

Environmental Checklist Form (Initial Study) - DRAFT

County of Los Angeles, Department of Regional Planning



Project title: “Foothill Mixed Use Condo Project” / Project No. R2014-03733 / Case No(s). Vesting Tentative Tract Map 073310 / Conditional Use Permit No. 201400181 / Parking Permit No. RPPL 2018001349 / Oak Tree Permit No. 201400045 / Environmental Assessment No. 201400300

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Lynda Hikichi, 213-974-6433

Project sponsor’s name and address: YST Investment, LLC, 3550 Wilshire Boulevard, Suite 305, Los Angeles, CA 90005

Project location: 3037 & 3043 Foothill Boulevard, La Crescenta, CA 91214
APN: 5802-011-009 & -010 USGS Quad: Pasadena

Gross Acreage: 1.807 acres (1.435 net acres)

General plan designation: CG (Major Commercial) & H30 (30 dwelling units per net acre)

Community/Area wide Plan designation: NA

Zoning: C-1 (Restricted Business) and R-3 (Limited Multiple Residence), La Crescenta-Montrose Community Standards District

Description of project: The Foothill Mixed Use Condo project is a proposed one multi-family lot (“Lot 2”) development with 29 attached residential condominium units in six buildings, and one commercial lot (“Lot 1”) with mixed use of 9,500 square feet commercial and 18 residential condominiums in one building (“Project”). The 1.807 acre (1.435 net acre) project site is located at 3037 and 3043 Foothill Boulevard in La Crescenta. The project site is currently developed with six residential structures and one commercial building proposed to be demolished to accommodate the Project. The proposed Project also entails the encroachment into the protected zones of three oak trees. The grading for the proposed Project entails the following: 35,162 cubic yards cut; 850 cubic yards fill; 5,340 cubic yards over-excavation; and 34,312 cubic yards export (total of 75,664 cubic yards).

The Conditional Use Permit (“CUP”) is requested for exceeding the maximum density for a mixed use project, modification of the Community Standards District (“CSD”) standards, and residential use in a commercial zone. The Parking Permit is to authorize the reduction of required parking spaces for Lot 1, relocation of guest parking spaces from Lot 2 to Lot 1, and parking access for both lots. The Oak Tree Permit (“OTP”) is requested for the encroachment into the protected zones of three oak trees.

Surrounding land uses and setting: The 1.8-acre project site is located on the north side of Foothill Boulevard. Single-family residences are located to the north and east, commercial retail stores are located to the south, and multi-family residences are located to the west of the project site. A Walgreens is located immediately to the east of the project site, adjacent to the single-family residences. The northern portion of

the project site is generally surrounded by residential neighborhoods and the southern portion of the project site is located along a commercial corridor along Foothill Boulevard.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

A formal notification of the proposed Project was sent to the following Native American tribes:

- Gabrieleno Tongva, San Gabriel Band of Mission Indians (Attn.: Anthony Morales, Chief) on March 8, 2018. Received no response.
- Fernandeno Tataviam Band of Mission Indians (Attn.: Jairo Avila) on March 8, 2018. Received a response via email to be consulted when cultural resources were encountered. Consultation concluded on June 21, 2018.
- Gabrieleno Band of Mission Indians-Kizh Nation (Attn.: Andrew Salas, Chairman) on March 8, 2018. Received response via email on March 15, 2018. The Kizh Nation was contacted regarding the comments dated March 15, 2018. After several email exchanges, a consultation meeting was scheduled for May 22, 2018. Consultation concluded on December 12, 2018.
- The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on February 22, 2018. A response dated March 19, 2018 was received via email and stated the following, "A search of the SFL (Sacred Lands File) was completed for the Project with negative results however the area is sensitive for potential tribal cultural resources."
- PaleoWest conducted a cultural resource inventory (limited to cultural resource literature review and records search at the South Central Coastal Information Center) for the project site. A copy of the updated report was received via email on May 30, 2018.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Work</u>	<u>Building, Grading, and Demolition Permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>86460 / CP2570 / PK86460 / PM18098 / ZC84041</u>	<u>Conditional Use Permit for self-storage facility with manager unit and Parking Permit for less than required parking for self-storage, approved at Regional Planning Commission on July 29, 1987. Parcel Map for one commercial and one industrial lots on 3.9 acres in R-2 and C-1 zones, approved at Hearing Officer on January 15, 1987 and recorded on October 29, 1987. Zone Change from R-2 to M-1DP (Unilateral Contract), approved at the Board of Supervisors on October 8, 1987 and adopted on March 22, 1988. Located at 3100 Foothill Boulevard, La Crescenta.</u>
<u>89077 / TR47145 / CP89077</u>	<u>One multi-family lot with 41 new condominiums on 2.43 acre in R-3, R-3-P, and C-1 zone, and Conditional Use Permit for residential use in a commercial zone, approved at Regional Planning Commission on August 30, 1989, located at 4520-32 North Pennsylvania Avenue, La Crescenta.</u>
<u>93142 / CP93142 / PKP93142</u>	<u>Conditional Use Permit for baseball and softball batting range, and parking permit for less than required parking for batting cages, etc.,</u>

withdrew on September 13, 1995, located at 3030 Foothill Boulevard, La Crescenta.

01-121 / CP01-121

Wireless Telecommunications Facility approved at Hearing Officer on May 14, 2002, located at 4441 Cloud Avenue, La Crescenta.

02-297 / PD02-297

30% parking deviation for the conversion of a take-out to sit-in eating, denied on January 2, 2003, located at 3115 Foothill Boulevard, La Crescenta.

02-322 / CP02-322

Conditional Use Permit for the sale of beer/wine for on-site consumption, withdrawn on May 14, 2003, located at 3115 Foothill Boulevard, La Crescenta.

01-227/CP01-227

Conditional Use Permit to sell beer and wine at an existing market, approve at Hearing Officer on June 5, 2003, located at 3157 Foothill Boulevard, #G, La Crescenta.

R2006-00374 /
RCUP200600028

Wireless Telecommunications Facility (co-location) approved at Hearing Officer on July 11, 2006, located at 4441 Cloud Avenue, La Crescenta.

R2006-00374 /
RCUP200700005

Wireless Telecommunications Facility approved at Hearing Officer on November 18, 2008, located at 4441 Cloud Avenue, La Crescenta.

R2008-02371 /
ROAK200800051

Oak Tree Permit to authorize one oak tree encroachment (pruning and encroachment) in association with a single-family residence and the construction of a retaining wall, approved on February 10, 2009, located at 4519 Ramsdell Avenue, La Crescenta.

R2010-00134 /
ROAK201100002

Oak Tree Permit for encroachment of one tree and removal of one tree (retroactive) for the construction of a residence. Approved at Hearing Officer on March 15, 2011, located at 4531 Ramsdell Avenue, La Crescenta.

R2010-01740 /
RCUP201000164

Conditional Use Permit to authorize the sale of alcoholic beverages (Type 20, off-site, beer/wine) in association with an existing pharmacy (Walgreens), approved at Hearing Officer on October 18, 2011, located at 3001 Foothill Boulevard, La Crescenta.

R2013-00187 /
RCUP201300017

Conditional Use Permit to continue operation of an existing market in a shopping center, change the alcohol license type from Type 20 (beer & wine) to Type 21 (full-line) for off-site consumption, and extend operation house from 8 a.m. to 10 p.m. daily (existing CP01-227 expires June 3, 2013), approved at Hearing Officer on July 2, 2013, located at 3157 Foothill Boulevard, La Crescenta.

R2014-02292 /
RCUP201400102

Conditional Use Permit to sell beer and wine (Type 41) for on-site consumption with an existing restaurant, approved at Hearing Officer on February 3, 2015, located at 3115 Foothill Boulevard, La Crescenta.

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
- Los Angeles Region
- Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- LAFCO (Local Agency Formation Commission)

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- Department of Public Works
- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project.

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

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

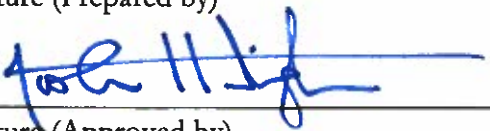
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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.



 Signature (Prepared by)

3-5-2019

 Date



 Signature (Approved by)

3-5-19

 Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Have a substantial adverse effect on a scenic vista?**

The project site is not adjacent to or in proximity to a designated scenic highway. The closest officially adopted and designated state scenic highway, Angeles Crest Highway (Route 2), is located approximately 3.37 miles (17,702 feet) from the project site. The project site is located approximately 0.37 mile (1,943 feet) north of the 210 Foothill Freeway which is eligible to be a scenic highway. There are no significant ridgelines adjacent to the subject property. The San Gabriel Mountains are located to the north and the Verdugo Mountains are located to the south of the project site. The proposed Project is located within an established urbanized residential community and the residential development will not adversely affect a scenic vista. (source: GIS-NET, Scenic Highway and Significant Ridgeline Layers)

b) **Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?**

The closest County Regional trail to the project site is the La Canada Open Space Trail located approximately 2.18 miles (11,517 feet) east of the subject property. The La Canada Open Space Trail connects to the Gould Canyon Trail. The subject property site is not visible from the trails and will not obstruct or impact views from these trails or any other trails (Source: GIS-NET, Trails Layer).

c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The project site is not adjacent to or in proximity to a designated scenic highway. The closest officially adopted and designated state scenic highway, Angeles Crest Highway (Route 2), is located approximately 3.37 miles (17,702 feet) from the project site. The project site is located approximately 0.37 mile (1,943 feet) north of the 210 Foothill Freeway which is eligible to be a scenic highway. The project site does not contain any rock outcroppings. The proposed Project will not substantially damage scenic resources including but not limited to trees, rock outcroppings, and historic buildings. There are no registered historical buildings in the vicinity of the proposed Project. The proposed Project for one multi-family lot with 29 attached residential condominium units in six buildings, and one mixed use commercial lot with 9,500 square feet commercial and 18 residential condominiums in one building is compatible with the residentially developed neighborhood and commercially developed Foothill Boulevard area, and does not impact scenic resources.

d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The construction of 29 attached residential condominium units in six buildings, and one commercial building with mixed use of commercial and residential should not degrade the existing visual character, since the residential and commercial uses are compatible with the other surrounding residential/commercial uses in the

neighborhood. The Project entails a subdivision for condominium purposes of 18 residential units and 9,500 commercial on proposed Lot 1 (front lot along Foothill Boulevard) currently used as commercial retail. The front lot is currently improved with a 24,122 square feet commercial retail building. The Project also entails a subdivision for condominium purposes of 29 attached residential units in six buildings on proposed Lot 2 (rear lot) currently used as residential. The rear lot currently is improved with ten residential units in six detached residential buildings, four of which are duplexes. Residential units have floor areas of 490 square feet for the 1-bedroom units and 965 square feet for the 2-bedroom units. The ten residential units total 5,850 square feet in floor area. The Project should not degrade the visual character of the community.

The Project entails one mixed use commercial/residential building on the front lot and 29 attached residential condominium units in six buildings in the rear lot, proposed in contemporary style structures. The proposed height of the commercial and residential buildings will not exceed the maximum height of 35 feet allowed within the zoning code.

The Conditional Use Permit is requested for exceeding the maximum density for a mixed use project, modification of the Community Standards District standards, and residential use in commercial zone. The Parking Permit is to authorize the reduction of required parking spaces for Lot 1, relocation of guest parking spaces from Lot 2 to Lot 1, and parking access for both lots. The Oak Tree Permit is requested for the encroachment into the protected zones of three oak trees.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposed commercial and residential developments will be subject to the applicable County of Los Angeles (“County”) zoning standards and requirements including limiting the height of structures. The project site is located in an urbanized area where there are numerous sources of light. The proposed Project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc.) but should not adversely affect day or nighttime views of the area. The construction of the residential condominium units should not create substantial shadows, light, or glare, since the residential buildings are compatible uses with the other surrounding residential buildings in the neighborhood. The construction of the mixed use commercial and residential units should not create substantial shadows, light, or glare, since the commercial and residential units are compatible uses with the other surrounding buildings in the area. The project site is not located within the Rural Outdoor Lighting District.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 (FMMP) of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site has been zoned C-1 (front lot) and R-3 (rear lot) since November 12, 1947, and is not comprised of any farmland. The construction of the mixed use commercial/residential and residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, <http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>, accessed September 5, 2018).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is currently zoned C-1 (Restricted Business) and R-3 (Limited Multiple Residence). The project site was zoned C-1 and R-3 in 1947. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract (source: GIS-NET, accessed September 5, 2018).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 1.38 miles (7,312 feet) from the project site (source: GIS-NET, accessed September 5, 2018).

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 1.38 miles (7,312 feet) from the project site (source: GIS-NET, accessed September 5, 2018).

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?**

The project site has been zoned C-1 and R-3 since 1947, and is not comprised of any farmland. There is no forest land within the project site. The Angeles National Forest is located approximately 1.38 miles (7,312 feet) from the project site (source: GIS-NET, accessed September 5, 2018).

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located within the South Coast Air Quality Management District (“SCAQMD”). The Project entails the development of 47 residential condominiums and 9,500 square feet commercial space. The addition of 47 residential units and 9,500 square feet of commercial space should not exceed the SCAQMD’s Air Quality Significant Thresholds.

Per the Air Quality and Greenhouse Gas Emissions Technical Report (“Air Quality Report”) prepared by Meridian Consultants (dated January 2017), California Emissions Estimator Model (“CalEEMod”) 2016.3.2 was used to quantify the air quality and Greenhouse Gas (“GHG”) emissions for both construction and operation for the proposed Project. The study area comprised of the project site and sensitive receptors adjacent to the project site. According to the Air Quality Report, “the analysis found that there would be no significant air quality or greenhouse gas impacts associated with the Project” (p. 1).

According to the Air Quality Report, the construction and operation emissions, and localized significance thresholds for the proposed Project will not exceed SCAQMD’s threshold (pp.5-6).

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located within the South Coast Air Quality Management District. The Project entails the development of 47 residential condominiums and 9,500 square feet of commercial space. The addition of 47 residential units and 9,500 square feet of commercial space should not exceed the SCAQMD’s Air Quality Significant Thresholds.

Per the Air Quality Report prepared by Meridian Consultants (dated January 2017), CalEEMod 2016.3.2 was used to quantify the air quality and GHG emissions for both construction and operation for the proposed Project. The study area comprised of the project site and sensitive receptors adjacent to the project site. According to the Air Quality Report, “the analysis found that there would be no significant air quality or greenhouse gas impacts associated with the Project” (p. 1).

According to the Air Quality Report, the construction and operation emissions, and localized significance thresholds for the proposed Project will not exceed SCAQMD’s threshold (pp.5-6).

During grading or excavation activities, the applicant should apply dust control measures to minimize fugitive dust.

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)?

The Project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 47 residential condominium units and 9,500 square feet of commercial space, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed Project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 47 residential units will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The major local sources for long-term emissions associated with the occupancy of the 9,500 square feet of commercial space will be associated with the use of small machinery for commercial retail, transport of goods via trucks, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed Project will need to comply with applicable SCAQMD's rules and regulations

d) Expose sensitive receptors to substantial pollutant concentrations?

The Project is not considered a sensitive land use. The Interstate 210 Freeway (also known as the Foothill Freeway) is about 1,930 feet (0.37 mile) from the project site. The project site is surrounded by single-family, two-family, and multi-family residential buildings, and commercial buildings. Within a half-mile of the subject property, there are four schools: Crescenta Valley High School (1,141 feet/0.22 mile), Lincoln Elementary School (1,572 feet/0.3 mile) located within the City of Glendale, Monte Vista Elementary School (2,421 feet/0.46 mile), and Rosemont Middle School (2,456 feet/0.47 mile).

The proposed Project would not expose sensitive receptors to substantial amounts of pollutants. The proposed Project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

The proposed Project of developing 47 residential condominium units and 9,500 square feet commercial space would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed uses are residential and commercial. The proposed Project will not result in any significant adverse odor impacts. The proposed Project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site is located in an urbanized area and currently utilized as commercial retail and residential. The California Natural Diversity Database (CNDDDB) includes historical observations of the following four species within a mile of the site: white rabbit-tobacco (*Pseudognaphalium leucocephalum*) observed in 1917; slender-horned spineflower (*Dodecagema leptoceras*) observed on July 1, 1916; Crotch bumble bee (*Bombus crotchii*) observed on May 5, 1934; and mesa horkelia (*Horkelia cuneata var. puberula*) observed on June 10, 1948. No appropriate habitat is present on site for any of these four species.

Of the special-status species reported from the project region, the only one with potential to utilize the project site is pallid bat (*Antrozous pallidus*). Pallid bat utilizes a wide variety of habitats, including grasslands, shrublands, woodlands, and forests from sea level through mixed conifer forests. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise¹. Night roosts may be in more open sites, such as porches and open buildings. Existing buildings on site provide roosting habitat that could potentially be used by this species. Implementation of Mitigation Measures 1 and 2 will reduce this potential impact to less than significant.

Mitigation Measures:

1. **Special-Status Roosting Bats**-To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:
 - a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.
 - b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
 - c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist

¹ Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988 – 1990. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California. Species account for pallid bat, online at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2349&inline=1>. Accessed June 25, 2018.

no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

- d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.
 - e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.
 - f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If special-status bat species are detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.
2. **Bat Relocation**-If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.
- a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by County of Los Angeles Department of Regional Planning (“DRP”) and CDFW.
 - b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.
 - c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the United States (“U.S.”) are located within the project site’s boundaries, and the proposed Project will not result in any adverse impacts on riparian habitats.

The closest wetlands to the project site are as follows: 1.32 mile (6,987 feet) northwest designated as a Freshwater Pond in the City of Glendale, 0.75 mile (3,984 feet) north designated as a Freshwater Emergency Wetland located within a Freshwater Pond, 0.64 mile (3,386 feet) north designated as a Freshwater Emergency Wetland, 1.3 mile (6,494 feet) north designated as a Freshwater Emergency Wetland within a Freshwater Pond, 1.43 mile (7,533 feet) east designated as a Freshwater Emergency Wetland, and 1 mile (5,266 feet) east designated as a Freshwater Forested/Shrub Wetland within a Freshwater Pond (source: GIS-NET, Wetlands Layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed September 6, 2018).

Per the Consulting Arborist Report (dated August 23, 2018) prepared by Arborgate Consulting, Inc., there are three existing oak trees and one oak tree cut to a stump. The oak tree cut to a stump was authorized from an Emergency Oak Tree Permit dated March 9, 2016. This oak tree was damaging the foundation of the existing residential building. Based on the oak tree report, there are no existing oak woodlands on the subject property. The three remaining oak trees are proposed for encroachment, and the encroachments will be subject to protective measures (e.g., fencing during construction).

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The proposed Project entails developing an existing developed site currently utilized as commercial and residential into multi-family residential and mixed use commercial/residential condominium developments. There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed Project will not result in any adverse impacts on riparian habitats.

The closest wetlands to the project site are as follows: 1.32 mile (6,987 feet) northwest designated as a Freshwater Pond in the City of Glendale, 0.75 mile (3,984 feet) north designated as a Freshwater Emergency Wetland located within a Freshwater Pond, 0.64 mile (3,386 feet) north designated as a Freshwater Emergency Wetland, 1.3 mile (6,494 feet) north designated as a Freshwater Emergency Wetland within a Freshwater Pond, 1.43 mile (7,533 feet) east designated as a Freshwater Emergency Wetland, and 1 mile (5,266 feet) east designated as a Freshwater Forested/Shrub Wetland within a Freshwater Pond (source: GIS-NET, Wetlands Layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed September 6, 2018).

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?

The multi-family residential and mixed use commercial/residential condominiums are proposed in an urbanized and developed area, and the project site does not present connectivity to natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines. However, the Project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees. Implementation of Mitigation Measures 1, 2, and 4 will reduce potential impacts to nesting birds and roosting and migratory bats to less than significant.

Mitigation Measures:

1. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

Per the Consulting Arborist Report (dated August 23, 2018) prepared by Arborgate Consulting, Inc., there are three existing oak trees and one oak tree cut to a stump. The oak tree cut to a stump was authorized from an Emergency Oak Tree Permit dated March 9, 2016. This oak tree was damaging the foundation of the existing residential building. Based on the oak tree report, there are no existing oak woodlands on the subject property. The three remaining oak trees are proposed for encroachment, and the encroachments will be subject to protective measures (e.g., fencing during construction).

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 10)?

The project site is not located within a Significant Ecological Area (“SEA”). The project site is located approximately 4,028 feet (0.76 mile) from the Verdugo Mountains SEA, designated within the incorporated City of Glendale.

There are no Wildflower Reserve Areas on the subject property.

Since the existing oak trees are proposed for encroachment, the Project will be subject to the requirements, conditions, and mitigation measures of an Oak Tree Permit, as described in the Forester’s comment letter related to the encroachment of three oak trees, dated November 7, 2018. The conditions include protective measures such as fencing that will be required during construction.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The Project is not located within any area subject to an adopted state, regional, or local habitat conservation plan. The project site is not located within a Significant Ecological Area or proximity to any Local Coastal Program.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no record of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Per letter dated May 30, 2018, PaleoWest Archaeology conducted a cultural resource inventory for the project site. The letter states that the “cultural resource inventory was limited to a cultural resource literature review and records search of the California Historic Resource Information System (“CHRIS”) and a review of the Sacred Lands File by the Native American Heritage Commission”. According to the letter, the literature review and records search was conducted at the South Central Coastal Information Center (“SCCIC”) on March 12, 2018, and “the records search indicated that no less than two previous studies have been conducted within a quarter-mile of the project area since 2002...neither of these studies appear to include the project area...in addition, no prehistoric archaeological resources were identified as a result of the records search...however, one previously recorded cultural resource, Southern California Edison’s Verdugo Distribution Circuit (19-186860; historic-period transmission lines), was identified within a quarter-mile radius of the project.” Per the letter, this resource was evaluated for the National Register of Historical Places (“NRHP”) and the California Register of Historical Resources (“CRHR”), but was not recommended eligible for either of the listings.

In the event that archaeological resources are encountered during the construction process, the proposed Project would be required to halt all development activities, contact the South Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

In addition, due to the potential for discovering cultural resources and artifacts of Native American tribal groups, a mitigation measure will be incorporated into the Project for retaining the “services of a tribal monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities.”

The following condition of approval will also be incorporated into the Project as a control measure in the event that cultural remains are found:

“Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse

impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (“NAHC”) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project site does not contain paleontological resources or sites, unique geological features, or rock formations. However, in the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find.

In the event that paleontological resources are encountered during the construction process, the proposed Project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

There is no record of human remains on the project site. In the event that human remains are encountered on the project site, the proposed Project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, and who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.

6. ENERGY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The Project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County’s Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

The County Green Building Standards Code (Title 31) and Green Building Standards Code (CALGreen Code) of Title 24 of the California Code of Regulations and the State of California Green Code, requires applicable projects to provide energy saving features. The Project will incorporate the efficient energy consumption measures required by the County Green Building Standards Code and CALGreen, and should result in less than significant impact.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Appendix F, Section 1 of the California Environmental Quality Act (“CEQA”) Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located 6,407 feet (1.21 mile) from the nearest fault trace. The nearest fault trace is the Sierra Madre Fault Zone. The nearest seismic zone is located 5,929 feet (1.12 mile) from the project site. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: Southern California Earthquake Data Center, <http://scedc.caltech.edu/significant/>, and GIS-NET, Seismic Layer, accessed September 10, 2018).

Per Geotechnical Engineering Investigation Report (“Geotechnical Report”) prepared by Pacific Geotech, Inc. dated April 8, 2016, “The site is not located within a designated Alquist-Priolo earthquake Fault Zone...No active or potentially active faults are known to exist within the site...The probability of surface rupture at the site is considered to be very low...the site is located within 2 km of a known active fault, which the Verdugo Fault” (p. 3).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located 6,407 feet (1.21 mile) from the nearest fault trace. The nearest fault trace is the Sierra Madre Fault Zone. The nearest seismic zone is located 5,929 feet (1.12 mile) from the project site. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: Southern California Earthquake Data Center, <http://scedc.caltech.edu/significant/>, and GIS-NET, Seismic Layer, accessed September 10, 2018).

Per Geotechnical Engineering Investigation Report (“Geotechnical Report”) prepared by Pacific Geotech, Inc. dated April 8, 2016, “The site is not located within a designated Alquist-Priolo earthquake Fault Zone...No active or potentially active faults are known to exist within the site...The probability of surface rupture at the site is considered to be very low...the site is located within 2 km of a known active fault, which the Verdugo Fault” (p. 3).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located 1,736 feet (0.33 mile) north of the nearest liquefaction zone. The next nearest liquefaction zone is located 5,711 feet (1.08 mile) north of the project site. There is no liquefaction area within the project site. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within the liquefaction area (Source: GIS-NET, Liquefaction Zone Layer, accessed September 10, 2018).

Per Geotechnical Report, “the site is not in an area where historic occurrences of liquefaction, or local geologic, geotechnical or groundwater conditions indicate a potential for liquefaction” (p. 4).

iv) Landslides?

The project site is not located within the landslide zone. The project site is located 3,524 feet (0.67 mile) north from the nearest landslide zone. The next nearest landslide zone is located 6,851 feet (1.3 mile) east of the project site. Although the project site is not located within the landslide zone, it is located 7,312 feet (1.38 mile) southwest of the Angeles National Forest. Since the Angeles National Forest is less than 1.5 mile away, there is some potential for landslides but the project site itself is not located within a designated landslide zone (Source: GIS-NET, Landslide Zone Layer, accessed September 10, 2018).

Per Geotechnical Report, “the subject site for the proposed construction will be safe against hazard from landslide, settlement or slippage from the geotechnical and geologic viewpoints” (p. 4).

b) Result in substantial soil erosion or the loss of topsoil?

The project site is located within an urbanized area. The proposed development of one mixed use commercial/residential building with 18 attached residential condominium units and 29 attached residential condominium units in six buildings, and a subterranean garage requires 75,664 cubic yards of grading, consisting of 35,162 cubic yards of cut, 850 cubic yards of fill, 5,340 cubic yards of over-excavation, and 34,312 cubic yards of export. The grading materials are proposed to be exported to two potential locations: Scholl Canyon Landfill (located 11.4 miles from the project site) or Sunshine Canyon Landfill (located 19.3 miles from the project site). Since the project site is currently utilized as commercial retail and residential, no impacts involving loss of topsoil are anticipated. Potential erosion will be further minimized through the application of Best Management Practices (“BMP”).

In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a Municipal Separate Storm Sewer System (MS4) Permit, effective since December 2012, is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. The proposed Project should not cause substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project site is located 1,736 feet (0.33 mile) north of the nearest liquefaction zone. The next nearest liquefaction zone is located 5,711 feet (1.08 mile) north of the project site. There is no liquefaction area within

the project site. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within the liquefaction area (Source: GIS-NET, Liquefaction Zone Layer, accessed September 10, 2018).

Per Geotechnical Report, “the site is not in an area where historic occurrences of liquefaction, or local geologic, geotechnical or groundwater conditions indicate a potential for liquefaction” (p. 4). Per Geotechnical Report, “the subject site for the proposed construction will be safe against hazard from landslide, settlement or slippage from the geotechnical and geologic viewpoints” (p. 4).

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?

The project site is not located on soil considered expansive. The Project will be required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report. Per the Geotechnical Report, “the onsite soils consist mostly of medium to coarse, clean gravelly sand...these soils will have no expansion potential” (p. 4).

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The proposed Project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

The project site contains areas with slopes exceeding 25 percent that ranges from approximately 93.21 square feet to 832.67 square feet. The largest area with slope exceeding 25 percent is approximately 832.67 square feet 0.02 of an acre. For Lot 1, there are two pockets of areas that exceed 25 percent: 93.21 square feet and 646.77 square feet, totaling 740 square feet. For Lot 2, there are three pockets of areas that exceed 25 percent: 139.02 square feet, 364.67 square feet, and 832.67 square feet, totaling 1,336.36 square feet. Although the project site contains pocket areas with slope exceeding 25%, the impact to the hillside is less than significant. Adding up all of the areas with slope exceeding 25% totals approximately 2,076.36 square feet, which is about 2.6% of the project site based on gross lot area.

8. GREENHOUSE GAS EMISSIONS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

The Project entails a development of mixed use of 9,500 square feet commercial and 18-unit residential condominiums on the front lot zoned C-1, and 29-unit attached residential condominiums in six buildings on the rear lot zoned R-3. The proposed Project is a permitted use within the respective zone. Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County’s Green Building Ordinance, it is not expected that the Project will generate GHGs that would have a significant impact on the environment. In addition, the proposed Project will be subject to the County’s Title 31 that identifies sustainable policies for new building designs, Healthy Design Ordinance (“HDO”), and the County’s Low Impact Development (“LID”) requirements, which are existing initiatives of the Community Climate Action Plan (“CCAP”).

The CCAP is the County’s plan to reduce greenhouse gas emissions and is a component of the Air Quality Element in the General Plan. The CCAP includes an inventory of emissions generated by community activities in the unincorporated areas, identifies a target reduction needed to achieve the County’s goal, and identifies specific actions that can be taken to support reduced emissions. The CCAP lists five strategy areas with existing initiatives and 26 new actions. The County has implemented the existing initiatives and the 26 new actions are voluntary. The required GHG emission reductions for year 2020 have been met through the implementation of the existing initiatives. The additional new actions will further reduce GHG emissions.

b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

The Project entails a development of 9,500 square feet commercial space, and a total of 47 residential condominium units. Considering its scale and requirements of the County’s Green Building Ordinance, County’s Title 31, and County’s Healthy Design Ordinance, it is not expected that the Project will generate GHGs that would have a significant impact on the environment. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The Los Angeles Regional Climate Action Plan (CAP) is a method for measuring and forecasting GHG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GHG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GHG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. The Los Angeles County Community Climate Action Plan 2020 (CCAP) was adopted by the Los Angeles County Board of Supervisors on October 6, 2015 as part of the Los Angeles County 2035 General Plan. Since the County has met the required GHG reduction goals for 2020 through implementation of the General Plan and the Existing Initiatives of the CCAP, and the proposed Project is consistent with the land use and zoning, the proposed Project will be in conformance with any pertinent sections of the CCAP.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The Project is proposed in an already developed area currently utilized as commercial and residential. The 1.8-acre project site currently has a commercial retail building with 24,122 square feet of floor area, and six detached residential buildings (including two duplexes) totaling 5,240 square feet of floor area. The existing buildings are proposed to be demolished to accommodate the proposed Project.

The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed Project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the Project, it may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed Project entails an export of 34,312 cubic yards of grading materials.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The Project is proposed in an already developed area currently utilized as commercial and residential. The 1.8-acre project site currently has a commercial retail building with 24,122 square feet of floor area, and six detached residential buildings (including two duplexes) totaling 5,240 square feet of floor area. The existing buildings are proposed to be demolished to accommodate the proposed Project.

The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed Project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the Project, it may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed Project entails an export of 34,312 cubic yards of grading materials.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The project site is surrounded by single-family and multi-family residences. Within a half-mile of the subject property, there are four schools: Crescenta Valley High School (1,141 feet/0.22 mile), Lincoln Elementary

School (1,572 feet/0.3 mile) located within the City of Glendale, Monte Vista Elementary School (2,421 feet/0.46 mile), and Rosemont Middle School (2,456 feet/0.47 mile). The proposed development of 47 residential condominium units and 9,500 square feet of commercial space will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. The Project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not jeopardize the residences located in the vicinity of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/map/>, accessed September 12, 2018). Within a one-mile radius of the project site, One Stop Cleaners (located at 3118 Foothill Boulevard, 0.11 mile away), is listed on the EnviroStor with a status of "Evaluation."

According to the U.S. EPA National Priority List, one location has been identified as a superfund site approximately ??? feet (?? miles) from the project site. JPL (Jet Propulsion Laboratory) has been identified as an active federal superfund site (Source: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=33cebdcfdd1b4c3a8b51d416956c41f1>, accessed September 12, 2018). The EnviroStor has identified JPL as an active participant of the DTSC-Site Cleanup Program.

Within half-mile (2,640 feet) of the project site, four properties have been identified with facilities listed on the GeoTracker having a status of Historical, Completed, or Open-Inactive.

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?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no public airports in the La Crescenta area. The nearest airport, Burbank Bob Hope Airport, is approximately 10.8 miles from the project site.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip. The nearest airport, Burbank Bob Hope Airport, is approximately 10.8 miles from the project site.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The Project is proposed along Foothill Boulevard, which is designated as a Highway Disaster Route in the General Plan (Figure 12.6, Safety Element of the General Plan 2035). Access to the proposed development is off of Foothill Boulevard. Residents will be using Foothill Boulevard to enter into the residential and commercial development. The proposed Project would not impede emergency responders from using the route as planned. The Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 1,024 feet (0.19 mile) from a Very High Fire Hazard Responsibility designated area. Because the project site is not located within a Very High Fire Hazard Severity Zone, the impacts from wildland fires is less than significant.

ii) within a high fire hazard area with inadequate access?

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area north of Foothill Boulevard and east of Ramsdell Avenue.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The Fire Department (per report dated October 2, 2018) has determined that installation of two public fire hydrants will be required, and the required fire flow from the required public fire hydrant for this development is 4000 gallons per minute at 20 psi for a duration of four hours, over and above maximum daily domestic demand.

The development of this Project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 1,024 feet (0.19 mile) from a Very High Fire Hazard Responsibility designated area. The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site located within an existing residential neighborhood. The project site is surrounded by other residential uses. The proposed Project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this Project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed uses do not constitute potentially dangerous fire hazards. The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 1,024 feet (0.19 mile) from a Very High Fire Hazard Responsibility designated area. The proposed Project for the development of 47 residential condominium units and 9,500 square feet of commercial space does not entail the use of any hazardous materials or substances.

The development of this Project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Violate any water quality standards or waste discharge requirements?

The proposed Project received water and sewer will-serve letters from the Crescenta Valley Water District dated February 20, 2018. The Project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed Project of 47 residential condominium units and 9,500 square feet of commercial space would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed Project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County’s MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed Project would not impact any nonpoint source requirements.

b) Substantially deplete groundwater supplies or interfere substantially 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 uses for which permits have been granted)?

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Crescenta Valley Water District for the use of public water and public sewer. The proposed Project will not impact local ground water supplies. No water well has been identified within the project site. Since the proposed Project will be connected to public water, the project site should not influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/>, accessed October 1, 2018).

Based on the lot area of 1.8 gross acres, the following are proposed: Lot 1 (mixed use) – 12,318 square feet of building footprint, 3,706 square feet of landscape area, 8,629 square feet of hardscape area (driveway, walkway); and Lot 2 (townhomes) – 21,602 square feet of building footprint, 7,585 square feet of landscape area, 24,871 square feet of hardscape area (driveway, paved walkway, pool).

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?

The Project entails developing an existing residential and commercial lots into a 29-unit residential condominium development for the rear lot, and a mixed use of commercial space (9,500 square feet) and 18-unit residential condominium development for the front lot. Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. The construction of the residential condominium units and commercial/residential mixed use building should not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The Project will be required to comply with the requirements of the Hydrology Report, conceptually approved on October 2, 2017, to the satisfaction of the Department of Public Works. (

The proposed Project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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?

The Project entails developing an existing residential and commercial lots into a 29-unit residential condominium development for the rear lot, and a mixed use of commercial space (9,500 square feet) and 18-unit residential condominium development for the front lot. Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. The construction of the residential condominium units and commercial/residential mixed use building should not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The Project will be required to comply with the requirements of the Hydrology Report, conceptually approved on October 2, 2017, to the satisfaction of the Department of Public Works.

The proposed Project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4 for managing and minimizing the amount of runoff leaving the project site, thus not substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The proposed Project does entail an amenity plaza with pool (2,320 square feet) in Lot 2 (rear lot) for the residents of the development. The proposed swimming pool and its maintenance will be the responsibility of the Homeowners Association ("HOA"). The Project will be subject to the County's guidelines and

requirements for vector control. Potential mitigation may include use of mosquito fish, chemicals, or other best practices for mosquito abatement.

f) 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?

There are no drainage courses within the project site. The Project would not substantially alter existing drainage patterns on the subject property and runoff would not be expected to exceed existing capacity for stormwater drainage. The proposed Project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed Project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed Project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed Project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed Project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed Project for the development of 47 residential condominium units and 9,500 square feet of commercial space should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction that disturbs an area of at least one acre.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

The Project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed Project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high

groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed Project does not entail the use of onsite wastewater treatment systems.

k) Otherwise substantially degrade water quality?

The proposed Project of developing 47 residential condominium units and 9,500 square feet of commercial space should not substantially degrade water quality. The proposed Project will be connected to the existing public water, storm drains, and sewer systems.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The closest mapped FEMA zone (500-year flood plain) is located 13,455 feet from the project site (Source: GIS-NET, accessed September 10, 2018).

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The closest mapped FEMA zone (500-year flood plain) is located 13,455 feet from the project site (Source: GIS-NET, accessed September 10, 2018).

n) 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?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The subject property is not located within the Dam Inundation Area. The nearest Dam Inundation Area is located within the Angeles National Forest, approximately 18,862 feet (3.6 miles) from the project site (Source: GIS-NET, accessed September 10, 2018).

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within a flood zone, seiche/dam inundation area, mudflow/landslide zone, or tsunami inundation zone. The nearest landslide zone is located approximately 3,524 feet (0.67 mile) from the project site (Source: GIS-NET, accessed September 10, 2018).

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

The proposed Project entails the development of 29 residential condominium units in an already developed rear lot of the project site currently utilized as residential with ten existing residences, and 9,500 square feet of commercial space and 18 residential condominium units for the front lot of the project site currently utilized as commercial retail in an established community. The Project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The project site is located within the community of La Crescenta and has a land use category of “CG” (Major Commercial, up to 50 dwelling units per net acre) for the front lot and “H30” (30 dwelling units per net acre) for the rear lot. The proposed Project is consistent with the current land use category. The proposed residential project maintains the established community character of residential and commercial developments in the neighborhoods. Thus, the proposed Project is consistent with the General Plan in keeping with the established residential and commercial community character.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The subject property is currently zoned C-1 (Restricted Business) and R-3 (Limited Multiple Residence), and located within the La Crescenta-Montrose Community Standards District (“CSD”). The Conditional Use Permit is requested for exceeding the maximum density for a mixed use project, modification of the Community Standards District standards, and residential use in commercial zone. The Parking Permit is a request to authorize the reduction of required parking spaces for Lot 1, relocation of guest parking spaces from Lot 2 to Lot 1, and parking access for both lots. The Oak Tree Permit is requested for the encroachment into the protected zones of three oak trees.

The applicant has applied for the required permits; therefore, the Project would not conflict with the applicable zoning regulations. The Project will be subject to the requirements, conditions, and mitigation measures as described in the Forester’s comment letter related to the encroachment of three oak trees, dated November 7, 2018.

d) **Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**

The project site contains areas with slopes exceeding 25 percent that ranges from approximately 93.21 square feet to approximately 832.67 square feet. The largest area with slope exceeding 25 percent is approximately

832.67 square feet or 0.019 of an acre. Although the project site contains pocket areas exceeding 25%, the impact to the hillside is less than significant. Adding up all of the areas with slope exceeding 25% totals approximately 740 square feet (0.017 acre) for Lot 1 and 1,336 square feet (0.03 acre) for Lot 2, which is about 2.6% of the project site. The subject property is not located within the designated Hillside Management Area as mapped in the updated General Plan (Figure 9.8).

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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"/>
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The project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

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"/>
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The project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site). The Interstate 210 Freeway (also known as the Foothill Freeway) is about 1,930 feet (3.33 miles) from the project site. The Project will conform to Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the Project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

The General Plan Environmental Impact Report (“EIR”) Noise and Vibration Section (“Noise and Vibration”) discusses the fundamentals of sound, overall regulatory frameworks, various noise level standards, and potential noise impacts as well as mitigations to reduce those impacts. As a part of the regulatory framework, this chapter incorporates County Code Section 26.1207 (“Building Code”) and Section 12.08 (“Noise Control Ordinance”). The Building Code Section discusses prevention or mitigation of excessive noise through construction and materials. The Noise Control Ordinance is intended to control unnecessary, excessive, and annoying noise and vibration. This ordinance defines terms, identifies noise zones, provides standards for interior and exterior noise, identifies specific noise that is exempt from exterior noise standards, and hours for noise regulation. County Code Section 12.12 provides additional regulation of construction noise. The proposed Project will be subject to all county regulations as specified in the relevant building codes and noise control ordinance.

The noise from vehicular traffic along Palm Street affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.

- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

The Project will be subject to the requirements contained in Title 12, Section 12.08 related to Exterior Noise standards, Community Noise Criteria, Refuse Collection Vehicles, Construction Noise, and Residential air-conditioning.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

There are several schools in the project site vicinity that could potentially be exposed to groundborne vibration or groundborne noise levels during construction. Within a half-mile of the subject property, there are four schools: Crescenta Valley High School (1,141 feet/0.22 mile), Lincoln Elementary School (1,572 feet/0.3 mile) located within the City of Glendale, Monte Vista Elementary School (2,421 feet/0.46 mile), and Rosemont Middle School (2,456 feet/0.47 mile). The Project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The proposed Project should not expose the nearby schools, location ranging from 1,141 feet to 2,456 feet, to excessive levels of groundborne vibration or noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The Project should not generate significant vehicle noise from traffic and parking. The project site is currently utilized as commercial retail in the front lot and residential in the rear lot. The Project proposes 29 residential condominium units with 2-car attached garages, and a subterranean garage for the commercial/residential mixed use of 9,500 square feet of commercial space and 18 residential condominium units. Construction will create temporary noise impacts but once completed, noise from normal residential and commercial traffic is anticipated.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

The construction of the proposed 29 residential condominium units, and commercial/residential mix use of 9,500 square feet of commercial and 18 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and would not result in any significant impacts related to a substantial increase in temporary noise. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise. The proposed Project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs.

Noise generated by construction equipment during the construction phase of the Project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

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?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport, Burbank Bob Hope Airport, is approximately 10.8 miles from the project site.

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?

The project site is not in the vicinity of a private airstrip. The nearest airport, Burbank Bob Hope Airport, is approximately 10.8 miles from the project site.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The Project proposes 47 residential condominium units. The proposed development will have access from Foothill Boulevard. The proposed development is consistent with the multi-family type of development existing in this area and should not induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The subject property is an already developed site that is currently utilized as residential in the rear lot. Although the existing residential buildings in the rear lot will be demolished for the new development, the existing ten units will be replaced with 29 residential condominium units. The front lot that is currently utilized as all commercial will be replaced with mixed use of commercial and additional 18 residential condominium units. The development will introduce 47 new attached residential condominium units, increasing the housing stock in the area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not displace any people, necessitating the construction of replacement housing elsewhere. The subject property is an already developed site that is currently utilized as residential in the rear lot. Although the existing residential buildings in the rear lot will be demolished for the new development, the existing ten units will be replaced with 29 residential condominium units. The front lot that is currently utilized as all commercial will be replaced with mixed use of commercial and additional 18 residential condominium units. The development will introduce 47 new attached residential condominium units, increasing the housing stock in the area.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project should not exceed official regional or local population projections. The proposed 47 residential condominium units should not exceed this projection. The proposed Project is consistent with the density permitted by the County of Los Angeles General Plan. The subject property, which entails two lots, currently has a land use category of CG “Major Commercial”, which allows density up to 50 dwelling units per net acre for the front lot, and the rear lot has a land use category of H30, which allows a maximum of 30 dwelling units per net acre. The creation of one commercial lot for 18 residential units in the front lot and one multi-family lot for 29 residential units in the rear lot is within the population projections of the current Countywide General Plan. The creation of one commercial lot for mixed use and one multi-family lot should not result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the County to meet housing objectives set forth in the general plan’s housing element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#63), located at 4526 Ramsdell Avenue, is approximately 0.1 mile to the east of the project site. No additional fire facilities are required for this Project except for two additional fire hydrants, which will be installed at the applicant’s expense.

Sheriff protection?

The Project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 1.2 mile from the Los Angeles County Crescenta Valley Sheriff Station, located at 4554 Briggs Avenue. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

The Project site is located within the Glendale Unified School District (“School District”). Considering the scale of the Project, the development of 47 residential condominium units is not expected to create a capacity problem for the School District. The proposed Project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School Districts. The new residents are within the boundaries of the Valley View Elementary School, Rosemont Middle School, and Crescenta Valley High School.

Parks?

The Project has a Quimby obligation of 0.33 acres of parkland or \$144,236 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of \$144,236 in-lieu fees by the applicant to Los Angeles County Department of Parks and Recreation. No trails are required. The nearest county parks from the project site are as follows: Two Strike County Park at 5107 Rosemont Avenue, La Crescenta (1 mile), Crescenta Valley Community Regional Park at 3901 Dunsmore Avenue, La Crescenta (1 mile), Pickens Canyon Park at 2391 West Foothill Boulevard, La Crescenta (2 miles), Mira Vista Park at Mira Vista Avenue, Montrose (2 miles), and Descanso Gardens at 1418 Descanso Drive, La Canada Flintridge (3 miles).

Libraries?

The Project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed Project will generate 47 residential units, and thus increase the population. The population increase

is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The La Crescenta Library (2809 Foothill Boulevard, La Crescenta) is the nearest county library, located 0.4 mile from the project site. The La Canada Flintridge Library (4545 North Oakwood Avenue, La Canada Flintridge) is the next nearest county library, located 3.6 miles from the project site.

In addition to the county library, the Montrose Library, which is a City of Glendale Public Library, is located 1.8 mile from the project site. The Montrose Library is located at 2465 Honolulu Avenue, Montrose.

Other public facilities?

The Project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

The Project has a Quimby obligation of 0.33 acres of parkland or \$144,236 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of \$144,236 in-lieu fees by the applicant to Los Angeles County Department of Parks and Recreation. Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project proposes an amenity plaza with pool totaling 2,320 square feet of floor area for the residents of the development. However, the Project does not include any public recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this Project has a park obligation of 0.33 acre or an in-lieu fee of \$144,236 per the Quimby Act. Since the Project does not entail a dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The nearest trail (La Canada Open Space Trail) is located 11,591 feet (2.2 miles) from the project site.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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"/>
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The Project should not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments’ Regional Transportation Plan (“RTP”), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

The population growth from the creation of one multi-family lot development with 29 attached residential condominium units in six buildings, and one commercial lot with mixed use of 9,500 square feet commercial and 18 residential condominium units in one building within existing lots zoned for residential and commercial use, and compliant with the General Plan’s land use category should be less than significant. The creation of one multi-family lot and one mixed use commercial/residential lot should not result in a substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the general plan.

b) **Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes the creation of one multi-family lot development with 29 attached residential condominium units in six buildings, and one commercial lot with mixed use of 9,500 square feet commercial space and 18 residential condominium units in one building. Considering the low intensity of the Project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed Project will not require a traffic study, as determined by the Department of Public Works. However, a traffic assessment was prepared by the Overland Traffic Consultants, Inc. (letter report dated January 20, 2017). The assessment determined that “the construction of the proposed Project and the removal of the existing uses shows a net reduction in site-generated traffic...using the ITE traffic rates, it is estimated that the site generated traffic would decrease by 208 daily vehicle trips with 3 fewer morning peak hour trips and 17 fewer afternoon peak hour trips” (page 3).

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?

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Project proposes the creation of one multi-family lot for the development with 29 attached residential condominium units in six buildings, and one commercial lot with mixed use of 9,500 square feet commercial and 18 residential condominium units in one building. The Project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The Project proposes the creation of one multi-family lot for the development with 29 attached residential condominium units in six buildings, and one commercial lot with mixed use of 9,500 square feet commercial and 18 residential condominium units in one building. The proposed Project of creating one multi-family lot and one mixed use commercial/residential lot would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed Project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of October 2, 2018.

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?

The project site is located along an existing bike lane, identified on the Bikeway Plan as Class II-Bike Lane. The project site is located near a proposed route identified on the Bikeway Plan as proposed Class III bike route – Ramsdell Avenue segment from Markridge Road to Montrose Avenue (1.6 mile). The subject property currently takes direct access from Foothill Boulevard and proposed to continue taking direct access from Foothill Boulevard. The Project should not conflict with the proposed bike route.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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:

i) 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 § 5020.1(k), or

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on February 22, 2018. A response dated March 19, 2018 was received via email and stated the following, “A search of the SFL (Sacred Lands File) was completed for the project with negative results however the area is sensitive for potential tribal cultural resources.”

Due to the potential for discovering cultural resources and artifacts of Native American tribal groups, a mitigation measure will be incorporated into the Project’s Mitigation Measure & Reporting Program (“MMRP”) for retaining the “services of a tribal monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities.”

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The creation of one mixed use lot for commercial space and 18 residential condominium, and one multi-family lot for 29 residential condominium units is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project’s compliance. The project site will be served by the Crescenta Valley Water District (per letter dated February 20, 2018).

b) Create water or wastewater system capacity problems, 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"/>
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The creation of one mixed use lot for commercial space and 18 residential condominium units, and one multi-family lot for 29 residential condominium units creation of a multi-family residential lot should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the Crescenta Valley Water District and has received a “will serve” letter from this district.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage 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"/>
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The Department of Public Works’ review of the project indicates that the project would not create drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County’s Low Impact Development (“LID”) Ordinance was created to deal with stormwater runoff from new projects. The proposed Project will be subject to the County’s LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project will have sufficient reliable water supplies available to serve the Project demands from existing entitlements and resources. Water will be provided by the Crescenta Valley Water District, which has provided the applicant with a “will serve” letter dated February 20, 2018. Verification of a sustainable source of potable water will still be required at the final map stage.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of one mixed use lot and one multi-family residential lot will not be intense enough that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed Project will be subject to the Green Building Ordinance, which would require the project to provide energy saving measures to further reduce the amount of energy consumed by the proposed Project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed Project of creating one mixed use lot and one multi-family lot for the development of 47 residential units should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The Project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The Project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The Project will not displace an existing or proposed waste disposal, recycling, or diversion site.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?

The proposed Project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed Project does not achieve short-term goals to the disadvantage of long-term goals. The proposed uses and density are compliant with the zoning and land use. The proposed Project would have a less than significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed Project does not have cumulative impacts. The proposed Project will not be an inducement to future growth, as the Project does not require additional infrastructure beyond that necessary to serve the Project. There are no impacts that are cumulatively considerable. Therefore, the proposed Project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed Project entails the creation of two lots from existing two lots for the development of one mixed use commercial/residential building, which includes 9,500 square feet of commercial space and 18 residential condominium units, and one multi-family lot with 29 residential condominium units. The proposed Project entails the development of 47 residential condominium units and 9,500 square feet of commercial space, and will either have No Impact or Less than Significant Impact on the environment or Less than Significant Impact with Mitigation Incorporated. There are three standing oak trees proposed to be encroached upon. One oak tree was cut to the stump with an Emergency Oak Tree Permit. The Project will be subject to the mitigation measures from the oak tree encroachments. With the proposed grading of the site for the development of a mixed use lot and a multi-family lot, there is also the potential for finding archaeological or cultural resources. Mitigation measures/conditions will be imposed to ensure the Project meets current guidelines, standards, and requirements for oak trees and potential archaeological or cultural resources.

Therefore, the proposed Project would have a less than significant impact with mitigation.