

CEQA INITIAL STUDY / NEGATIVE DECLARATION
PET SHOP ORDINANCE

Department of City Planning
City of Los Angeles

March 2018

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NEGATIVE DECLARATION

Project Name: Pet Shop Ordinance

Project Location: Citywide

Background:

Under the current Zoning Code, Pet Shops are allowed in certain commercial zones (C2, C4, C5 and CM) and industrial zones, while Kennels are only allowed in industrial zones. A Pet Shop that keeps four or more adult dogs overnight meets the definition of a "Kennel" and thus would be restricted to industrial zones. A dog is considered as an adult if it is at least four months old.

Project Description:

The main purpose of the Project is to facilitate pet adoption by enabling Pet Shops (including places that offer animals for adoption) that keep four or more adult dogs overnight to be located in commercial zones. Allowing Pet Shops to locate in commercial zones would increase the accessibility and visibility of the shops to the general public.

The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project's development and operational standards listed below are for Pet Shops keeping four or more adult dogs and located in commercial zones to ensure their compatibility with the community and to protect public health, safety and welfare. Pet Shops keeping fewer than four adult dogs operating in the C2, C4, C5 and CM Zones or Pet Shops operating in industrial zones are not required to comply with these standards.

Development Standards:

- The total number of adult dogs and cats in a facility is limited to no more than one for every 45 square feet of floor area, or 40, whichever results in the fewest number of animals.
- Animal boarding areas except animal display areas, cannot occupy the first 25% of the depth of a facility as measured from the front of the store; and the boarding area needs to be separated from retail, grooming, or food storage areas.
- Onsite activities are to be conducted within an enclosed building.
- Outdoor dog runs and training activities are not permitted.

Operational Standards:

- Animals cannot be left outside at any time with the exception of dog-walking.
- Where a facility has an entrance on any side that abuts, has a common corner with, or is across a public right-of-way from any residentially zoned land, pets can only be brought through that entrance between 7AM-9PM daily.

- The operator needs to submit the proposed dog walking route(s) to the Department of Animal Services for review.
- No more than three dogs can be walked by one caretaker at the same time. Any dog defecation generated during dog walking must be cleaned up immediately and disposed of properly.
- No unreasonable noise or odor can be detectable beyond the property line. Sound proofing material and/ or air filtration systems are required when it is determined necessary.
- 24-hour onsite supervision or monitored video surveillance are required when the facility keeps adult dogs/cats overnight. The operator is responsible for monitoring the facility and providing immediate response to emergencies.

In addition, all Pet Shops are required to obtain a permit from the Department of Animal Services (DAS). Such permits further regulate the operation of Pet Shops.

Findings:

Overall, the Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with a set of development and operational standards. Through a discretionary process, the Project would also allow Pet Shops on a case-by-case basis to operate in the more restrictive commercial zones as referenced previously, where they are not currently allowed. Finally, the Project allows Pet Shops in certain commercial zones to vary from the set of standards with which they would otherwise be required to comply, on a case-by-case basis through a discretionary process.

It is hereby determined that, based on the information contained in the attached Initial Study, the proposed Project would not have a significant adverse effect on the physical environment. A Negative Declaration has been prepared for the proposed Project pursuant to the California Environmental Quality Act.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY and CHECKLIST
 (CEQA Guidelines Section 15063)

LEAD CITY AGENCY: CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING	COUNCIL DISTRICT: All	DATE: 03/19/2018
RESPONSIBLE AGENCIES: CITY OF LOS ANGELES		
ENVIRONMENTAL CASE: ENV-2017-4076-ND	RELATED CASES: CPC-2017-4075-CA	
PREVIOUS ACTIONS CASE NO.: N/A	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: PET SHOP ORDINANCE		
ENV PROJECT DESCRIPTION: The proposed Project is an ordinance amending sections of the Los Angeles Municipal Code to facilitate pet adoption by allowing Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.		
ENVIRONMENTAL SETTINGS: The City of Los Angeles is the second largest city in the United States by population with an estimated 4 million residents. The city's boundaries cover a total area of 498.3 square miles (1,291 km ²), comprising 469.1 square miles (1,214.9 km ²) of land and 29.2 square miles (75.7 km ²) of water, reflecting a diverse combination of urbanized areas, beaches, mountains, and valleys. The City of Los Angeles is divided into 15 City Council Districts and 37 planning areas including 35 Community Plan Areas plus the Port of Los Angeles and the Los Angeles World Airport.		
PROJECT LOCATION: Citywide		
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input type="checkbox"/> Preliminary <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Proposed <input type="checkbox"/> Does NOT Conform to Plan <input type="checkbox"/> ADOPTED	AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING: N/A	MAX DENSITY ALLOWED BY ZONING:	N/A
GENERAL PLAN LAND USE: N/A	MAX DENSITY ALLOWED BY PLAN DESIGNATION:	N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination. (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

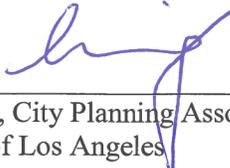
I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



 Yi Lu, City Planning Associate
 City of Los Angeles

03/19/2018

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS

This section identifies the environmental impacts of this Project by answering questions from Appendix G of the CEQA Guidelines, the Environmental Checklist Form. The environmental issues evaluated in this chapter include:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology / Water Quality
- Mineral Resources
- Population / Housing
- Recreation
- Tribal Cultural Resources
- Mandatory Findings of Significance
- Agriculture and Forestry Resources
- Biological Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Land Use / Planning
- Noise
- Public Services
- Transportation/ Traffic
- Utilities / Service Systems

All analyses take account the entire action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

Impacts are categorized as follows:

Potentially Significant Impact is appropriate if there is substantial evidence that an effect is significant, or where the established threshold has been exceeded. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) may be required.

Less Than Significant with Mitigation Incorporated applies where the incorporation of mitigation measures would reduce an effect from Potentially Significant Impact to a Less Than Significant Impact. Mitigation measures are prescribed to reduce the effect to a less than significant level.

Less Than Significant applies when the Project will affect or is affected by the environment, but based on sources cited in the report, the impact will not have an adverse effect. For the purpose of this report, beneficial impacts are also identified as less than significant. The benefit is identified in the discussion of impacts, which follows each checklist category.

A **No Impact** answer is adequately supported if referenced information sources show that the impact simply does not apply to Projects like the one involved. A No Impact Answer should be explained where it is based on Project-specific factors as well as general standards.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) No Impact.** A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected.

The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. As such, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction that would affect the quality of a view of a scenic vista. No impact related to scenic vistas would occur.

- b) No Impact.** As mentioned above, the proposed Project does not lead to the construction or any ground disturbing activities. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Furthermore, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction that would affect trees, rock outcroppings or historic buildings as typically this type of use is housed in existing commercial buildings. Therefore the Project would not damage any scenic resources and no impact related to scenic resources would occur.
- c) Less-than-significant Impact.** Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed Project detract from the visual character of an area.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet

Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. The addition of more dogs into Pet Shops would not alter the visual character of the existing facility and site. The development and operational standards described in the Project Description would ensure the quality of site and surroundings is maintained. The impact is considered less than significant.

- d) **Less-than-significant Impact.** Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Pet Shops generate lighting required for store operation which is in line with other commercial uses permitted in the zone. The addition of more dogs into Pet Shops would not increase the amount of light produced by the facilities. Further, Pet Shops would be subject to the non-residential mandatory measures regarding allowable backlight, upright, and glare per the requirements of the City of Los Angeles Green Building Code. The impact would be less than significant.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
II AGRICULTURE AND FORESTRY RESOURCES				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) **No Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4,

C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project does not allow Pet Shops in agricultural zones, therefore, it will not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural uses. Thus no farmland-related impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
III. AIR QUALITY				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-d) No Impact. The City of Los Angeles is entirely within the South Coast Air Basin (SCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the SCAQMD. The SCAQMD has adopted a 2016 AQMP that focuses on achieving clean air standards while accommodating population growth forecasts compiled by the Southern California Association of Governments (SCAG).

The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops, therefore it would not cause new construction air emissions. Furthermore, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 and C1.5 Zones will cause new construction that would cause new construction air emissions. Since new Pet Shops are located in the existing commercial buildings, the traffic impacts of which have already been included in the AQMP. Therefore, the Project does not conflict with the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under federal or state ambient air

quality standard. And the Project would not expose sensitive receptors to substantial pollutant concentrations. No impacts would occur.

- e) **Less-Than-Significant Impact.** According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. The addition of more dogs into Pet Shops could result in additional odor impact. However, the performance standards limit the total number of adult dogs and cats allowed in a facility, and specify that no unreasonable odor can be detectible beyond the property line, and that an air filtration system may be required if deemed necessary. In addition, the City's existing Pet Store Animal Care Rules and Regulations¹ from the Department of Animal Services also requires waste management operation standards to prevent contamination, reduce diseases, hazards and odors. With enforcement of these standards, the Project would result in a less-than-significant impact related to objectionable odors.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-f) **No Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards.

¹ City of Los Angeles Pet Store Animal Care Rules and Regulations, <http://www.laanimalservices.com/wp-content/uploads/2011/06/PetStoreGuidelines109R.pdf>

The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings which are not considered habitats for the biological resources listed above, and the Project is not anticipated to induce construction of new Pet Shops. Furthermore, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction could potentially effect habitats for biological resources. Therefore, the Project would have no impacts on any biological resources.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) No Impact. The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Furthermore, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction that would potentially affect the cultural resources listed above. Since no construction or ground disturbing activities would be involved with the Project, the Project would not impact cultural resources including historical resources, archaeological resources, paleontological resources or site of unique geologic feature or human remains. No impact would occur.

VI. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less- Than- Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) No Impact. The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Furthermore, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction, as Pet Shops are typically located within existing commercial buildings. As such, the Project would not change the existing built environment or the natural environment, or increase the risk of exposing people or structures to potential risks listed above, and no impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

- a) No Impact.** Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth’s surface, the atmosphere itself, and by clouds. Human activities are responsible for almost all of the increase in greenhouse gases in the atmosphere over the last 150 years. The largest source of greenhouse gas emissions from human activities in the United States is from burning fossil fuels for electricity, heat, and transportation.

The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that some new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. For these reasons, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction. No GHG emissions from construction activities are expected. As no new development is expected to occur as a result of this Project and new Pet Shops are expected to locate in existing commercial buildings, no new GHG emissions from operation of Pet Shops are expected. Thus, no impact would occur.

- b) No Impact.** The California legislature passed Senate Bill (SB) 375 (2008) to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32.

As mentioned above, no new development or construction is expected to occur as a result of this Project. Specifically, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction because Pet Shops typically occupy existing commercial buildings. Therefore,

the Project does not impact the applicable plans, policies, or regulations adopted for purpose of reducing the emissions of greenhouse gases.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less- Than- Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) Less-Than-Significant Impact.** A significant impact would occur if the proposed Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in

existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Furthermore, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction as Pet Shops typically occupy existing commercial buildings. Operation of Pet Shops would involve limited use and storage of common hazardous substances typical of those used in retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. Pet Shop operators would be required to comply with applicable standards/regulations and adhere to the manufacturer's instructions related to the transport, use, or disposal of hazardous materials. Given these requirements, the Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and no foreseeable accidents involving release of hazardous materials are expected. Therefore, the impacts are considered less than significant.

- c) **Less-Than-Significant Impact.** Pet Shops may be located within one-quarter mile of an existing or proposed school. Based on the discussion above, the operation of Pet Shops involves limited use and storage of hazardous material. With proper handling of those hazardous material, the impact is considered less than significant.
- d) **Less-Than-Significant Impact.** The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Pet Shops may be located on a site which is included on a list of hazardous materials sites. Since Pet Shops are typically located in existing commercial buildings, if the store site is listed as a hazardous material site, it would have been remediated as required by Department of Toxic Substances Control Agency and the Los Angeles Regional Water Quality Control Board before construction. As discussed above, the operation of Pet Shops involves limited use and storage of hazardous material. The impact is considered less than significant.
- e-f) **Less-Than-Significant Impact.** Pet Shops may be located within an airport land use plan, or within a close distance to a public or private airport. Based on the discussion above, the operation of Pet Shops involves limited use and storage of hazardous material. With proper handling of those hazardous material, the safety impacts to people residing or working in the project area are considered less than significant.
- g) **No Impact.** As mentioned above, no new development or construction is expected to occur as a result of this Project, therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.
- h) **No Impact.** A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. Pet Shops are typically located in existing commercial buildings and the daily operation of Pet Shops is not considered a source of fire hazard. Therefore, the proposed Project would not expose people or structures to any new risk of loss, injury, or death involving wildland fires, and no impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) No Impact. The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.				

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. It is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction. Since new Pet Shops are typically located in existing commercial buildings which are

connected with water supply and waste discharge system, the Project would not violate any water quality standards or waste discharge requirements. No impact would occur.

b-d) No Impact. The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. In addition, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction. Since new Pet Shops are typically located in existing commercial buildings and no new development or construction is expected to occur as a result of this Project, the Project does not require withdrawal of groundwater or interfere with groundwater recharge or alter existing drainage patterns within the Project site and surrounding area. Therefore, no impact would occur.

e-f) Less-Than-Significant Impact. The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. It is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction.

Similar to the other commercial land uses, a Pet Shop’s contribution to run-off and stormwater is not expected to be significant or a substantial increase to existing run-off since LADWP prohibits watering of any hard surfaces such as sidewalks, walkways, driveways, or parking areas to conserve water. Thus, the Project would have less-than-significant impact on existing storm drain capacities or water quality.

g-h) No Impact. As mentioned above, new Pet Shops are expected to locate in existing commercial buildings, and no new development or construction is expected to occur as a result of this Project. In addition, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction. The Project will not place any housing or structure within a 100-year flood hazard area. Therefore, no impact would occur.

i-j) No Impact. As mentioned above, new Pet Shops are expected to locate in existing commercial buildings, and no new development or construction is expected to occur as a result of this Project. In addition, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction. Therefore, the Project would not create any new impact related with flooding and inundation. No impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the Project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures.

The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The proposed Project would not involve any street vacation or closure or result in development of new thoroughfares or highways which would divide established communities. Therefore, no impact would occur.

- b) **Less-Than-Significant Impact.** As mentioned above, the Project has expanded the zones in which a Pet Shop would be allowed to operate on a case-by-case basis through a discretionary process. The decision maker would only grant an approval if a Pet Shop meets the following findings:

1. It enhances the built environment in the neighborhood or performs a function or provides a service that is essential or beneficial to the community, city or region.
2. Its location, size, height, operations or other significant features are compatible with and do not adversely affect or further degrade the adjacent properties and the surrounding neighborhood, or public health, welfare and safety.
3. It conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and specific plan.

Those findings ensure consistency with the General Plan, and the applicable community plan and specific plan. Therefore, the impact is considered less than significant.

- c) **No Impact.** The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Pet Shops are typically located in urbanized and populated areas which are not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less- Than- Significant Impact	No Impact
XI. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards.

The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Since no new development or construction is expected to occur as a result of this Project, the Project would not result in loss of availability of any known, regionally- or locally-valuable mineral resource. No impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less- Than- Significant Impact	No Impact
XII. NOISE				
Would the project:				
a) Exposure of persons to or generation of noise in levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less-Than-Significant Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted. The additional adult dogs could result in additional noise. However, the required development and operational standards address noise in the following areas: 1) The total number of adult dog and cats allowed in the facility is limited to one per every 45 square foot of floor area or 40; 2) Animal boarding areas cannot occupy the first 25% of the depth of a facility and

need to be separated from other functions; 3) Onsite activities are to be conducted within an enclosed building; 4) Outdoor dog runs and training activities are prohibited; 5) Where a facility has an entrance on any side that abuts, has a common corner with, or is across a public right-of-way from any residentially zoned land, pets can only be brought through that entrance between 7AM-9PM daily; 7) No more than three dogs can be walked by one caretaker at the same time; 8) No unreasonable noise can be detectible beyond the property line and sound proofing material is required when necessary; 8) 24-hour onsite supervision or monitored video surveillance is required when the facility keeps adult dogs/cats overnight.

Projects considered under the discretionary process as mentioned above would be subject to their own environmental review. The decision maker can impose regulations to address noise issues on a case-by-case basis.

In addition, all commercial land uses are required to comply with the minimum ambient noise level per LAMC Chapter XI Noise Regulation. With those performance standards and noise regulations, the impact would be less than significant.

- b) **No Impact.** The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Since no new development or construction is expected to occur as a result of this Project, the Project would not create excessive groundborne vibration or groundborne noise levels. No impact would occur.
- c) **Less-Than-Significant Impact.** Compliance with the development and operational standards and noise regulations described above would ensure that Pet Shops would be in conformance with the minimum ambient noise standards. The impact would be less than significant.
- d) **Less-Than-Significant Impact.** Compliance with the development and operational standards and noise regulations described above would ensure Pet Shops would not create a substantial temporary or periodic increase in ambient noise levels in the Project vicinity, therefore the impact would be less than significant.
- e-f) **Less-Than-Significant Impact.** Pet Shops might be located within an airport land use plan, or the vicinity of a public airport or private airstrip. Compliance with the development and operational standards and noise regulations described above would ensure that the Project would not expose people residing or working in the Project area to excessive noise levels; therefore, the impacts are less than significant.

XIII. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) No Impact. The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project. The Project is not anticipated to induce population growth in the City, therefore, no impact would occur.

b-c) No Impact. As mentioned above, the Project updates regulations about Pet Shops. No new development or construction is expected to occur as a result of this Project. As such, the Project would not result in displacement of any existing housing or residents. No impact would occur.

XIV. PUBLIC SERVICES

Would the project result in:

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

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) No Impact. The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and

CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project. The proposed Project is not anticipated to induce population growth in the City. Therefore, it would neither create capacity/ service level problems, nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities for fire and police protection, increase enrollment at schools that serve the area, require additional parks, or increase the demand for other public facilities. Thus, no impact would occur.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) No Impact. The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project. The Project is not anticipated to induce population growth in the City. Therefore, it would not result in substantial physical deterioration of the facilities, or require construction or expansion of recreational facilities. No impact would occur.

XVI. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less- Than- Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **Less-Than-Significant Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. In addition, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction as Pet Shops typically occupy existing commercial buildings.

Traffic associated with the Project is mainly generated by vehicle trips associated with customers and vendors visiting those Pet Shops. Since the trip generation of Pet Shops is similar to other retail and commercial land uses, the Project is not expected to generate significant traffic impacts which would conflict with an applicable plan, ordinance or policy related with traffic.

Moreover, the Project would allow Pet Shops keeping four or more adult dogs in commercial zones, making pet adoption more accessible and visible to the community. Instead of travelling to shelters which are only located in industrial zones, people can adopt pets through the local Pet Shops in their neighborhood shopping areas. The Project may potentially help reduce vehicle miles travelled for people who intend to adopt animal. Over all, these impacts would be less than significant.

- c) **No Impact.** The proposed Project does not include aviation components or include features that would interfere with air traffic patterns. No impact would occur.
- d) **No Impact.** The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Since no new development or construction is expected to occur as a result of this Project, the Project does not include unusual or hazardous design features or incompatible uses which would increase hazard levels. Thus, no impact related to hazards would occur.
- e) **No Impact.** As mentioned above, no new development or construction is expected to occur as a result of this Project. The Project would not require the closure of any public or private streets, and therefore would not impede emergency vehicle access to the Project site or surrounding area. No impact would occur.
- f) **No Impact.** As mentioned above, no new development or construction is expected to occur as a result of this Project. As such, the Project would not lead to the disruption of public transportation services or the alteration of public transportation routes. No impact would occur.

Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES.

Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) **No Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. In addition, it is not reasonably foreseeable that permitting Pet Shops in the CR, C1 or C1.5 Zones will cause new construction.

Since Pet Shops are typically located in existing commercial buildings and no new construction or ground disturbing activities are expected to occur as a result of this Project, the Project would not cause any adverse change to tribal cultural resources.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less-Than-Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less-Than-Significant Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary

process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. All wastewater from the sites where Pet Shops located must be treated according to requirements of the National Pollutant Discharge Elimination System (NPDES) permit authorized by the Los Angeles Regional Water Quality Control Board. Therefore, the Project would result in a less-than-significant impact related to wastewater treatment requirements.

- b) **Less-Than-Significant Impact.** As mentioned above, no new development or construction is expected to occur as a result of this Project. Pet Shops are typically located in existing commercial buildings. Similar to other retail and commercial land uses, Pet Shops will not change water consumption or wastewater generation to a degree that would exceed the current serving capacity. Thus, the impact would be less than significant.
- c) **No Impact.** As mentioned above, no new development or construction is expected to occur as a result of this Project. Therefore it would not change the existing surface water runoff, and would not create or contribute to runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. No impact would occur.
- d-e) **Less-Than-Significant Impact.** The Los Angeles Department of Water and Power conducts water planning based on population growth forecast. The Project is not anticipated to induce population growth in the City, therefore, it will not change demand of water or wastewater treatment. Pet Shops are typically located in existing commercial buildings which have already been evaluated for impacts on water consumption or wastewater generation.

As mentioned above, no new development or construction is expected to occur as a result of this Project. The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. The additional water and wastewater consumption resulting from additional dogs is not substantial due to the limits on total number of pets allowed in a facility. In general, Pet Shops have similar water consumption and wastewater generation compared to other retail and commercial land uses. Therefore, the impacts are less than significant.

- f) **Less-Than-Significant Impact.** The Los Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the Project related sites. Waste generated through operation of Pet Shops is mostly from the animals kept in the facilities. However, the amount of waste created would not be substantial due to the limits on total number of pets allowed in a facility. In addition, the performance standards and the City's existing Pet Store Animal Care Rules and Regulations² specify how waste should be handled and disposed of. Therefore, the impact is less than significant.
- g) **Less-Than-Significant Impact.** The proposed Project is required to comply with all federal, State, and local statutes and regulations related to solid waste. Additionally, the performance standards and the City's existing Pet Store Animal Care Rules and Regulations³ have specific regulations regarding waste cleanup for Pet Shops. All those regulations would ensure that the impact is less than significant.

² City of Los Angeles Pet Store Animal Care Rules and Regulations, <http://www.laanimalservices.com/wp-content/uploads/2011/06/PetStoreGuidelines109R.pdf>

³ Ibid.

	Potentially Significant Impact	Potentially Significant unless Mitigated	Less- Than- Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

- a) **No Impact.** The Project would allow Pet Shops keeping four or more adult dogs overnight to operate in the C2, C4, C5 and CM Zones if they comply with a set of development and operational standards. The Project would allow Pet Shops to also operate in more restrictive commercial zones (CR, C1 and C1.5) on a case-by-case basis through a discretionary action, and would allow Pet Shops in the C2, C4, C5 and CM Zones to vary from the set of standards through the same discretionary process. Projects considered under the discretionary process would be subject to their own environmental review. No new development or construction is expected to occur as a result of this Project.

The Project would allow existing and new Pet Shops in commercial zones to keep more adult dogs overnight than is currently permitted, if they comply with the set of standards. It is possible that new Pet Shops could be established as a result of the Project. However, new Pet Shops are expected to locate in existing commercial buildings, and the Project is not anticipated to induce construction of new Pet Shops. Since the Project does not change the existing built environment, no impact would occur.

- b) **No Impact.** Based on the preceding discussions, no significant impacts were identified for the 18 environmental factors analyzed above. The Project would not result in impacts that are cumulatively considerable, therefore no impact would occur.
- c) **Less-Than-Significant Impact.** As identified throughout the analysis, the proposed Project would not have an environmental effect that would cause substantial adverse effects on human beings directly or indirectly. Impacts would be less than significant.