

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: “East Pasadena Hindu Temple”/Project No. R2015-02064-(5)/RCUP 201500080/RENV 201500138.

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

Contact Person and phone number: Carl Nadela/213-974-6435

Project sponsor’s name and address: Hindu Temple and Heritage Foundation, Inc./ 676 S. Rosemead Blvd., Pasadena, CA 91107

Project location: 676 S. Rosemead Blvd., Pasadena, CA 91107
APN: 5378-013-019/006 USGS Quad: Mt. Wilson

Gross Acreage: 0.66 ac

General plan designation: H9 (Residential-9)

Community/Area wide Plan designation: N/A

Zoning: R-1 (Single Family Residence) / East Pasadena San Gabriel Community Standards District

Description of project: Development and maintenance of a two-story, 9,200 square foot temple with accessory uses, including a library/yoga hall, lecture/meditation hall and music/dance hall and 40 parking spaces and the modification of the development standards of the East Pasadena-San Gabriel Community Standards District (CSD) to allow less than the required front and side yards, more than the allowed maximum floor area, and less than the required setback of structure height.

Surrounding land uses and setting: The site is located in the northeast intersection of Rosemead Blvd and California Blvd, which are both major roadways that carries substantial amounts of traffic. The site is surrounded mostly by single family residences, except to the south where a number of churches are located.

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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes. Consultation was requested by the Gabrieleno Band of Mission Indians – Kizh Nation. Mitigation Measures recommended by the tribe have been incorporated into the Project’s Mitigation Monitoring and Reporting Program (MMRP). Consultation was concluded on April 30, 2021.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the

California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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>Los Angeles County,</u> <u>Department of Public Works</u>	<u>Building Permits</u>
_____	_____

Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>Project No. 2019-001137-(5) /</u> <u>General Plan Amendment No.</u> <u>RPPL2019002209 / Zone</u> <u>Change No. RPPL2019002205</u> <u>/ CUP RPPL2020004434 /</u> <u>Parking Permit No.</u> <u>RPPL2020004434</u>	<u>General Plan Amendment from H9 to MU and Zone Change from R-2 to MXD of a portion of a parcel to allow the development of a six-story mixed-use building with 104 apartment units and 2,985 sq ft of commercial space. Project site is located at 380 S. Rosemead Blvd., East Pasadena, CA 91107. Project design and review is currently ongoing.</u>
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- LAFCO

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

- DPW
- Fire Department
 - Planning Division
 - Land Development Unit
- 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 significant impacts affected by this project.


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

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.

Carl Nadela 
Signature (Prepared by)

5/5/2021
Date

Maria Masis 
Signature (Approved by)

5/5/2021
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

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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Except as provided in Public Resources Code Section 21099, would the project:

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

There are no significant scenic resources that exist on the project site and in the surrounding area.

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

There are also no trails in the vicinity of the project site.

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

There are also no scenic highway or hillside management areas in the vicinity of the site.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)

The proposed new structure has the potential to have some impacts on the existing visual character of the area. However, the structure has been designed in compliance with the East Pasadena-San Gabriel Community Standards District (CSD) and the Los Angeles County Zoning Code, which requires structures to be appropriately setback from the property lot lines. Because of these design features, the visual impact of the proposed structure will be less than significant.

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

The proposed new structure has the potential to create new sources of shadows at the site. However, the structure has been set back from the property lot lines, so the impact of shadows, light or glare from the proposed structure will be less than significant.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is located in a fully developed, urbanized area. The project site is not located on any farmland of forest land, nor is it zoned for agriculture or designated as Agriculture Resource Areas.</u>				
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 checked="" type="checkbox"/>

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 checked="" type="checkbox"/>

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The proposed project does not differ significantly from the current temple use at the site. Thus, there will be no significant increases in impacts to air quality as a result of the project.</u>				
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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>
Would the project:				
<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is located in a fully developed, urbanized area.</u>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>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 other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

There are no significant biological resources at the site or in the general vicinity of the site.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

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>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in a fully developed, urbanized area. There are no significant historical, archaeological, paleontological and geologic resources at the site or in the general vicinity.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are also no known cemeteries in the area, either formal or informal.

6. ENERGY

	<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 potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes the continuation of an existing temple use at the site, as well as accessory uses such as cultural and fitness activities. These are not expected to consume a lot of energy in its operation.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will also comply with all applicable Green Building Standards and Low Impact Development standards, which are required by the California and/or Los Angeles County Building Codes. Thus, it is not expected that the project will conflict with the Green Building Standards Code or involve the inefficient use of energy resources.

7. GEOLOGY AND SOILS

	<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) Directly or indirectly cause 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.

The project site is located within an Alquist-Priolo Earthquake Fault zone (Source: Mt. Wilson Quadrangle, Earthquake Fault Zone Map, March 25, 1999) and is in the vicinity of the Raymond Hill Fault.

ii) Strong seismic ground shaking?

The site is subject to strong seismic ground shaking as much as any other part of Los Angeles County. The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This will ensure that any negative effects of these seismic hazards are adequately addressed as prescribed by State and County regulations.

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

The site is located within a potentially liquefiable area and within the Alquist-Priolo Earthquake Fault Zone. The site is also in a liquefaction zone (California Geological Survey-Seismic Hazard Zone Maps, 1997-2005). The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This will ensure that any negative effects of these seismic hazards are adequately addressed as prescribed by State and County regulations.

iv) Landslides?

The project site is not in a landslide zone, and does not contain unstable or expansive soil.

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

The site has a very flat topography and is already developed with single-family residences. The Project will not result in any substantial soil erosion or 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 final grading and drainage plan shall be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations (California Geological Survey-Seismic Hazard Zone Maps, 1997-2005).

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The Project is not located on expansive soil.

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 project also does not propose any onsite wastewater treatment facility.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

The site is also not in a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes the continuation and expansion of an existing temple use at the site, with an appurtenant parking lot, and accessory uses such as educational, cultural and physical fitness activities.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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This Project is consistent with the General Plan land use and zoning because the proposed use is allowed in the R-1 zone with a Conditional Use Permit zone as per the Los Angeles County Zoning Code and in the H-9 land use designation as per the Los Angeles County General Plan Land Use Map. The project is also consistent with CAP, as it locates an assembly use near a bus route, a proposed bicycle trail and ample pedestrian facilities, which will help support the County's goals to reduce Vehicle Miles Travelled and the resulting GHG's from these vehicle trips.

9. HAZARDS AND HAZARDOUS MATERIALS

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The use proposed at the site includes various religious and cultural activities. It is not significantly different from the uses directly to the south of the site. No dangerous or hazardous activities are being proposed.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is currently developed with single-family residences. It does not contain any hazardous materials or waste that may be released into the environment.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no known hazardous materials at the 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no known hazardous materials at the site.

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 or excessive noise for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is not in the vicinity of any airport.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is limited to a relatively small development footprint and will not interfere with any emergency or evacuation plan.

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

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

The site is also not located within a Fire Hazard zone.

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

The design and water pressure of the project are required to meet the Fire Code requirements.

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

The Project Site is located in an area primarily developed with single-family residences with several churches in the vicinity as well. It is not in proximity to land uses that have the potential for dangerous fire hazard.

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

The Project is for a Hindu Temple, which is similar to two existing churches located immediately to the south of the site. It does not constitute a potentially dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Potential y Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporate d</i>	<i>Less Than Significan t Impact</i>	<i>No Impa ct</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed uses associated with the project does not result in any significant increase in wastewater discharge at the site.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed uses associated with the project does not result in any effect on the groundwater supply.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(i) Result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This will ensure that any potential erosion or siltation are adequately addressed as prescribed by State and County regulations.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no streams or rivers in the vicinity which will be affected by the project, but the development of the associated parking lot may have some impacts on the existing drainage pattern at the site. However, the site plan will be designed to ensure that these impacts are substantially reduced and mitigated.

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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stormwater drainage systems or provide substantial additional sources of polluted runoff?

There are no Areas of Special Significance as designated by the State Water Control Board in the general vicinity of the site and there are no geological limitations that would affect the use of typical wastewater treatment facilities.

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?

The area is not within a flood way, flood plain or flood hazard area and therefore would not place housing or any type of structure in such a flood hazard area, nor would it expose people or structures to significant risk of loss, injury or death involving flooding.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?

The Project Site is not located in a Federal 100-year flood hazard or County Capital Flood floodplain area.

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

The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This will ensure that the Project complies with all applicable Low Impact Development requirements as prescribed by County Code.

f) 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 Project site is connected to the public sewer system and will not utilize an onsite wastewater treatment system.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The proposed project is located in a relatively flat area that is not near to any body of water and thus would not place structures in areas that may be inundated by seiche, tsunami or mudflows.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This will ensure that the Project complies with any and all applicable development standards and requirements as prescribed by State and County regulations.

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 project site is located immediately adjacent to Rosemead Blvd, which is a major thoroughfare, and at the outskirts of a residential community. Thus, it does not physically divide any established community.

b) **Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

The Los Angeles County General Plan designates the site as Residential 9 (H9), which is intended for single family residences. However, this designation provides only general intended uses and development intensities and actual land uses at the site are not limited to the general intended uses listed under each designation. Other uses that are allowed through zoning may be deemed incompatible with the general intended uses.

The site is zoned Single-family Residence (R-1), which allows temples, churches and other places of worship with a Conditional Use Permit (CUP). The proposed project has been designed to avoid and mitigate any negative impacts on the surrounding areas. The design of the project also meets the requirements of the East Pasadena-San Gabriel Community Standards District (CSD).

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

Finally, the project site is not located within a Hillside Management Area, Significant Ecological Area or any other special management areas, as designated by the General Plan.

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>
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"/>

The Project Site is located in a developed urban - suburban area. There are no known mineral resources in the area.

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 located in, nor is it in the vicinity of, any Mineral Resource Zones as indicated in the General Plan or the State of California's Geological Survey.

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) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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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While the proposed project will result in some noise impacts, it will not be substantially different from what is already occurring at the site or at the other churches located immediately south of the site. The proposed use will also need to comply with the Los Angeles County Noise Ordinance. Conditions will also be added into the permit ensuring that no amplified sounds are heard outside of the enclosed building.

b) **Generation of excessive groundborne vibration or groundborne noise levels?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will comply with all applicable maximum noise standards prescribed by County Code.

c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within the vicinity of any airport or airstrip what would result in significant levels of noise impact on the project.

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 unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in the West San Gabriel Valley Planning Area. As per the General Plan, there were 34,765 housing units in the Planning Area and the projected buildout in 2035 is 43,877 units. SCAG has also established the County's RHNA allocation at 30,145 units. The proposed project will not any additional housing units to the area but will convert one existing Single Family Residence into a accessory use for the proposed temple.

b) Displace substantial numbers of existing people or 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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This residence is currently in a state of disrepair with a renter-occupant that is expected to move out in the near future. The conversion of this residence into a temple use as part of the proposed project does not have any significant effects on the existing housing in the area nor will it displace substantial numbers of people.

15. PUBLIC SERVICES

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

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, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The project site is not located in a Fire Hazard zone and is served by the LA County Fire Department Station 5.

Sheriff protection?

The project is also served by the LA County Sheriff's Department Temple Station

Schools?

The project is located within the Pasadena Unified School District.

Parks?

The nearest park is the Michillinda County Park which has a total area of 2.2 ac and is located approximately half a mile to the southeast.

Libraries?

The nearest county library to the site is the Temple City Library.

Other public facilities?

The project is not proposing any additional dwelling units at the site and the proposed use is substantially the same as the existing use at the site as well as across the street from California Blvd, where several large churches are located. Thus, it is not expected that the project will have any significant effects on public utilities and facilities in the area.

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>
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a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not propose any new dwelling unit at the site and thus will not increase the population of the area and this will not impact the use of existing neighborhood and regional parks or other recreational 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project also does not include the development of any new neighborhood and regional parks, multi-use trails or other recreational facilities.

c) **Would the project interfere with regional trail connectivity?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is not located in the vicinity of any regional trails.

17. TRANSPORTATION

	<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 program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located northeast of the intersection of Rosemead Blvd and California Blvd, which are both heavily travelled roadways. The driveway to the site is proposed to be on California Blvd, adjacent to an existing private alley, which is the existing ingress and egress access to the site as well as the residences further up along the alley. The driveway is adequately setback from Rosemead Blvd so as to mitigate any negative impacts on traffic patterns in the area.

Since the project proposes to locate a commercial/assembly use adjacent to a bus route and a proposed Class II Bike Path, the project will help promote the use of public transportation, bicycle or pedestrian walkways. This supports General Plan policies and other plans and programs for public transit, bicycle and pedestrian facilities.

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 Los Angeles County Department of Public Works has reviewed the project and has determined that the proposed design of the project adequately addresses the traffic concerns.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed building is also located near the corner of the intersection, which may result in issues of line-of-site obstruction. However, the structure is appropriately setback to meet the Zoning Code requirements, which addresses this concern.

d) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles County Fire Department has also reviewed the project and has determined that the project has adequate emergency access.

18. TRIBAL 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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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 Gabrieleno Band of Mission Indians – Kizh Nation (“Tribe”) has indicated that the Project Site is located within the Gabrieleno community of Hahamonga / Acurangna. All of the Tribe’s mainland villages overlapped each other to help facilitate the movement of tribal cultural resources (TCR) throughout the landscape and also to their sister tribes outside of their traditional ancestral territory. Village use areas were usually shared between village areas and were commonly used by two or more adjoining villages depending on the type, quantity, quality, and availability of natural resources in the area. Therefore, human activity can be pronounced within the shared use areas due to the combined use by multiple villages and TCR’s may be present in the soil layers from the thousands of years of human activity within that landscape.

The Tribe also indicated that there were many tribal trade routes around the Project Area. Trade routes were heavily used by their Tribe for movement of trade items, visiting of family, going to ceremony, accessing recreation areas, and accessing foraging areas. Within and around these routes contained seasonal or permanent ramadas or trade depots, seasonal and permanent habitation areas, and often still contain isolated burials and cremations from folks who died along the trail. These isolated burials are not associated with a village community burial site or ceremonial burial site, rather the location is simply where the person died and was buried where they died. Therefore, isolated burials are more concentrated and likely to occur in proximity to our trade routes, especially the major trade routes.

The Tribe has recommended several Mitigation Measures to address these issues, which have been incorporated into the Project’s Mitigation and Monitoring Program (MMRP).

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) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation 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 project site will utilize existing public utilities at the site, including public water and sewer. Water will be provided by East Pasadena Water Company; electricity will be provided by Southern California Edison; wastewater treatment services will be provided by the Sanitation Districts of Los Angeles County; and solid waste management service is provided by Burrtec Waste Industries, Inc. The relevant utilities have sent letters indicating their Intent to Serve the site.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site will utilize existing water services at the site and a letter of Intent to Serve has been issued by the East Pasadena Water Company, which serves the project site.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site will utilize existing wastewater treatment services at the site.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Conditions of Approval of the project will include the development and implementation of a solid waste segregation and collection program at the site. It is not expected that the proposed project will add that much of a demand for solid waste management in the area.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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20. Wildfire

	<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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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in an urban area that is outside a high fire hazard area with inadequate access.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in an urban area that is outside a high fire hazard area.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in an urban area that is outside a high fire hazard area.

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d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in a level area and not within an area prone to flooding.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located in an urban area that is not at high risk of wildfires.

21. 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>
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a) Does the project have the potential to substantially 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in a developed, urbanized area and there are no significant habitats of fish or wildlife species or plants in the general vicinity. Thus, the project is not expected to have any significant impacts on these species.

b) 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 site is in the vicinity of several existing churches so there is a potential for cumulatively considerable effects, even though the individual effects are limited. However, the project has been designed to meet existing Zoning Code, Building Code and Fire Code requirements, which reduces these impacts to less than significant levels.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is a typical and compatible use for the area. It is not expected to have any adverse effects on human beings, either directly or indirectly.