



CITY OF PALOS VERDES ESTATES INITIAL STUDY QUESTIONNAIRE

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

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

**ENVIRONMENTAL INITIAL STUDY
QUESTIONNAIRE**

Date: _____

Project Address: _____

Owner: _____

Mailing Address: _____

Telephone #: _____ Email: _____

Applicant: _____

Mailing Address: _____

Telephone #: _____ Email: _____

Legal Description: Lot: _____ Block: _____ Tract: _____

1. Present use of site: _____

2. Describe the construction and/ or improvements proposed: _____

3. Describe how the site is currently used: _____

4. Describe the proposed use of the site: _____

5. For businesses:

	Existing	Proposed
Hours of operation		
Total number of employees		
Maximum number of employees per shift		

6. Describe the nearby recreational activities (i.e. parks, sports facilities, country clubs, etc.) and the proximity to them. _____

7. What is the nearest school to the site? _____
8. What is the distance to the nearest police station? _____
9. What is the distance to the nearest fire station? _____
10. Describe the anticipated schedule of any construction involved: _____

11. Describe the land use of surrounding sites. _____

12. Will the project require any grading? If so, describe the location and quantity.
Please also complete the City form tabulating grading quantities. _____

13. Has a soils and/ or geology report been prepared for this project? _____
If so, has it been submitted to the building department for review? _____
14. Are there any natural water courses on the property? _____
Are there any existing drainage improvements on the property? _____
Are any changes proposed to the flow of water on the property? _____
If changes are proposed, describe the nature of changes. _____

15. Is the property located within the 100-year flood hazard area? _____
16. Is the property located within a high fire hazard area (hillside area with moderately dense vegetation)? _____
Has the fire department reviewed the plan? _____
17. Has the police department reviewed the plan? _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. Describe existing and proposed parking conditions: _____

30. Will the project increase the demand for parking either temporarily or permanently in the vicinity? _____

If changes are proposed, summarize the existing and proposed parking conditions: _____

31. Are any historical sites located on the property? If yes, please identify and explain: _____

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

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

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

LOT SIZE:
_____ sq. ft.

ALLOWABLE FLOOR AREA:
_____ sq. ft. Equals the lesser of 30% (lot size) + 1,750 or 50% (lot size)

EXISTING LOT COVERAGE:

_____ sq. ft.	_____ %	BUILDING
_____ sq. ft.	_____ %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ %	TOTAL

PROPOSED LOT COVERAGE: (Include only added lot coverage)

_____ sq. ft.	_____ %	BUILDING
_____ sq. ft.	_____ %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ %	TOTAL

TOTAL LOT COVERAGE: (Sum of existing and proposed)

_____ sq. ft.	_____ %	BUILDING (Not to exceed 30%)
_____ sq. ft.	_____ %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ %	TOTAL (Not to exceed 65%)

EXISTING FLOOR AREA:

_____ sq. ft.	FIRST FLOOR	_____ sq. ft.	MEZZANINE
_____ sq. ft.	SECOND FLOOR	_____ sq. ft.	GARAGE
_____ sq. ft.	BASEMENT	_____ sq. ft.	TOTAL

PROPOSED FLOOR AREA: (Include only added floor area)

_____ sq. ft.	FIRST FLOOR	_____ sq. ft.	MEZZANINE
_____ sq. ft.	SECOND FLOOR	_____ sq. ft.	GARAGE
_____ sq. ft.	BASEMENT	_____ sq. ft.	TOTAL

TOTAL FLOOR AREA: (Sum of existing and proposed)

_____ sq. ft.	FIRST FLOOR	_____ sq. ft.	MEZZANINE
_____ sq. ft.	SECOND FLOOR	_____ sq. ft.	GARAGE
_____ sq. ft.	BASEMENT	_____ sq. ft.	TOTAL

(Cannot exceed Allowable Floor Area)

GRADING INFORMATION*

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

CUT _____ cubic yards
FILL _____ cubic yards
TOTAL _____ cubic yards

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

CUT _____ cubic yards
FILL _____ cubic yards
OVEREXCAVATION _____ cubic yards
RECOMPACTION** _____ cubic yards
TOTAL _____ cubic yards

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

1. The building official has required an engineering geology report or soils engineering report.
2. Any project resulting in a cut or fill **in excess of 10 feet in depth or height.**
3. Any project where the quantity of cut and fill **exceeds 250 cubic yards.**
4. Any lot where the quantity of cut and fill **exceeds 100 cubic yards** of grading exterior to the dwelling unit foundation, garage, and driveway.
5. There has been grading or a grading application on the property within twenty-four months preceding the date of the current application which would, when combined with the current application, require grading permit approval.

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