

I have spent the past five days reviewing this project since the Staff Report was posted and I deeply opposed to this project for the following reasons:

1. The project presents severe traffic and parking issues on 2nd Street and PCH that the city and applicant have not addressed and found an adequate solution. It is unclear how emergency services could adequately access emergency situation on 2nd Street,
2. The Environmental Studies presented are not thorough enough for use as a child care center use where 6-month to 6-year old children. It appears that excavation was not properly permitted. This was an auto body shop with many hazardous chemicals. The building was cited for violations / red tagged by the city during asbestos removal due to demolition.
3. The preschool is in extremely close to a major HWY, presenting health issues to children. Proximity of Licensed Child Care Facilities to Near-Roadway Vehicle Pollution <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1551948/>

Polluted Preschools: 169 LA childcare centers are too close to freeways <https://laist.com/news/kpcc-archive/pollution-near-preschools-is-impacting-nearly-10-0>

Safe and Healthy Child Care Centers https://www.epa.gov/system/files/documents/2023-02/SafeHealthy2012_ENGa.pdf

1. The noise study is assumptions and doesn't sufficiently explain in detail the play ground noise levels directly adjacent to residential property.
2. This project is not categorically exempt from CEQA:

The California Environmental Quality Act (CEQA) applies to child care centers in commercially zoned areas bordering residential zones by requiring a thorough environmental review to assess potential impacts on the surrounding environment and community.

Here are key points on how CEQA applies in this context:

- Environmental Impact Assessment: CEQA mandates that any new development, including child care centers, undergo an environmental impact assessment to evaluate potential effects on air quality, traffic, noise, and public health.
- Specific Considerations for Child Care Centers: Given the vulnerable population of infants and young children, the assessment must pay particular attention to factors such as indoor and outdoor air quality, proximity to hazardous materials, and potential exposure to pollutants.
- Public Involvement and Disclosure: CEQA requires public disclosure of the environmental impacts and involves the community in the review process. This includes providing opportunities for public comment and addressing community concerns, particularly from adjacent residential areas.
- Mitigation Measure: If significant impacts are identified, CEQA requires the implementation of mitigation measures to minimize or eliminate adverse effects. This might include measures to reduce traffic congestion, improve air quality, or mitigate noise levels.
- Categorical Exemptions: Some projects might be categorically exempt from CEQA if they are considered to have no significant environmental impact. However, given the sensitivity of child care centers, especially in areas bordering residential zones, a full environmental review is often necessary to ensure all potential impacts are adequately addressed.

In summary, CEQA ensures that the establishment of child care centers in commercial zones adjacent to residential areas is carefully evaluated for environmental and health impacts, with significant community involvement and mitigation measures to protect both the children attending the center and the surrounding residents.

I'm all for SAFE child care in the right location but sadly, this project compromises child and resident safety in the area. In short, this project is trying to put a square peg in a round hole, disregarding the safety of residents and children in order to expand their business, which benefit themselves financially. It's not a good trade off. There are plenty of other facilities available in the proximity that offer the proper safety necessary for a project of this complexity, without the burden of convincing prospective parents of putting their children in a renovated auto body shop.