):
Zoning & General Plan Land Use:
Proposed Number of Residential Units:

PROJECT DESCRIPTION

1. Will the project require any existing residential dwelling units to be demolished?
☐ Yes ☐ No
2. If you answered “Yes” to question # 1, how many existing dwelling units will be demolished? _____
3. As of the date of the application, how many of the existing units that will be demolished are occupied by renters?

4. What is the greatest number of residential dwelling units that existed on the project site within the last five (5) years? _____

5. Have any residential dwelling units that existed on the project site within the last five (5) years been demolished? ☐ Yes ☐ No
6. If you answered “Yes,” identify the number of dwelling units that have been demolished and the date each was demolished. (Please attached multiple sheets, if necessary). ____

7. For each dwelling unit that is proposed to be demolished, or that was previously demolished within the last five (5) years (whether occupied or vacant), provide the following information (attached multiple sheets, if necessary):
- The address (including apartment or unit number) of the dwelling unit.
 - The number of bedrooms in the dwelling unit.
 - Was or has the dwelling unit been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very-low income within the last five (5) years? Yes No Unknown
 - Was or has the dwelling unit been occupied by one or more lower-income households within the last five (5) years?
☐ Yes ☐ No Unknown
 - Was or has the dwelling unit been occupied by one or more lower-income households within the last five (5) years?¹
☐ Yes ☐ No ☐ Unknown²
 - Was or has the dwelling unit been occupied by one or more very-low income households within the last five (5) years?³
☐ Yes ☐ No ☐ Unknown⁴
8. For each existing dwelling unit occupied by renters that will be demolished, provide the following information⁵:
- The number of bedrooms in the dwelling unit.
 - The number of persons residing in the household.
 - The annual income level of the household.
 - A copy of the Lease.

¹ To determine if a unit is or was occupied by a "lower income household" or a "very low-income household", refer to the definitions set forth in California Health and Safety Code §§ 50079.5 and 50105 and the list of State Income Limits maintained by the California Department of Housing and Community Development. To verify this information, the applicant will need to know, and the tenant(s) will need to verify, the number of persons in the household, the number of bedrooms in the unit, and the annual income level of the household. If the unit is currently occupied renters, to answer "Yes," the applicant must know and verify this information for the existing household occupants. If the unit has been vacated, but there remain other units on the site that are currently occupied, to answer "Yes," the applicant must know and verify this information for the last household in occupancy. If all dwelling units on the project site have been vacated or demolished within the last 5 years, to answer "Yes" the applicant must know and verify this information for the persons or families in occupancy at the point in time during the preceding 5 year period when the greatest number of residential dwelling units existed on the project site. The applicant certifies and declares under penalty of perjury under the laws of the State of California that the answers furnished in their responses, and that the facts, statements, and information presented are true and correct.

² If it is unknown and/or cannot be verified whether each dwelling unit is/was occupied by a lower- or very low- income household within the last five (5) years, the rebuttable presumptions set forth in Government Code § 65915(c)(3)(B) will apply. When a housing project will require the demolition of residential dwelling units currently occupied by renters, and the household income levels are unknown and/or cannot be verified, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. When all rental residential housing units on a site have been vacated or demolished in the last 5 years, and the household income levels of the previous renters are unknown and/or cannot be verified, it shall be rebuttably presumed that low income and very-low income renter households occupied these units in the same proportion of low income and very-low income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

³ Refer to Footnote 1.

⁴ Refer to Footnote 2.

⁵ If it is unknown and/or cannot be verified whether each dwelling unit is/was occupied by a lower- or very low- income household within the last five (5) years, the rebuttable presumptions set forth in Government Code § 65915(c)(3)(B) will apply. When a housing project will require the demolition of residential dwelling units currently occupied by renters, and the household income levels are unknown and/or cannot be verified, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. When all rental residential housing units on a site have been vacated or demolished in the last 5 years, and the household income levels of the previous renters are unknown and/or cannot be verified, it shall be rebuttably presumed that low income and very-low income renter households occupied these units in the same proportion of low income and very-low income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

e. A completed and signed **Tenant Information Packet**.

9. For each existing vacant dwelling unit that will be demolished, and for each dwelling unit that has been demolished in the last five (5) years, the rebuttable presumptions as to the income level of prior occupants required to be made pursuant to Government Code §§ 66300.5(i)(1) and 65915(c)(3)(B) apply. If the applicant intends to rebut these presumptions for any unit, provide the following information for the unit(s)⁶:
- The current or prior address of the dwelling unit (including apartment or unit number).
 - The number of bedrooms in the dwelling unit.
 - The dates of occupancy by the household for which the information is provided.
 - A copy of the Lease for the relevant occupancy period.
 - The number of persons residing in the household during the relevant period.
 - The annual income level of the household during the relevant period, supported by the income verification documents listed in the *City's Tenant Information Packet*.
 - The current address, telephone number, or other valid contact information for the prior occupants of the household for which the information is provided.
 - A notarized document signed by the prior tenant(s) verifying all of the above information. This document shall contain a signed certification substantially similar to the "Tenant's Statement" set forth in the City's **Tenant Information Packet**.

CERTIFICATION:

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in the attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Los Alamitos to complete my review.

Signature

Date

(Attachment)

Replacement Unit Determination (Office Use Only)		
Number of demolished Protected Units:		
Number of demolished units rented (or presumed) for very low income:		
Number of demolished units rented (or presumed) for low income:		
Replacement residential rental units required? ☐ Yes ☐ No		
If "yes," how many, at what affordability level, and the number of bedrooms?		
Income	Units Required	Bedrooms per Unit
Very Low:		
Low:		
Staff Analysis: _____		

⁶ Refer to Footnote 5.

Completed by:	Date:
---------------	-------

[illegible]



CITY OF LOS ALAMITOS
DEVELOPMENT SERVICES
DEPARTMENT
3193 KATELLA AVE.
LOS ALAMITOS, CA 90720-5600
TEL: (562) 431-3538

Date:

Tenant's Address:

RE: Tenant Information Packet, Request for Information for Replacement Unit Determination

THIS IS NOT AN EVICTION NOTICE OR TERMINATION OF TENANCY

Dear _____:

The owner of the above-referenced property ("Property") has, or is planning to file an application with the City to construct a new proposed housing development (the "Project") on the Property. However, pursuant to the Government Code §66300.6 and/or §65915 et seq., the owner/applicant must replace any existing "Protected Units" and provide certain rights and benefits to existing tenants of Protected Units. "Protected Units" include rental housing units which are occupied by lower or very low income households.

As part of its application, the City requires the applicant to complete a Replacement Unit Determination ("RUD") Form. However, in order to produce an accurate RUD, an accurate count of existing affordable Protected Units is required. This is why it is requested that each tenant of the Property complete and return the attached form to the property owner for submission to the City.

HOW EXISTING AFFORDABLE "PROTECTED UNITS" ARE DETERMINED:

Whether or not a unit is deemed an affordable Protected Unit is determined by the tenant's income. If a tenant household's verifiable income is determined to qualify as Extremely Low, Very Low or Low, as determined by Net Median Income figures published by the California Department of Housing and Community Development ("HCD"), the unit will be designated as an affordable "Protected Unit" subject to replacement, and the developer will be required to offer occupants of that unit certain rights and benefits.

YOUR PARTICIPATION WILL HELP PRESERVE EXISTING AFFORDABLE HOUSING:

While your cooperation with this request is voluntary, your participation will assist with ensuring that affordable Protected Units are preserved and determining whether you are entitled to certain rights and benefits.

WHAT DOES IT MEAN TO BE AN OCCUPANT OF A "PROTECTED UNIT"?

State regulations provide the right of first refusal for comparable units (i.e. same bedroom type) in the owner's/applicant's proposed new housing development to occupants of Protected Units. The comparable replacement units must be provided at a rent, or sales price, affordable to the same, or lower income category. Occupants of Protected Units also are entitled to receive relocation assistance and the right to remain in their unit until 6 months before the start of construction.

HOW TO PARTICIPATE:

To submit your verifiable income, complete and return the attached documents:

1. Request for Information for Replacement Unit Determination. Complete and attach income verification documents.

2. Tenant's Certification. Sign and date.

After all documents are completed, return them to the project applicant listed below. Documents should be returned within **two (2) weeks** of the date of this letter.

[Applicant Name]

[Applicant Street Address]

[Applicant City, State, Zip]

If you need assistance completing the forms, please contact [Applicant] at [Applicant Phone], or [Applicant Email]. Should the building permit for construction be issued, you will receive standard notification of your landlord's intent to demolish and/or convert your rental unit into a new housing development.

Sincerely,

[City Planner Name]

[City Planner Title]

Enclosures

1. Request for Information for Replacement Unit Determination
2. Tenant's Certification



CITY OF LOS ALAMITOS
DEVELOPMENT SERVICES
DEPARTMENT
3193 KATELLA AVE.
LOS ALAMITOS, CA 90720-5600
TEL: (562) 431-3538

TENANT INFORMATION PACKET
(To Be Completed By Tenant)

Date: _____

UNIT INFORMATION:	
Property Address:	
Unit Number:	Bedrooms:
Current Monthly Rental Amount:	
Dates of Tenancy:	
Primary Tenant Name:	
Primary Tenant Phone Number:	
Primary Tenant Email:	
Total Number in Primary Tenant's Household:	
Number of Adults (18+):	
Number of Children (under 18):	

As a tenant, you have the option of submitting the financial information requested in Option I about your household's annual gross income. You are not required to complete this form or provide any additional information. But, if you choose not to provide this information, the City will not be able to certify that your household qualifies as lower income and/or that your household is entitled to additional rights and benefits under the law, including a right of first refusal to a comparable unit in the new housing development at an affordable rent and relocation benefits.

Option I:

Instructions for Calculating Annual Gross Household Income: To get your Total Current Annual Gross Household Income, use each household member's most recent tax return filed with the Internal Revenue Service (IRS). Add their before-tax wages, as reported on the tax return, to any benefits, public assistance, or other sources of income. Enter the total income for each household member in the chart below and then add them together. Household income includes the income of all adult occupants of the household.

HOUSEHOLD MEMBERS AND ANNUAL GROSS INCOME			
	Age	Names of Household Members (including children)	Current Annual Gross Household Income
1			
2			
3			
4			
5			
6			
Total Annual Gross Household Income for the Current Year:			

Adjusted Gross Household Income for Past 2 Years: _____

Current Monthly Household Income: _____

Types of Income Verification required for each household member with any source of income:

1. Copies of two (2) most recent payroll stubs
2. Signed copies of two (2) most recent income tax returns and W-2 forms
3. Bank statements for the three (3) most recent months

OPTION II

☐ I decline to provide financial information for purposes of this determination.

Tenant Certification

Under penalty of perjury, I certify that the information I provided about my household income is true and accurate to the best of my knowledge. I further agree to provide any documentation required to document my/our household income if requested by the City. I understand that this self-reported income does not guarantee the right to return to an affordable unit and I will still be subject to income review at leasing. Additional signature blocks should be added for each adult tenant within the household.

Primary Tenant Signature

Date

Additional Adult Tenant Signature

Date

Additional Adult Tenant Signature

Date

Please Return To:

[Applicant Name]

[Applicant Street Address]

[Applicant City, State, Zip]



CITY OF LOS ALAMITOS

AFFORDABLE HOUSING UNIT & DENSITY BONUS

APPLICATION

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538 Fax: (562) 493-0678

PROPERTY OWNER'S NAME AND ADDRESS

Name and/or Executor: _____

Address: _____

Telephone Number: _____ Email: _____

DEVELOPER'S NAME AND ADDRESS (IF DIFFERENT FROM OWNER)

Name: _____

Address: _____

Telephone Number: _____ Email: _____

AFFORDABLE HOUSING DEVELOPER'S NAME AND ADDRESS (IF DIFFERENT FROM PRIMARY PROJECT DEVELOPER)

Name: _____

Address: _____

Telephone Number: _____ Email: _____

AUTHORIZED REPRESENTATIVE AGENT FOR PROJECT'S NAME AND ADDRESS (IF DIFFERENT FROM ABOVE)

Name: _____

Address: _____

Telephone Number: _____ Email: _____

LOCATION OF PROPERTY TO BE DEVELOPED

Street Address(es): _____

Assessor's Parcel Number(s): _____

Please attach proof of ownership that includes a legal description. Do not attach original documents. The City will not be responsible for their return.

PROJECT DESCRIPTION

Please use additional pages as needed to fully describe your project.

Entire Project

Parcel size:

Total number of units

Total number of:

Studio units:

1-bedroom units:

2-bedroom units:

3-bedroom units:

4 or more bedroom units:

Affordable Component

Total number of affordable units

Total number of affordable:

Studio units:

1-bedroom units:

2-bedroom units:

3-bedroom units:

4 or more bedroom units:

Market Rate Component

Total number of market-rate units

Total number of market-rate:

Studio units:

1-bedroom units:

2-bedroom units:

3-bedroom units:

4 or more bedroom units:

☐ Does the project include a childcare facility? If so, what square footage? _____

☐ Is the project is intended for a Special Needs Population. Please describe:

DENSITY BONUS

In order to qualify the project for a density bonus and/or incentives or concessions, very low- and low income density bonus units must be subject to legally enforceable covenants restricting occupancy,

rents, and sales prices for a minimum of fifty-five (55) years for “for rent” projects and forty-five (45) years for “for sale” projects. For sale units will be subject to a legally enforceable equity sharing agreement as described in California Government Code Section 65915. The owner or applicant requesting a density bonus will be required to enter into a density bonus affordable housing regulatory agreement with the City of Los Alamitos implementing the project’s affordable housing obligations. The City of Los Alamitos will monitor and enforce these agreements and covenants for the term of the affordability restriction.

The following are the allowable income limits as adjusted for family size as may be amended periodically by the Orange County Housing and Community Development Department:

Section 6932. 2025 Income Limits

Number of Persons in Household:		1	2	3	4	5	6	7	8
Orange County Area Median Income: \$136,600	Acutely Low	14350	16400	18450	20500	22150	23800	25400	27050
	Extremely Low	35550	40600	45700	50750	54850	58900	62950	67000
	Very Low Income	59250	67700	76150	84600	91400	98150	104950	111700
	Low Income	94750	108300	121850	135350	146200	157050	167850	178700
	Median Income	95600	109300	122950	136600	147550	158450	169400	180300
	Moderate Income	114750	131100	147500	163900	177000	190100	203250	216350

Is this a 100% affordable unit project? Yes ☐ No ☐

Is this a senior living project? Yes ☐ No ☐

Base Density (Total Units¹): _____

Standard Density Bonus Calculation Government Code § 65915(b)(1)			
	Very Low Income	Low Income	Moderate Income
Number of Units			
Affordable Unit Percentage²			

Note: Per the Density Bonus Law, all affordable units must be of the same income category.

Select the income category utilized to determine the requested density bonus:

☐ Very Low Income ☐ Low Income ☐ Moderate Income

Standard Density Bonus Percentage³: _____

Density Bonus Units: _____

Additional Density Bonus Calculation Government Code § 65915(v)			
	Very Low Income		Moderate Income
Number of Units			
Affordable Unit Percentage⁴			

¹ Pursuant to Government Code Section 65915(o)(9)(A), total units means a calculation of the number of units that: (i) excludes a unit added by a density bonus award pursuant to this section or any local law granting a greater density bonus, and; (ii) includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

² To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the base density/total units.

³ Refer to Government Code Section 65915(f).

⁴ To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the base density/total units.

Additional Density Bonus Percentage⁵: _____

Additional Density Bonus Units: _____

Units Proposed in Project⁶: _____

Are the units for rent or for sale?

☐ For Rent

☐ For Sale

PARKING

Please indicate the number of required and proposed parking spaces for the project. Please also note that this information is required to be provided on the project's site plan.

Number of Parking Spaces required per City of Los Alamitos Zoning Ordinance: _____

Is the project requesting a parking reduction pursuant to Government Code §65915(p)?

☐ No

☐ Yes (If yes, provide the required number of parking spaces per Government Code §65915(p)):

Number of parking spaces provided: _____

Is the project site located within one-half mile of a major transit stop, as defined by Public Resources Code §§21064.3 or 21155?

☐ No

☐ Yes (If yes, provide below the type and location of the major transit stop. If utilizing the intersection of two bus routes, please note the intersection streets, the specific bus routes, the peak hour frequency of each route, and attach the associate schedules from the respective transit agency(ies)):

INCENTIVES/CONCESSIONS AND WAIVERS

Number of incentives/concessions permitted per Government Code Section 65915(d)(2): _____

Number of incentives/concessions requested: _____

Describe below all incentives or concessions the applicant request pursuant to California Government Code Section 65915(a)(3)(D)(i)(III). Attach additional pages as necessary to fully describe each incentive or concession.

1.

⁵ Refer to Government Code Section 65915(v)(2).
G:/Application Forms

2.

3.

CERTIFICATION

I hereby certify that the information provided in this application is to the best of my knowledge accurate and complete.

Signature

Date

Name (Please print)

⁶ This number is the sum of the base density (total units), standard density bonus units, and, if utilizing, additional density bonus units.

**AB 130 CEQA INFILL HOUSING EXEMPTION APPLICANT CHECKLIST
(PUBLIC RESOURCES CODE SECTION 21080.66)**

TO BE COMPLETED BY APPLICANT
Use Extra Sheets as Needed

Project Name: _____

Project Address (Street & APN(s)): _____

Applicant: _____

INSTRUCTIONS:

This checklist is intended to assist the City to evaluate whether the proposed housing development project ("Project") qualifies for the CEQA Infill Housing Exemption as set forth in Public Resources Code Section 21080.66. All criteria must be satisfied for this exemption to apply.

Applicants intending to invoke the CEQA Infill Housing Exemption must check each box when the criterion is met and provide supporting facts, reasonable assumptions based on facts, or expert opinion supported by facts ("substantial evidence") for each criterion in the spaces provided.

CRITERION 1: HOUSING DEVELOPMENT PROJECT DEFINITION

☐ The proposed Project qualifies as a "Housing Development Project."¹ In order to qualify as a "housing development project," the proposed Project must consist of either of the following:

☐ Residential units only²

OR

☐ A Mixed Use project meeting ONE of the following:

☐ At least 2/3 of the square footage is residential;³

OR

☐ At least 50% of the new or converted square footage is residential AND the project includes at least 500 net new residential units;⁴

¹ Public Resources Code Section 21080.66(a); Government Code Sections 65905.5(b) and 65589.5(h)(2).

² Government Code Section 65589.5(h)(2)(A).

³ Government Code Section 65589.5(h)(2)(B)(i).

⁴ Government Code Section 65589.5(h)(2)(B)(ii).

OR

☐ At least 50% of the new or converted square footage is designated for residential use AND the project includes at least 500 net new residential units AND involves demolition or conversion of at least 100,000 square feet of nonresidential use AND demolishes at least 50% of the existing non-residential uses on the site;⁵

OR

☐ Transitional housing or supportive housing;⁶

OR

☐ Farmworker housing.⁷

Restriction: Mixed uses cannot include hotels, motels, bed and breakfast inns, or other transient lodging except residential hotels.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

⁵ Government Code Section 65589.5(h)(2)(B)(iii).

⁶ Government Code Section 65589.5(h)(2)(C)).

⁷ Government Code Section 65589.5(h)(2)(D); Health & Safety Code Section 50199.7(h)(2).

CRITERION 2: SITE SIZE REQUIREMENTS

☐ The proposed Project site is twenty (20) acres or less. If the proposed Project is a builder's remedy project, the Project site or parcel size is not more than four (4) acres in size.⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 3: CITY LOCATION (URBAN AREA)

☒ All proposed Projects in the City meet this criterion.⁹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The City is an incorporated municipality. The proposed Project would be located within the incorporated boundaries of the City.

⁸ Public Resources Code Section 21080.66(a)(1)(A), (B).

⁹ Public Resources Code Section 21080.66(a)(1)(A)(2).

CRITERION 4: URBAN DEVELOPMENT

☐ The proposed Project site meets any of the following urban development requirements:

☐ The proposed Project site has been previously developed with an urban use;¹⁰

OR

☐ At least 75% of the perimeter of the proposed Project site adjoins parcels that are developed with urban uses;¹¹

OR

☐ At least 75% of the area within a ¼ mile radius of the proposed Project site is developed with urban uses;

OR

☐ For proposed Project site with four-sides: at least 3 out of 4 sides are developed with urban uses AND at least 2/3 of the perimeter of the Project site adjoins parcels developed with urban uses.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹⁰ Public Resources Code Section 21080.66(a)(3). Per Public Resources Code Section 21080.66(g), "urban use" means current or previous residential/commercial development, public institution, or public park surrounded by other urban uses, parking lot/structure, transit or transportation facility, retail use, or any combination.

¹¹ Per Public Resources Code Section 21080.66(g), "adjoins" includes parcels that are only separated from the site by a street, pedestrian path, or bicycle path

CRITERION 5: GENERAL PLAN, ZONING, AND LOCAL COASTAL PROGRAM CONSISTENCY

☐ The proposed Project is consistent with the applicable general plan and zoning ordinance and any applicable local coastal program.¹²

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 6: MINIMUM DENSITY REQUIREMENT

☐ The density of the proposed Project will be at least fifteen (15) dwelling units per acre.¹³

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹² Public Resources Code Section 21080.66(a)(4)(A)-(C). A housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. If the zoning and general plan are inconsistent with each other, a project shall be deemed consistent with both if the Project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

¹³ Public Resources Code Section 21080.66(a)(5); Government Code Section 65583.2(c)(3)(B).

CRITERION 7: COASTAL ZONE RESTRICTION

☒ All proposed Projects in the City meet this criterion, as no portion of the City is within a designated Coastal Zone (current as of 4/2026).¹⁴

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts: The California Coastal Commission's Coastal Zone Boundary Maps can be found here: <https://www.coastal.ca.gov/maps/czb/>

CRITERION 8: AGRICULTURAL LAND RESTRICTION

For this criterion, the proposed Project must meet BOTH of the following:

☐ The proposed Project site is not located on either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation;

AND

☐ The proposed Project site is not located on land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters.¹⁵

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹⁴ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(A).

¹⁵ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(B).

CRITERION 9: WETLANDS RESTRICTION

☐ The proposed Project is NOT located on wetlands as defined by the U.S. Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).¹⁶

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 10: FIRE HAZARD ZONE RESTRICTION

☐ The proposed Project is NOT located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the state responsibility area, as defined in Public Resources Code Section 4102.

OR

☐ The proposed Project site has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions: (1) Public Resources Code Section 4291 or Section 51182, as applicable; (2) Public Resources Code Section 4290; (3) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).¹⁷

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹⁶ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(C).

¹⁷ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(D).

CRITERION 11: HAZARDOUS WASTE SITE RESTRICTION

☐ The proposed Project is NOT located on a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health & Safety Code Section 25356.

OR

☐ The proposed Project IS located on such a site, but either of the following apply:

☐ The proposed Project site is an underground storage tank site that received a uniform closure letter issued pursuant to Health & Safety Code Section 25296.10(g) based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses.

OR

☐ The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency has otherwise determined that the Project site is suitable for residential use or residential mixed uses pursuant to Health & Safety Code Section 25296.10(c).¹⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 12: EARTHQUAKE FAULT ZONE RESTRICTION

☐ The proposed Project is NOT located within delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.

OR

☐ The development complies with applicable seismic protection building code standards adopted by the State Building Standards Commission under the California Building Standards

¹⁸ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(E).

Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.¹⁹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 13: FLOOD HAZARD RESTRICTION

☐ The proposed Project site is NOT located within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA.

OR

☐ The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the local jurisdiction.

OR

☐ The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.²⁰

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹⁹ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(F).

²⁰ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(G).

CRITERION 14: REGULATORY FLOODWAY

☐ The proposed Project is NOT located within a regulatory floodway as determined by FEMA in any official maps published by FEMA.

OR

☐ The proposed Project has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.²¹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 15: CONSERVATION PLAN RESTRICTION

☐ The proposed Project is NOT located on a site on which there are lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.²²

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²¹ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(H).

²² Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(I).

CRITERION 16: PROTECTED SPECIES HABITAT RESTRICTION

☐ The proposed Project is NOT located on a site on which there is habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).²³

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 17: CONSERVATION EASEMENT RESTRICTION

☐ The proposed Project is NOT located on a site that includes lands under conservation easement.²⁴

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²³ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(J).

²⁴ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(K).

CRITERION 18: HISTORIC STRUCTURE RESTRICTION

☐ The proposed Project does NOT require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the Project pursuant to Government Code Section 65941.1.²⁵

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 19: TRANSIENT LODGING RESTRICTION

☐ No portion of the proposed Project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.²⁶

Note: “Transient lodging” does not include a residential hotel as defined by Health & Safety Code Section 50519 or, after the issuance of a certificate of occupancy, a resident’s use or marketing of a unit as short-term lodging per Business & Professions Code Section 17568.8 in a manner consistent with local law.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²⁵ Public Resources Code Section 21080.66(a)(7).

²⁶ Public Resources Code Section 21080.66(a)(8).

CRITERION 20: FREEWAY PROXIMITY REQUIREMENTS

☐ The proposed Project does not include the construction of housing within 500 feet of a freeway.

OR

☐ If the Project proposes any housing located within 500 feet of a freeway, ALL of the following requirements are satisfied:

- ☐ The building has a centralized heating, ventilation, and air-conditioning (HVAC) system;
- ☐ Outdoor air intakes for HVAC system face away from the freeway;
- ☐ The building provides air filtration media for outside and return air that provides a minimum efficiency reporting value of 16;
- ☐ The air filtration media shall be replaced at manufacturer's designated interval; and,
- ☐ The building does not have any balconies facing the freeway.²⁷

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²⁷ Public Resources Code Section 21080.66(c)(2).

CRITERION 21: ADDITIONAL LABOR REQUIREMENTS FOR 100% AFFORDABLE HOUSING PROJECTS AND PROJECTS THAT INCLUDE BUILDINGS OVER 85 FEET IN HEIGHT (IF APPLICABLE)

☐ The Project does not propose the construction of 100% affordable units that are dedicated to lower income households OR a building that is over 85 feet in height.

OR

☐ If the Project proposes the construction of 100% affordable units that are dedicated to lower income households OR includes a building that is over 85 feet in height, the following requirements will be satisfied:

☐ For a proposed Project that consists of housing where 100 percent of the units are dedicated to lower income households, as defined by Health & Safety Code Section 50079.5, all construction workers will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to the Labor Code Sections 1773 and 1773.9, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate, regardless of whether the housing development project is a public work.

☐ For a proposed Project that includes buildings over 85 feet in height above grade, the labor standards of Government Code Section 65913.4(a)(8) will be met.²⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²⁸ Public Resources Code Section 21080.66(d).

ADDITIONAL REQUIREMENTS

Tribal Consultation

To qualify for the AB 130 CEQA Infill Housing Exemption, the City is required consult with Native American tribes regarding the proposed Project. The aim of this tribal consultation process is to identify measures to avoid potentially significant impacts to tribal cultural resources.

The tribal consultation process begins with the City sending out a formal notification letter to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project within 14 days of the application being deemed complete.²⁹ This formal notification must include detailed project information, site maps, proposed project scope, and any known cultural resource studies.³⁰ Tribes then have 60 days to request consultation.³¹ If a tribe does not notify the City within 60 days, the consultation shall be considered to have concluded.³² If a tribe requests consultation, the City must initiate consultation within 14 days of the request, and the consultation shall conclude within 45 days of initiation, with a possible one time 15-day extension upon the tribe's request.³³ The Project proponent may participate in the consultation if the tribe agrees, the Project proponent agrees to engage in good faith, and the Project proponent agrees to comply with applicable confidentiality provisions.³⁴

The City will ask the tribe whether the applicant will participate in the tribal consultation process and will inform the applicant accordingly.

Phase I Environmental Assessment

Projects eligible for the AB 130 CEQA Infill Housing Exemption will be required to complete a Phase 1 Environmental Assessment as a condition of approval for the Project.³⁵ If a recognized environmental condition is found, the applicant shall complete a preliminary endangerment assessment, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.³⁶

Further, if a release of a hazardous substance is found to exist on the Project site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the City issues a certificate of

²⁹ Public Resources Code § 21080.66(b)(1)(A). Note that “deemed complete” is defined in Government Code Section 65589.5(h) to mean, “that the applicant has submitted a preliminary application pursuant to [Government Code] Section 65941.1 or, if the applicant has not submitted a preliminary application, has submitted a complete application pursuant to [Government Code] Section 65943.”

³⁰ Public Resources Code § 21080.66(b)(1)(B).

³¹ Public Resources Code § 21080.66(b)(2)(A).

³² Public Resources Code § 21080.66(b)(2)(B).

³³ Public Resources Code § 21080.66(b)(3).

³⁴ *Id.*

³⁵ Public Resources Code Section 21080.66(c)(1)(A).

³⁶ Public Resources Code Section 21080.66(c)(1)(B).

occupancy.³⁷ If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure must be mitigated to levels required by current federal and state statutory and regulatory standards before the City issues a certificate of occupancy.³⁸

³⁷ Public Resources Code Section 21080.66(c)(1)(C).

³⁸ Public Resources Code Section 21080.66(c)(1)(D).

**AB 130 CEQA INFILL HOUSING EXEMPTION CHECKLIST
(PUBLIC RESOURCES CODE SECTION 21080.66)**

FOR CITY STAFF AND CONSULTANT USE

Project Name: _____

Project Address (Street & APN(s)): _____

Applicant: _____

INSTRUCTIONS:

This checklist is intended to assist the City to evaluate whether the proposed housing development project ("Project") qualifies for the CEQA Infill Housing Exemption as set forth in Public Resources Code Section 21080.66. All criteria must be satisfied for this exemption to apply.

Check each box when the criterion is met and provide supporting facts, reasonable assumptions based on facts, or expert opinion supported by facts ("substantial evidence") in the spaces provided.

CRITERION 1: HOUSING DEVELOPMENT PROJECT DEFINITION

☐ The proposed Project qualifies as a "Housing Development Project."¹ In order to qualify as a "housing development project," the proposed Project must consist of either of the following:

☐ Residential units only²

OR

☐ A Mixed Use project meeting ONE of the following:

☐ At least 2/3 of the square footage is residential;³

OR

☐ At least 50% of the new or converted square footage is residential AND the project includes at least 500 net new residential units;⁴

OR

¹ Public Resources Code Section 21080.66(a); Government Code Sections 65905.5(b) and 65589.5(h)(2).

² Government Code Section 65589.5(h)(2)(A).

³ Government Code Section 65589.5(h)(2)(B)(i).

⁴ Government Code Section 65589.5(h)(2)(B)(ii).

☐ At least 50% of the new or converted square footage is designated for residential use AND the project includes at least 500 net new residential units AND involves demolition or conversion of at least 100,000 square feet of nonresidential use AND demolishes at least 50% of the existing non-residential uses on the site;⁵

OR

☐ Transitional housing or supportive housing;⁶

OR

☐ Farmworker housing.⁷

Restriction: Mixed uses cannot include hotels, motels, bed and breakfast inns, or other transient lodging except residential hotels.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 2: SITE SIZE REQUIREMENTS

☐ The proposed Project site is twenty (20) acres or less. If the proposed Project is a builder's remedy project, the Project site or parcel size is not more than four (4) acres in size.⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

⁵ Government Code Section 65589.5(h)(2)(B)(iii).

⁶ Government Code Section 65589.5(h)(2)(C)).

⁷ Government Code Section 65589.5(h)(2)(D); Health & Safety Code Section 50199.7(h)(2).

⁸ Public Resources Code Section 21080.66(a)(1)(A), (B).

CRITERION 3: CITY LOCATION (URBAN AREA)

☒ All proposed Projects in the City meet this criterion.⁹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The City is an incorporated municipality. The proposed Project would be located within the incorporated boundaries of the City.

CRITERION 4: URBAN DEVELOPMENT

☐ The proposed Project site meets any of the following urban development requirements:

☐ The proposed Project site has been previously developed with an urban use;

OR

☐ At least 75% of the perimeter of the proposed Project site adjoins parcels that are developed with urban uses;

OR

☐ At least 75% of the area within a ¼ mile radius of the proposed Project site is developed with urban uses;

OR

☐ For proposed Project site with four-sides: at least 3 out of 4 sides are developed with urban uses AND at least 2/3 of the perimeter of the Project site adjoins parcels developed with urban uses.¹⁰

Key Definitions:

- **"Adjoins"** includes parcels that are only separated from the site by a street, pedestrian path, or bicycle path.¹¹
- **"Urban use"** means current or previous residential/commercial development, public institution, or public park surrounded by other urban uses, parking lot/structure, transit or transportation facility, retail use, or any combination.¹²

⁹ Public Resources Code Section 21080.66(a)(1)(A)(2).

¹⁰ Public Resources Code Section 21080.66(a)(3).

¹¹ Public Resources Code Section 21080.66(g).

¹² Public Resources Code Section 21080.66(g).

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 5: GENERAL PLAN, ZONING, AND LOCAL COASTAL PROGRAM CONSISTENCY

☐ The proposed Project is consistent with the applicable general plan and zoning ordinance and any applicable local coastal program.¹³

Key Factors:

- A housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent.
- If the zoning and general plan are inconsistent with each other, a project shall be deemed consistent with both if the Project is consistent with one.
- The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹³ Public Resources Code Section 21080.66(a)(4)(A)-(C).

CRITERION 6: MINIMUM DENSITY REQUIREMENT

☐ The density of the proposed Project will be at least fifteen (15) dwelling units per acre.¹⁴

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 7: COASTAL ZONE RESTRICTION

☒ No portion of the City is within a designated Coastal Zone (current as of 4/2026).¹⁵

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts: The California Coastal Commission's Coastal Zone Boundary Maps can be found here: <https://www.coastal.ca.gov/maps/czb/>

CRITERION 8: AGRICULTURAL LAND RESTRICTION

For this criterion, the proposed Project must meet BOTH of the following:

☐ The proposed Project site is not located on either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation;

AND

☐ The proposed Project site is not located on land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters.¹⁶

¹⁴ Public Resources Code Section 21080.66(a)(5); Government Code Section 65583.2(c)(3)(B).

¹⁵ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(A).

¹⁶ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(B).

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 9: WETLANDS RESTRICTION

☐ The proposed Project is NOT located on wetlands as defined by the U.S. Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).¹⁷

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 10: FIRE HAZARD ZONE RESTRICTION

☐ The proposed Project is NOT located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the state responsibility area, as defined in Public Resources Code Section 4102.

OR

☐ The proposed Project site has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions: (1) Public Resources Code Section 4291 or Section 51182, as applicable; (2) Public Resources Code Section 4290; (3) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).¹⁸

¹⁷ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(C).

¹⁸ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(D).

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 11: HAZARDOUS WASTE SITE RESTRICTION

☐ The proposed Project is NOT located on a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health & Safety Code Section 25356.

OR

☐ The proposed Project IS located on such a site, but either of the following apply:

☐ The proposed Project site is an underground storage tank site that received a uniform closure letter issued pursuant to Health & Safety Code Section 25296.10(g) based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses.

OR

☐ The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency has otherwise determined that the Project site is suitable for residential use or residential mixed uses pursuant to Health & Safety Code Section 25296.10(c).¹⁹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

¹⁹ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(E).

CRITERION 12: EARTHQUAKE FAULT ZONE RESTRICTION

☐ The proposed Project is NOT located within delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.

OR

☐ The development complies with applicable seismic protection building code standards adopted by the State Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.²⁰

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 13: FLOOD HAZARD RESTRICTION

☐ The proposed Project site is NOT located within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA.

OR

²⁰ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(F).

☐ The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the local jurisdiction.

OR

☐ The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.²¹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 14: REGULATORY FLOODWAY

☐ The proposed Project is NOT located within a regulatory floodway as determined by FEMA in any official maps published by FEMA.

OR

☐ The proposed Project has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.²²

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²¹ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(G).

²² Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(H).

CRITERION 15: CONSERVATION PLAN RESTRICTION

☐ The proposed Project is NOT located on a site on which there are lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.²³

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 16: PROTECTED SPECIES HABITAT RESTRICTION

☐ The proposed Project is NOT located on a site on which there is habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).²⁴

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²³ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(I).

²⁴ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(J).

CRITERION 17: CONSERVATION EASEMENT RESTRICTION

☐ The proposed Project is NOT located on a site that includes lands under conservation easement.²⁵

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 18: HISTORIC STRUCTURE RESTRICTION

☐ The proposed Project does NOT require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Government Code Section 65941.1.²⁶

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

²⁵ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(K).

²⁶ Public Resources Code Section 21080.66(a)(7).

CRITERION 19: TRANSIENT LODGING RESTRICTION

☐ No portion of the proposed Project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.²⁷

Note: “Transient lodging” does not include a residential hotel as defined by Health & Safety Code Section 50519 or, after the issuance of a certificate of occupancy, a resident’s use or marketing of a unit as short-term lodging per Business & Professions Code Section 17568.8 in a manner consistent with local law.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

CRITERION 20: TRIBAL CONSULTATION

☐ The required tribal consultation has been conducted and concluded and all applicable conditions of approval will be recommended to the decisionmaker for the proposed Project.²⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

See attached, detailed summary of all tribal consultation communications and resulting conditions of approval.

²⁷ Public Resources Code Section 21080.66(a)(8).

²⁸ Public Resources Code Section 21080.66(b).

CRITERION 21: PHASE I ENVIRONMENTAL ASSESSMENT

☐ The applicant will be required to complete a Phase I Environmental Assessment as a condition of approval. That condition of approval requires that:

- ☐ If a recognized environmental condition is found, the applicant shall complete a preliminary endangerment assessment, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

AND

- ☐ If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the City issues a certificate of occupancy.

AND

- ☐ If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the City issues a certificate of occupancy.²⁹

Notes:

²⁹ Public Resources Code Section 21080.66(c)(1).

CRITERION 22: FREEWAY PROXIMITY REQUIREMENTS

☐ The proposed Project does not include the construction of housing within 500 feet of a freeway.

OR

☐ If the Project proposes any housing located within 500 feet of a freeway, ALL of the following requirements are satisfied:

☐ The building has a centralized heating, ventilation, and air-conditioning (HVAC) system

☐ Outdoor air intakes for HVAC system face away from the freeway

☐ The building provides air filtration media for outside and return air that provides a minimum efficiency reporting value of 16

☐ The air filtration media is replaced at manufacturer's designated interval

☐ The building does not have any balconies facing the freeway³⁰

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

³⁰ Public Resources Code Section 21080.66(c)(2).

CRITERION 23: ADDITIONAL LABOR REQUIREMENTS FOR 100% AFFORDABLE HOUSING PROJECTS AND PROJECTS THAT INCLUDE BUILDINGS OVER 85 FEET IN HEIGHT (IF APPLICABLE)

☐ The Project does not propose the construction of 100% affordable units that are dedicated to lower income households OR a building that is over 85 feet in height.

OR

☐ If the Project proposes the construction of 100% affordable units that are dedicated to lower income households OR includes a building that is over 85 feet in height, the following requirements will be satisfied:

☐ For a proposed Project that consists of housing where 100 percent of the units are dedicated to lower income households, as defined by Health & Safety Code Section 50079.5, all construction workers will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to the Labor Code Sections 1773 and 1773.9, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate, regardless of whether the housing development project is a public work.

☐ For a proposed Project that includes buildings over 85 feet in height above grade, the labor standards of Government Code Section 65913.4(a)(8) will be met.³¹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

³¹ Public Resources Code Section 21080.66(d).

COMPLIANCE SUMMARY

Total Criteria Met: ____ of 23

Exemption Status:

☐ **QUALIFIED** - All 23 criteria satisfied

☐ **NOT QUALIFIED** - One or more criteria not satisfied

Criteria Not Met (if any):

Submitted By: _____

Submission Date: _____

Signature: _____

ATTACHMENT CHECKLIST

☐ Project Description

☐ Site Plans

☐ Detailed Summary of Tribal Consultation(s)

☐ Supporting Technical Studies (list):