

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “8946-48 E. Duarte Road Subdivision” / Project No. 2016-001112/ Case No(s). TR74338 RPPL2016003054

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

Contact Person and phone number: Peter Chou, Regional Planner, 213-974-6433

Project sponsor’s name and address: 8946-48 E. Duarte LLC (Crystal Wong), 2900 Alemany Boulevard, San Francisco, CA 94112

Project location: 8946-48 E. Duarte Road, San Gabriel, CA 91775
APN: 5381001011 and 5381001047 *USGS Quad:* El Monte

Gross Acreage: 0.83 acre

General plan designation: H30

Community/Area wide Plan designation: N/A

Zoning: R-3 (Limited Multiple Residence)

Description of project:

The project would demolish the existing single-family residence and accessory structures on the western 0.41-acre portion of the site and discontinue all uses on the 0.25-acre vacant parcel and subdivide the site into one residential lot that would be developed with five two-family dwelling units for a total of 10 condominium units, private recreation, and a new private driveway and fire lane.

The proposed residential development would include Limited Multiple Residences on one lot of net 0.67 acre area, with private driveways and outdoor areas. The proposed Lot No. 1 would have frontage and the main private driveway accessed from Duarte Road; unit nos. 1 through 4 would take access from a perpendicular private driveway east of, connected to and accessed from the main private driveway and fire lane off of Duarte Road.

The project site is relatively flat. Approximately 3,600 cubic yards (“cy”) of grading is proposed, including 1,800 cubic yards of cut, 100 cubic yards of fill, and 1,700 cubic yards of export material. Export is planned to be deposited at Recycled Wood Products, 1313 East Philips Boulevard, Pomona, CA. A haul route would be required for the estimated quantity.

Architectural Design

The proposed five Limited Multiple Residences would comprise a total of 10 condominium units that would be two-story dwelling units and would be three stories, approximately 33 feet, eight inches in height. Three different plan types would be offered. Type A home design includes a balconies to maximize open space and architectural variation. Types B and C allow varying roof pitches which would reduce wall heights to create a lower perceived roofline to mimic a single-story home. Type B and C residences would be plotted next to the

existing single-story home in the project vicinity to the west as much as possible to limit massing and provide neighborhood cohesiveness.

Type A residences would be approximately 2,038 square feet and Type B and C residences are proposed to be 1,923 square feet. Residences would also include attached 2-car garages.

Recreation and Open Space

The proposed project includes an approximately 2,200-square foot private recreation area, which would be used for passive recreation and landscaping.

Each residence includes front yards for private open space. The homes would have an approximately 50 square foot courtyard at the pedestrian entrances.

Walls and Fencing

The proposed project would construct a 6-foot block walls adjacent to adjoining lots.

Infrastructure Improvements

Water and Sewer

The proposed project would install new water and sewer lines onsite that would connect to an existing 6-inch diameter water and 8-inch sewer main on Duarte Road.

Drainage

Post development, which is 10-unit Condominiums, site drainage will go from north to south of the project Site before getting captured by proposed catch basins piped to a proposed sump pump pit. The discharge pipe of the pump will be connected to an underground infiltration tank located under the front yard landscaping area. Emergency gas powered back-up generator will be provided for the proposed sump pump system.

When overflow occurs, water will then be discharged to Duarte Road through the proposed Parkway Drain. In addition, all proposed block walls on-site will have their head joints removed or provide weep holes to allow passing of drainage, in case of emergency sump pump failure, runoff will sheet flow to the rear of the lot to the south neighboring lots.

Subdivision

As part of the project, a subdivision approval would be required to subdivide the two parcels into one lot 0.67 acre in size. The residential lot would be subdivided into air space units areas for condominium purposes.

General Plan and Zoning

The project site currently has an existing General Plan land use category designation of Residential 30 (H30). As stated in the Land Use Element of the General Plan (2035), the purpose of the designation is for “single family residences, Limited Multiple Residences, [and] multifamily residences.” The proposed project is consistent with the General Plan.

The project site currently has a zoning designation of R-3 where Limited Multiple Residences are permitted. The General Plan land use category and zoning would remain the same.

Construction Duration and Grading

Construction activities include demolition of the existing structures, pavement, and the existing utility infrastructure; grubbing, grading, excavation and re-compaction of soils; utility and infrastructure installation; building construction; roadway pavement; and architectural coatings.

Construction of the proposed project is anticipated to occur over the course of 16 months, beginning March 2022 to July 2023.

Table 1: Construction Schedule

Construction Activity	Timeline
1. Demolition	30 days
2. Site Preparation	30 days
3. Grading	20 days
4. Utility Installation	120 days
5. Paving	45 days
6. Building Construction and Architectural Coating	8 months

Construction would occur within the hours allowable by Los Angeles County Code Title 12, Environmental Protection, Section 12.08.440, which states that construction shall occur only between the hours of 7 a.m. and 7 p.m. Monday through Saturday, with no construction allowed on Sundays and holidays.

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the County as part of the proposed project include:

- **Tentative Tract Map Approval** to reconfigure the project site from two parcels to one residential lot.
- **Site Plan Approval** to review and approve the location, design, configuration, and impact of the proposed development of the project.

Surrounding land uses and setting: The Project site is developed with a single-family residence and accessory structures. Single-family homes and apartments are located to the north, south and west. An automobile service station and apartments are located to the east of the site.

California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? There a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.

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

<i>Public Agency</i>	<i>Approval Required</i>
Department of Public Works	Final map, grading permits, and building permits.

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
RBUS-201400165	40-unit apartment complex, consistent.
RBUS-201500101	Mexican grill, approved, consistent.
RBUS-201500215	Service Station, consistent.
RBUS-201500383	Existing Market approved per CUP19155/24/93, consistent.
RBUS-201500414	Food establishment, consistent.
RBUS-201500593	16-unit apartment building, consistent.
RCSD-201100001	To authorize reduced setbacks and to exceed lot coverage requirements to create three single-family residence lots and one multi-family residence lot developed with 10 new, detached single-family residences on 2.20 gross acres, pending.
RCSD-201300004	To reduce the required lot frontage to less than 60' for a proposed parcel map (PM 072311), denied.
RCSD-201300007	To modify setbacks for existing unpermitted addition, approved.
RCSD-201400003	Reduced setbacks authorized to legalize (e) 1-story approximately 168 square foot storage shed and a 1-stofy addition and greenhouse, approved.
RCSD-201400010	Single-family residence addition, garage and garage conversion into pool/billiard room, withdrawn.
RCSD-201400011	Single-family residence and garage addition and CSD modification for reduced side yard setback, approved.
RCSD-201400012	Modify CSD for side setback of 2'-6", approved,
RCSD-201500006	Patio enclosure, approved.
RCSD-CSD03-086-28338	Reduced street frontage for flag lot configuration, open/pending.
RCSD-CSD04-025-29064	Request for modification of development standards for townhouses, open/pending.
RCSD-CSD04-205-29393	CSD Modification for 21'9" front yard and 5' side yard, open/pending.
RCUP-201400115	Convenience store alcohol permit request, withdrawn.
RCUP-201400148	Trader Joe's alcohol license renewal request, approved.
RCUP-201500003	Continued use and operation of 185-unit motel, approved.
RCUP-201500034	Alcohol sales at new CSD approved on appeal.

RCUP-201500036	Wireless communications facility, withdrawn.
RCUP-201500039	Wireless communications facility, approved.
RCUP-201500080	Request for authorization to convert existing use (Sunday School) to a new use (Hindu temple), originally approved under ZEC 3081-5 (1958), open /pending.
RCUP-201500103	Wireless communications facility originally established by CUP No. 00-17-(5) in 2000, approved. To authorize moderate income housing set-aside for on-menu/off-menu incentives to create three single-family residence lots and one multi-family residence lot developed with 10 new, detached single-family residences on 2.20 gross acres.
RHSG-201500006	To authorize the continued operation and maintenance of a professional office use within Zone R-3, hold/pending.
RNCR-301500003	To encroach into the protected zone of one oak tree, referred to the Board of Supervisors, open/pending.
ROAK-200600023	To encroach into the protected zone of one oak tree, open/pending.
ROAK-200900033	To authorize removals and encroachments into the protected zones of oak trees to create three single-family residence lots and one multi-family residence lot developed with 10 new, detached single-family residences on 2.20 gross acres.
ROAK-201100005	To authorize oak tree removal, open/pending.
ROAK-201200034	To authorize removal of two oak trees and encroach in the protected zones of three oak trees, approved.
ROAK-201400037	To authorize removal and encroachment into the protected zones of oak tree to create a residential lot developed with three condominiums on 0.36 acre, hold/pending.
ROAK-201400046	To authorize the removal of one oak tree and to encroach into the protected zones of two oak trees in association with the construction of new single-family residence, approved.
ROAK-201500014	Voided.
ROAK-201500033	To authorize one oak tree removal and the encroachment into the protected zones of five oak trees, approved.
ROAK-OT03-211-28850	To create on residential lot developed with three detached condominium units on 0.43 acre, open/pending.
RTM-PM070582	PM072207 to create three detached single-family residential condominiums, open /pending.
RTM-PM072207	Demolition of an existing SFR and a garage to create two residential lots with less than 60' in lot width (CSD MOD for min. lot width), denied.
RTM-PM072311	

RTM-PM073642 To create three residential lots on 0.8 acre, open/pending.
 To create one residential lot developed with 11 condominium units,
 RTM-TR073683 approved.
 RTUP-201500036 Temporary use permit for the Pasadena Greek Festival, open.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

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

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)

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
-

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/Forestry | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <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 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:

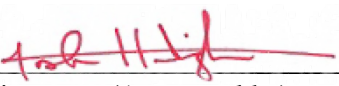
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



 Signature (Prepared by)

10-13-2021

 Date



 Signature (Approved by)

10-13-2021

 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 significance. Sources of thresholds include the County General Plan, General Plan EIR, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

	<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>

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

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

The project is located in an urbanized area. A scenic vista is not located within the vicinity of the project site.

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

There are no adopted County trails located within the vicinity of the project site. The project is located in an urban area, south of the 210 freeway and Huntington Drive. The property is generally flat. Therefore, the project would not be visible from or obstruct views of any regional, riding, hiking, or multi-use trail within the foothills (LA County GIS-Net Mapping Tool).

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

There are no state scenic highways within the vicinity of the project site. The property does not contain oak trees, rock outcroppings or historic resources including historic buildings, nor is located near scenic or historic resources.

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 or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)**

The project site is located in an urban area, away from hillsides and Significant Ecological Areas (SEAs). The project site is presently developed as vacant land and a single-family residence use. All future residential buildings will be required to comply with height and setback requirements and all other development standards stipulated by the Zoning Code, specifically, the East Pasadena – San Gabriel Community Standards District (“CSD”).

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

The property is zoned R-3 (Limited Multiple Residence) and located adjoining a lot adjacent to a major thoroughfare (Rosemead Boulevard) in an urban area. The proposed residential buildings will comply with height, and all other development standards stipulated in the CSD and Zoning Code. As such, compliance with the applicable regulatory requirements of the County, and implementation of the Project design features,

visual impacts related to the existing visual character and quality of the site and its surroundings would be less than significant.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces, such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. The Project must comply with roof material requirements set forth by the Zoning Code; therefore, the Project is not anticipated to have a significant impact associated with glare.

Resource:

- Los Angeles County GIS Mapping Tool, http://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public, accessed September 30, 2020.

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?

The project site is zoned R-3. No agricultural uses are being operated on-site and no farmland comprises any portion of the site. The project is located in an urbanized area and no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the State’s Department of Conservation, California Important Farmland: 1984-2018 Interactive Mapper is proposed.

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

The project site is zoned R-3. The proposed residential development would be consistent with the Zone R-3 permitted uses and development standards. There is neither a designation as an Agricultural Opportunity Area nor a Williamson Act contract on the project site. Therefore, impacts would be less than significant.

- 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))?

The project site is zoned for residential uses. No forest land or timberland zoning is present on the site or in the surrounding area. As such, the Project conflicts with no existing zone for forest land or timberland and no impact would occur in this regard.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

No forest lands exist on the project site. As such, the project would result in no loss of forest land or conversion of forest land to non-forest use and no impact would occur in this regard.

- 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?

As no agricultural uses or related operations, and no forest land are on or near the project site, the project would involve no conversion of farmland or forest land to other uses, either directly or indirectly. No impacts to agricultural or forest land would occur.

References:

- Los Angeles County General Plan 2035, Figure 9.5, Agricultural Resource Areas Policy Map.
- State Department of Conservation, California Important Farmland: 1984-2018 Interactive Mapper, <https://maps.conservation.ca.gov/dlrp/ciftimeseries/>, accessed September 30, 2020.

3. AIR QUALITY

	<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”)?**

The SCAQMD is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, PM2.5 and PM10). The Project would be subject to the SCAQMD’s 2016 Air Quality Management Plan (“AQMP”). The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (“SCAG”). A project is consistent with the AQMP if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP.

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and serves as a forum for regional issues relating to transportation, the economy, community development and the environment. SCAG serves as the federally designated Metropolitan Planning Organization (“MPO”) for the southern California region. With regard to air quality planning, SCAG has prepared the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (“RTP/SCS”) that form the basis for the land use and transportation control portions of the AQMP, and are utilized in the preparation of air quality forecasts and consistency analysis included in the AQMP. Both the RTP/SCS and AQMP strategy incorporate projections from local planning documents.

The 2016 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, project uses and activities that are consistent with the applicable assumptions used in the development of the AQMP

would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

The Project site is zoned R-3 (Limited Multiple Residence). Therefore, the project would be consistent with the growth projections as contained in the Los Angeles County General Plan 2035 and consistent with the RTP/SCS and AQMP growth projections. Therefore, there are no impacts related to consistency with applicable plans and policies as a result of Project implementation.

The Project is consistent with the applicable rules and regulations, and the population, housing and employment assumptions which were used in the development of the 2016 AQMP. Therefore, the impact of the Project with respect to air quality plans would be less than significant, and no mitigation measures would be required.

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?

The proposed residential project is small in scale and consistent with the General Plan in density and use. Therefore, construction-related daily maximum regional emissions would not exceed the SCAQMD daily significance thresholds for ROG, NO_x, CO, SO₂, PM₁₀, or PM_{2.5}. As there is no anticipation that the project would exceed these thresholds, construction and operation of the project would result in no cumulatively considerable increase in criteria pollutants for which the basin is in non-attainment. Therefore, operation for the project would result in a less than significant impact.

c) Expose sensitive receptors to substantial pollutant concentrations?

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are generally more susceptible to the effects of air pollution than the population at large. Land uses considered to be sensitive receptors include residences, long-term care facilities, schools, playgrounds, parks, hospitals, and outdoor athletic facilities. Sensitive receptors in the project vicinity include surrounding residents. As discussed above, the project would expose no sensitive receptors to substantial pollutant concentrations. Therefore, a less than significant impact would occur in this regard.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project is expected to cause no other emissions, either during construction or operation that would adversely affect a substantial number of people. Odors are typically associated with industrial projects involving use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. As the Project involves residential development and has no element related to these types of uses that can cause objectionable odors, no impacts would occur.

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)?**

The project site is located in an urbanized area and developed with a single-family residence. Trees and shrubbery are present for nesting and roosting habitat for birds and bats, some of which may be sensitive. The project is required to comply with all applicable State and Federal laws that afford protection to nesting and roosting bird and bat species. Consequently, impacts to sensitive species are determined to be less than significant with mitigation incorporated.

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?**

The project site is developed with a single-family residence. No natural communities or potential jurisdictional areas are present.

c) **Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States or California, 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 U.S. Army Corps of Engineers and the U.S Environmental Protection Agency defines wetlands as, “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands include areas such as swamps, marshes, streams, lakes, and bogs. According to the United States Fish and Wildlife Service (“USFWS”) National Wetlands Mapper, the project is not located within a wetland. Consequently, the project would not cause a substantial adverse effect on federally protected wetlands.

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 project site is developed with a single-family residence. Although little natural habitat is present for the nesting and roosting of birds and bats, the structure and vegetation provides an opportunity for nesting and roosting activity. Therefore, the project is required to comply with all applicable laws pertaining to migratory fish or wildlife species including the federal Migratory Bird Treaty Act (“MBTA”) of 1918 (50 C.F.R. Section 10.13); California Fish and Game Code Sections 3503, 3503.5, and 3513 which prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the federal MBTA); and Fish and Game Code Section 4150, California Code of Regulations, Section 251.1) which provides protection for bats.

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.)?

There are no oak trees on-site. The project site is surrounded by urban land uses and there are no woodlands in the vicinity of the project site. Consequently, there is no potential for the project to convert to a woodland.

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. 22.102), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44)?

The project site is located within an urbanized area and contains no biological resources such as oak trees or wildflower reserve areas. The project site is located outside the coastal area. Consequently, the project would conflict with no local policies or ordinances protecting biological resources.

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?

The project site is located outside the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The U.S. Fish and Wildlife Service has designated critical habitat for the coastal California gnatcatcher approximately one-half mile south of the project site. The project site is located outside the boundaries of any designated critical habitat for any Federal endangered or threatened species. As such, no impacts will occur.

References:

- US Fish and Wildlife Service, USFWS Wetlands Mapper <http://www.fws.gov/wetlands/Data/Mapper.html>, accessed September 30, 2020.
- US Environmental Protection Agency Section, Clean Water Act, <https://www.epa.gov/cwa-404/section-404-clean-water-act-how-wetlands-are-defined-and-identified>, accessed September 30, 2020.

5. CULTURAL RESOURCES

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

The California Public Resources Code Section 21084.1 defines historic resources as resources listed in the California Register of Historical Resources, or determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historic Resources, as well as those resources defined in subdivision (k) of Section 5020.1 and (g) of Section 5024. According to the General Plan, there are no historic resources located within the Pasadena and Arcadia communities. A California Historical Resources Information System search, performed by the South Central Coastal Information Center combed all recorded archaeological and built-environmental resources within a 0.5 mile radius of the property. A review of cultural resource reports was also conducted. A California Historical Resources Information System (“CHRIS”) Report was prepared on August 25, 2020. The report indicates buried resources may be present given the property’s history of occupancy/development over a long period of time. The report recommends a qualified archaeologist be retained to monitor all ground disturbing activities due to the potential for the discovery of prehistoric or historic cultural resources within the project boundaries. The project site is developed with an existing single-family residence that would be demolished to construct the proposed condominium development. Consequently, the project has the potential to result in a substantial adverse change in the significance of prehistoric and/or historical cultural resource.

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

The project site is developed with a single-family residence and vacant lot. A Sacred Lands Database search and a South Central Coastal Information Center (“SCCIC”) records search were requested. An archival CHRIS report for the project site was completed by the SCCIC staff to determine whether any prehistoric or historical sites were known on the property, and/or whether all or portions of it had been previously systematically surveyed by archaeologists. The records search indicated there is a potential to discovery prehistoric or cultural resources within the project boundaries. Consequently, there is a potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.

Assembly Bill 52 requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The Project site is located within a geographic area that is affiliated with the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrieleno Tongva. A consultation letter was sent to Gabrieleno Tongva on October 1, 2020.

A CHRIS search, performed by the SCCIC combed all recorded archaeological and built-environmental resources within a 0.5 mile radius of the property. A review of cultural resource reports was also conducted. The report indicates buried resources may be present given the property's history of occupancy/development over a long period of time. The report recommends a qualified archaeologist be retained to monitor all ground disturbing activities due to the potential for the discovery of prehistoric or historic cultural resources within the project boundaries. The project site is developed with a single-family residence that would be demolished to construct the proposed condominium development. The following mitigation measure is necessary to reduce the impact to potential tribal cultural resources to less than significant.

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

The Programmatic Environmental Impact Report (“EIR”) for the 2015 General Plan does not list San Gabriel/Arcadia/Pasadena as a location where significant fossils have been found. There are no known paleontological resources on or near the site. There are no unique geological features or rock formations on or near the project site. Consequently, the probability of significant paleontological resources being discovered on-site is not significant

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

There is also no record of human remains on the project site. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface that may be encountered during construction excavations associated with the Project. If human remains are unearthed during implementation of the Project, the Permittee shall comply with State Health and Safety Code Section 7050.5., PRC Section 5097.98, and all other applicable laws.

Mitigation Measures:

#1: A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall monitor all grading activities within the project site. The subdivider shall provide evidence of an executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.

If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.

#2: In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in Condition 1.

References:

- Los Angeles County General Plan 2035, Figure 9.9, Historic Resource Sites Policy Map.
- Sapphos Environmental, Inc., County of Los Angeles General Plan Environmental Impact Report, Cultural Resources Technical Report, General Plan 2035.
- California Historical Resources Information System Report prepared by the South Central Coast Information Center on August 25, 2020.

6. ENERGY

	<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>

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?**

The project would comply with the County's Green Building Ordinance (Title 31) by conserving energy, water, natural resources, and promoting a healthier environment. Project landscaping would be compliant with the County's Low Impact Development Standards (Chapter 12.84). As a new development, the project would be required to comply with the Los Angeles County Green Building Code as well as the applicable version of the California Code of Regulations Title 24, Part 6 effective at the time building permit applications are requested. Such standards require incorporation of efficiency features including but not limited to structural efficiency, appliances and lighting, heating and air conditioning, provision of electric vehicle ("ev") charging equipment and/or readiness for such equipment, water fixtures and water efficient landscaping. Therefore, the project would involve no inefficient use of energy resources.

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

The project is required to comply with all local and state laws related to renewable energy and/or energy efficiency.

7. GEOLOGY AND SOILS

	<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>

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.

Ground rupture occurs when movement on a fault breaks the ground surface and usually occurs along pre-existing fault traces where zones of weakness already exist. The State has established Earthquake Fault Zones for the purpose of mitigating the hazard of fault rupture by prohibiting the location of most human occupancy structures across the traces of active faults. Earthquake fault zones are regulatory zones that encompass surface traces of active faults with a potential for future surface fault rupture. According to the Report of Engineering Geologic and Geotechnical Engineering Investigation, the project site is located outside the boundaries of an Alquist-Priolo Earthquake Fault Zone, as established by the California Geological Survey (“CGS”). The nearest active fault is the Raymond Fault which is located northeast of the subject property in unincorporated Pasadena. As such, a less than significant impact regarding fault rupture would occur.

ii) Strong seismic ground shaking?

The areas within fault zones are subject to strong seismic ground shaking. Although, the project site is located away from the nearest fault trace, the project site and the County as a whole are located in a seismically active region. Therefore, the project could be affected by future seismic events. However, compliance with the requirements of an approved soils engineering report as required by the Department of Public Works should mitigate potential adverse impacts from an earthquake due to the project’s distance from the fault zone.

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

The project site is located outside the boundary of a Liquefaction Zone. Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and loose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. The area surrounding the project site is developed and the site is located outside the boundaries of a liquefaction zone. Consequently, project impacts resulting from seismic related ground failure would be less than significant.

iv) Landslides?

Landslides often occur during or after strong earthquakes typically involving hillside or canyon land. The project site and surrounding area are flat and located outside the Landslide Zone. Consequently, the project would expose neither people nor structures to substantial adverse risks associated with landslides.

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

The project site is relatively flat, graded and contains scattered ground cover and vegetation. During project construction when soils are exposed, temporary soil erosion may occur which could be exacerbated by rainfall. Project grading would be managed through the preparation of a Stormwater Pollution Prevention Plan (“SWPPP”) as required by State Water Resources Control Board. In addition, Los Angeles Regional Water Quality Control Board (“LARWQCB”) requires that all post development stormwater runoff shall not exceed the predevelopment peak flow. With compliance with the SWPPP and LARWQCB requirements, project impacts related to substantial soil erosion would be less than significant.

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?

As discussed above, compliance with the requirements of an approved soils engineering reports as required by the County’s Department of Public Works would mitigate potential adverse impacts from geologic events related to seismic activities. Consequently, project impacts related to unstable soils, including landslide, lateral spreading, subsidence, liquefaction or collapse liquefaction, would be less than significant.

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 site is relatively flat and surrounded by urban development. Expansive soils swell when wet and shrink when dry and, if located on a slope, can cause a landslide or soil to creep downhill. Because the project site is relatively flat, it is not susceptible to potential impacts associated with expansive soils such as downhill creep or landslide. However, compliance with the requirements of the approved soils engineering report as required by the Department of Public Works would ensure protection of structures and occupants should expansive soils be found on site. Consequently, project impacts related to expansive soils would be less than significant.

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 would involve no use of septic tanks or alternative wastewater disposal systems. As such, no impacts would occur in this regard.

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

The project is located outside the boundary of the Hillside Management Area; therefore, the proposed development will conflict with no provisions of the County’s Hillside Management Ordinance which contains regulations for developments proposing to locate on a slope of 25% or greater.

References:

- Los Angeles County General Plan 2035, Figure 9.8, Hillside Management Areas and Ridgeline Management Map and Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map.
- Los Angeles County Geographic Information Systems Mapping Tool, http://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public, accessed September 30, 2020.

8. GREENHOUSE GAS EMISSIONS

	<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>

Would the project:

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

To reduce the impacts of climate change, the County’s Community Climate Action Plan (“CCAP”) sets a target to reduce GHG emissions from community activities in the unincorporated areas of Los Angeles County by at least 11% below 2010 levels by 2020. The CCAP describes the County’s plan for achieving this goal, including specific actions for each of the major emissions sectors, and provides details on the 2010 and projected 2020 emissions in the unincorporated areas.

State CEQA guidelines specify that CEQA project evaluation of GHG emissions can “tier off” a programmatic analysis of GHG emissions, provided that the programmatic analysis (or climate action plan) meets requirements specified in State CEQA Guidelines Section 15183.5. The CCAP meets those requirements. The CCAP states:

“Tiering from the General Plan EIR potentially eliminates the need to prepare a quantitative assessment of project level GHG emissions. Rather, project-specific environmental documents that rely on the CCAP can qualitatively evaluate GHG impacts by identifying all applicable CCAP actions and describing how those actions have been incorporated into the project design and/or identified as mitigation. This type of “tiered” analysis can reduce project costs and streamline the County permit process.” And “projects that demonstrate

consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change (notwithstanding substantial evidence that warrants a more detailed review of project-level GHG emissions).”

Therefore, the Project’s GHG emissions impact determination relies mainly on an evaluation of consistency with CCAP, which is a component of the County’s General Plan (2015).

Future structures will be required to comply with all green building and energy standards in effect at the time of building permit application. The project site is developed with a single-family residence to be demolished. New construction would be energy efficient as required by Building Code. Overall, the project would result in no significant impacts regarding GHG emissions during construction or operations.

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

The proposed Project complies with Zone R-3 and the H30 land use designation set forth by the General Plan. Pursuant to CEQA Guidelines Section 15183.5(b) and 15064(h)(3), projects can qualitatively evaluate GHG impacts by identifying how applicable CCAP actions have been incorporated into the Project. Projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change. As discussed above, the project would be consistent with and would not conflict with the initiatives of the CCAP. The project would comply with Title 24 and CALGreen energy and water efficiency standards and, as discussed under Transportation and Traffic, the project would conflict with no adopted policies, plans, or programs supporting alternative transportation.

References:

- Los Angeles County Department of Regional Planning. August 2015. Final Unincorporated Los Angeles County Community Climate Action Plan 2020. Prepared with assistance from: ICF International.

9. HAZARDS AND HAZARDOUS MATERIALS

	<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>

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 type and amount of hazardous materials to be used in association with the proposed project would be typical of those used in single and multi-family residential developments. Specifically, operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance. While it is impossible to guarantee compliance from project residents, it is likely that all potentially hazardous materials, presumed to be in small quantities, would be contained, stored, and used in accordance with manufacturers’

instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations.

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 type and amount of hazardous materials to be used in association with operation of the project would be typical of those used in single and multi-family residential developments. It is anticipated that the use and storage of such materials would occur in compliance with applicable standards and regulations, and would not pose significant hazards.

Project construction would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. As such, the use of such materials is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. Overall, a less than significant impact would occur in this regard.

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

Sensitive land uses are generally considered to be uses such as playgrounds, schools, senior citizen centers, hospitals, day-care facilities, or other uses that are more susceptible to hazardous materials, such as residential neighborhoods. The sensitive uses within one-quarter mile of the project site include surrounding residences. However, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Project construction would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts would be less than significant.

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?

State law requires California Environmental Protection Agency ("CalEPA") to maintain the Hazardous Waste and Substance Sites List which provides information about all known hazardous materials release sites throughout the state. Envirostor details site-specific contamination and may have requirements for cleanup or have restrictions on permitted uses, which may limit the scope of the proposed Project. According to the database, a hazardous waste facility is not located on-site or within 1,000 feet of the Project site. Consequently, potential Project impacts associated with a Section 65962.5 are less than significant.

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?

There is no airport within two miles of the project site. The closest airport is the El Monte Airport which is located approximately 5.5 miles away.

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

According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is Freeway 210, located approximately 2 miles north of the Project site. Access to the 210 Freeway is provided via Huntington Drive and Rosemead Boulevard. Implementation of the Project would not result in the closure of the 210 Freeway or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the project site. The construction activities would not physically impair access to and around the project site. Furthermore, development of the project would comply with County's building and applicable fire and safety codes, which would require adequate access for fire personnel and equipment in and out of the project site. Therefore, impacts would be less than significant.

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 project site is located outside the boundaries of high fire hazard areas.

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

Water pressure meets fire flow standards.

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

The Project is not located within proximity to land uses that have the potential for dangerous fire hazard.

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

The proposed residential use does not constitute a potentially dangerous fire hazard.

References:

- Los Angeles County General Plan 2035, Figure 12.5, Fire Hazard Severity Zones Policy Map and Figure 12.6, Disaster Routes.
- County of Los Angeles Fire Department, Fire Prevention Division, Recommended Project Conditions of Approval letter dated April 10, 2019.
- California Department of Toxic Substances Control, ENVIROSTOR, <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 27, 2018.

- California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese), http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed August 27, 2018.
- California Department of State Water Resources Control Board, GeoTracker database, <http://geotracker.waterboards.ca.gov/>, accessed August 27, 2018.
- Los Angeles County General Plan 2035, Figure 7.4, Airports/Airfields Map.

10. HYDROLOGY AND WATER QUALITY

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

Would the project:

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

The Los Angeles Region of the Regional Water Quality Control Board (“RWQCB”) Basin Plan establishes water quality standards to protect waters in the region through the implementation of Waste Discharge Requirements (“WDRs”) and the control of point and non-point source pollutants. The project is proposed to be connected to public water and to the municipal wastewater treatment system and would violate no water quality standards or discharge requirements related to the point sources. 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 Municipal Separate Storm Sewer System Permit (“MS4”), 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 decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

The project site is developed with a single-family residence in an urbanized area. The project is served by the Sunny Slope Water Company which is a public water system and would make use of no local groundwater.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) **Result in substantial erosion or siltation on-or off-site?**

Future residences will be required to comply with all applicable LID standards. As such, the project would contribute no runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

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

Future residences will be required to comply with all applicable Los Angeles County standards. As such, the project would contribute no runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

- iii) **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?**

Future residences will be required to comply with all applicable Los Angeles County standards. As such, the project would contribute no runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

- iv) **Impede or redirect flood flows?**

Future residences will be required to comply with all applicable Los Angeles County standards. As such, the project would contribute no runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

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

The project will comply with the County's Low Impact Development Ordinance.

- e) **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 will connect to public sewer.

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

No flood hazard, tsunami or seiche zones exist on the project site.

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

The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project will connect to public water in compliance with Los Angeles County standards. No groundwater is proposed to be used.

References:

- Los Angeles County General Plan 2035, Figure 12.2, Flood Hazard Zones Policy Map.
- Los Angeles County General Plan 2035, Figure 12.3, Tsunami Hazard Areas Map.
- State Water Resources Control Board (SWRCB), California’s Areas of Special Biological Significance, Map accessed April 15, 2020. https://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml
- County Sanitation Districts of Los Angeles County; Will Serve Letter for Vesting Tentative Tract Map No. 73683, July 20, 2020.

11. LAND USE AND PLANNING

	<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>

Would the project:

a) Physically divide an established community?

The project is located along a 100-foot wide major roadway that is intended to carry a large volume of vehicles and is suitable for higher density residential. Single-family homes and apartments are located to the north, south and west. An automobile service station and apartments are located to the east of the site. The project site is zoned R-3. The Project is consistent and compatible to the surrounding residential uses and would not divide an established community. No impacts would occur in this regard.

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 project site is zoned R-3 and located within the East Pasadena – San Gabriel Community Standards District. The project is consistent in use, density, and development standards with the General Plan land use designation and property zoning. The Project site is flat and located in an urban area; therefore, the project would conflict with no policies or regulations aimed at avoiding environmental effects.

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

The project site is located outside Hillside Management and Significant Ecological Areas; therefore, the proposed development conflicts with no ordinances intended to manage these resource areas.

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 outside of known mineral resource areas according to Figure 9.6, Mineral Resources Map, of the Los Angeles County General Plan 2035. Therefore, no impacts to mineral resources would occur.

The California Geologic Energy Management Division (“CalGEM”) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. According to CalGem’s well finder map, there are no on-site wells.

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?

According to Figure 9.6, Mineral Resources Map, of the Los Angeles County General Plan 2035, the subject property is located outside of areas containing important mineral resources. Therefore, the proposed development would result in no loss of availability of a locally-important mineral resource recovery site.

References:

- Los Angeles County General Plan 2035, Figure 9.6, Mineral Resources Map.
- State Department The California Geologic Energy Management Division <https://maps.conservation.ca.gov/doggr/wellfinder>; website accessed October 12, 2021.

13. NOISE

	<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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The project site is comprised of a vacant parcel and a parcel developed with an existing single-family residence and accessory structures. The project site is located next to single- and multi-family residences and commercial uses. Long-term noise will include sounds associated with vehicles, outside play voices, and loudspeakers. Noise associated with construction is temporary and subject to the Noise Ordinance. Consequently, exposure of persons to noise levels resulting in excess of established standards would be less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Vibration is a trembling, quivering, or oscillating motion of the earth. Like noise, vibration is transmitted in waves, but in this case through the earth or solid objects. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Project construction would generate vibration from heavy construction equipment. However, the duration of heavy construction equipment on the site would be short-term and all construction activities will be limited to the days and times established by County Noise Ordinance. Consequently, exposure to vibration from the project would be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no airport within the San Gabriel community. The closest airport is the El Monte Airport which is located approximately 5.5 miles away. Consequently, project impacts associated with increases in ambient noise would be less than significant.

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)?**

The project site is comprised of a vacant parcel and a parcel developed with an existing single-family residence and accessory structures. The project site is located next to single- and multi-family residences and commercial uses. The project would demolish the existing single-family residence and accessory structures on the western 0.41-acre portion of the site and discontinue all uses on the 0.25-acre vacant parcel and subdivide the site into one residential lot that would be developed with five two-family dwelling units for a total of 10 condominium units, private recreation, and a new private driveway and fire lane resulting in a net increase of 9 residential units. The project site is zoned R-3 and has a land use designation of H30, which is a residential designation that allows up to 30 dwelling units per net acre. The proposed density is in conformance with the density allowed per the General Plan land use designation. Therefore, the 9-unit density increase resulting from the project was captured as part of the 2035 General Plan’s estimated buildout projection and SCAGs growth projection. The project’s scale would induce no substantial population growth in the area. Consequently, a less than significant impact would occur.

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

The project site is comprised of a vacant parcel and a parcel developed with an existing single-family residence and accessory structures. The project site is located next to single- and multi-family residences and commercial uses. The project would demolish the existing single-family residence and accessory structures on the western 0.41-acre portion of the site and discontinue all uses on the 0.25-acre vacant parcel and subdivide the site into one residential lot that would be developed with five two-family dwelling units for a total of 10 condominium units, private recreation, and a new private driveway and fire lane resulting in a net increase of 9 residential units. Therefore, the project would necessitate no replacement housing elsewhere.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>	<i>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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The closest County Fire Stations are Station #5 (0.5 mile) located at 7225 Rosemead Boulevard in the City of San Gabriel north of the project site. The County Fire Department has reviewed the proposed Project and fire flow from an existing hydrant is adequate to serve the Project. Water service will be provided by Sunny Slope Water Company. Therefore, the proposed project should result in less than significant impacts to capacity or service level problems.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is served by the Temple City Sheriff Station located at 8838 E. Las Tunas Drive in Temple City, less than 2 miles away. The development of 10 residential condominium units, represents a 9-unit net increase, is expected to impact Sheriff resources in a way that is less than significant.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Temple City Unified School District provides public school service to this community. The assigned schools are Emperor Elementary School, Oak Avenue Intermediate School, and Temple City High School.

Per California Government Code (“CGC”), the project would be subject to the payment of school impact fees (Section 53080, CGC). As authorized under Section 17620 (a) of the California Education Code (“CEC”) and Section 65995(b) of the CGC, local school districts are authorized to impose and collect school impact fees for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the impacts associated with new residential and non-residential development.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Michillinda Park is the closest County park which is a 0.8-mile walk north of the site. The proposed project includes 10 residential condominium residential units. Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but there is no expectation that such use would result in substantial physical deterioration of those facilities. The project has a Quimby obligation of 0.09 acres of parkland or \$42,711 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be

met by the payment of in-lieu fees by the applicant to the Los Angeles County Department of Parks and Recreation.

Libraries?

The community is served by the Temple City Express Library located at 9050 E. Las Tunas Drive. A Library Facilities Mitigation Fee would be assessed to equitably distribute the cost of service provision resulting from increased service system capacity. Consequently, increased library usage resulting from the proposed project would be off-set by the payment of the Library Facilities Mitigation Fee.

Other public facilities?

There is no anticipation that the project would 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"/>

Michillinda Park is the closest County park which is a 0.8-mile walk north of the site. The proposed project includes 10 residential condominium residential units. Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but there is no expectation that such use would result in substantial physical deterioration of those facilities. The project has a Quimby obligation of 0.09 acres of parkland or \$42,711 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of in-lieu fees by the applicant to the Los Angeles County Department of Parks and Recreation.

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?

The proposed project includes no neighborhood, regional parks, or other recreational facilities. The projected population increase resulting from the net increase of nine residential units trigger no required construction or expansion of such facilities.

c) **Would the project interfere with regional open space connectivity?**

There is no anticipation that the development of 10 residential condominium units in an urban area would interfere with regional open space connectivity.

17. TRANSPORTATION

	<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>

Would the project:

a) **Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

The Community Plan establishes a Mobility Goal of providing a variety of options for mobility into and out of the community through transit, bicycle, and pedestrian routes. Bus stops are located at each corner of Rosemead Boulevard and Duarte Road, a 0.1 mile walk from the subject property. A Class II bike lane is proposed along Rosemead Boulevard. The project provides walkways that connect to a well-developed public pedestrian system. Therefore, the project would be consistent with the Community Plan’s Mobility Goal.

The project consists of constructing 10 dwelling units. A project of this size is assumed to generate less than 110 trips per day according to the State of California Governor’s Office of Planning and Research (“OPR”), Technical Advisory on Evaluating Transportation Impacts in CEQA (“Technical Advisory”). Therefore, based on the size of the project, no traffic impact study is required based on the OPR’s Technical Advisory. Consequently, this impact is presumed to be less than significant.

b) **Would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

The project proposes to create 10 residential condominium units in an urban area. The project is located near the intersection of Duarte Road and Rosemead Blvd. A Project of this size is assumed to generate less than 110 trips per day. Therefore, based on the size of the Project, a traffic impact study is not required per OPR’s Technical Advisory. Consequently, this impact is presumed to be less than significant.

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

The property is zoned to accommodate residential uses; therefore, the proposed condominium development is a land use that is consistent with the property’s zoning and land use designation. Duarte Road is a straight

street, perpendicular to the project site that provides ingress/egress point only accommodates entry/exits from the westerly direction. Therefore, there is no anticipation that the project would create a hazard due to a geometric design feature.

d) Result in inadequate emergency access?

A private driveway and fire lane with adequate vehicular turnaround connects to Duarte Road and would provide a single ingress/egress point. The project site has local access to State Route 19 which connects to the regional road network. Consequently, the project interferes with no adopted emergency response plan or evacuation plan.

References:

- Los Angeles County General Plan, Figure 12.6, Disaster Routes.
- Los Angeles County GIS Mapping Tool, http://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public, accessed October 1, 2020.

18. TRIBAL CULTURAL RESOURCES

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

The Project site is not listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code § 5020.1(k).

A CHRIS Report was generated on August 25, 2020. The existing single-family residence and the accessory structures are not registered as historic buildings and do not qualify for listing. In accordance with AB 52, Land Divisions staff is consulting with the Gabrieleno Band of Mission Indians – Kizh Nation’s Chairman Salas.

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.

Assembly Bill 52 requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The Project site is located within a geographic area that is affiliated with the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrieleno Tongva.

A CHRIS search, performed by the South Central Coastal Information Center combed all recorded archaeological and built-environmental resources within a 0.5 mile radius of the property. The report indicates buried resources may be present given the property's history of occupancy/development over a long period of time. The report recommends a qualified archaeologist be retained to monitor all ground disturbing activities due to the potential for the discovery of prehistoric or historic cultural resources within the project boundaries.

Mitigation Measures

#1: A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall monitor all grading activities within the project site. The subdivider shall provide evidence of an executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.

If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.

#2: In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in Condition 1.

References:

- California Historical Resources Information System Report prepared by the South Central Coast Information Center on August 25, 2020.

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?**

Existing water and wastewater facilities are adequate to accommodate the demand generated by the project. Thus, the project would require no construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Will-serve letters have been issued by the Sunny Slope Water Company and the Los Angeles County Sanitation District. As a result, impacts would be less than significant.

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

The water purveyor, Sunny Slope Water Company, has indicated that it has the capacity to serve the project. Consequently, project impacts related to sufficient water supplies would be less than significant.

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?**

In a letter dated July 20, 2020, the Los Angeles County Sanitation District issued a Will Serve Letter for the Project indicating service provision. As a result, impacts would be less than significant.

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?

The project consists of creating 10 residential condominium units. Typical solid waste generated by the project would consist primarily of the standard organic and inorganic waste normally associated with these uses. No substantial hazardous wastes are anticipated. The site is adequately served by County landfills, and there is no anticipation that the project is expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure.

The Los Angeles County Sanitation Districts is responsible for solid waste collection and disposal within the County. The Countywide Siting Element as updated establishes goals and policies for the County to maintain adequate permitted disposal capacity for a 15-year planning period. Solid waste from the project site and surrounding area is disposed of at various landfills, including Scholl Canyon. According to the Countywide Integrated Waste Management Plan 2018 Annual Report, Scholl Canyon has a remaining permitted capacity of 4,294,664 tons, and a maximum permitted daily capacity of 3,400 tons. According to the California Recycle website, the project’s net increase of nine dwelling units (or potential dwelling units) on the site would generate approximately 122.30 pounds per day of solid waste. There is no anticipation that the project’s net increase in solid waste generation would be significant.

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

A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The proposed project would generate solid waste that is typical of residential uses, for disposal at a landfill permitted for municipal wastes (Class III). The project would be required to comply with all federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Impacts would be less than significant.

References:

- County Sanitation Districts of Los Angeles County; Will Serve Letter for Tentative Tract Map No. 73683, April 3, 2019.
- Sunny Slope Water Company, Statement of Water Service for: 8946-48 E. Duarte Road, San Gabriel, CA, August 21, 2018.
- Cal Recycle, Estimated Solid Waste Generation Rates, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates#Residential>, accessed April 30, 2020.
- Los Angeles County Department of Public Works, Countywide Integrated Waste Management Plan 2018 Annual Report, file:///C:/Users/e506532/Desktop/2018%20annual%20report.pdf, accessed April 30, 2020.

20. Wildfire

	<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) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

The project site is located in a flat urbanized area. The project is located outside the boundaries of the state responsibility areas and lands classified as very high fire severity zones.

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?**

The project site is located in a flat urbanized area. The project is located outside the boundaries of the state responsibility areas and lands classified as very high fire severity zones.

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?**

The project site is located in a flat urbanized area. The project is located outside the boundaries of the state responsibility areas and lands classified as very high fire severity zones.

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?**

The project site is located in a flat urbanized area. The project is located outside the boundaries of the state responsibility areas and lands classified as very high fire severity zones.

Resources:

- GIS-NET3: “Very High Fire Hazard Severity Zone” layer
- Los Angeles County Fire Department consult
- Los Angeles County Department of Public Works consult
- California Department of Toxic Substances Control - <http://dtsc.ca.gov/database/index.cfm>

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>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 project site is located in an urbanized area and is surrounded by developed parcels. The project site is developed with a single-family residence and associated accessory structures. The project consists of developing 10 attached residential condominium units within five detached two-family duplex buildings. The project density complies with the H30 land use designation set forth by the County-wide General Plan as well as the development standards of Zone R-3. The proposed project would have no substantial impacts on special status species, stream habitat, and wildlife dispersal and migration. The proposed project also would affect no local, regional, or national populations or ranges of any plant or animal species, would threaten no plant communities, and there is no anticipation of potential to significantly degrade the quality of the environment. However, due to the location of the project and proposed grading, there may be potential for a significant impact to occur relating to the discovery of buried prehistoric and/or historic cultural resources. Therefore, a tribal monitor will be required to monitor all ground-disturbing activities.

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

The project site is located in an urbanized area and is developed with a single-family residence and associated accessory structures. The proposed 10-unit residential condominium development is a land use that is in keeping with the property's zoning and land use designation. No significant impacts are anticipated including achieving short-term environmental goals to the disadvantage of long-term environmental goals.

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)?

The technical studies conducted for the Project and this Draft Initial Study review revealed no cumulatively considerable impacts. Any potential impacts would be reduced to a less than significant level with incorporation of project design features and mitigation measures. There is no anticipation that any cumulative impacts to air quality, noise, public services, traffic, or utilities that might result from the other nearby subdivisions or future projects would be significant. Therefore, the project is expected to meet this Mandatory Finding of Significance.

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

The project site is located in an urbanized area and is surrounded by developed properties. Based on the evaluation contained herein, there is no substantial evidence that the project would have environmental effects that lead to substantial adverse effects on human beings, either directly or indirectly.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2016-001112 / VESTING TENTATIVE MAP NO. 74338 / ENV NO. RPPL2016003057

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
MM-BIO-1	Biological Resources	Migratory Bird Treaty Act. In the event that vegetation and tree removal should occur between February 1st and August 31st, the Project Applicant (or its contractor) shall retain a qualified biologist to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities such as noise, human activity, and dust. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the biologist shall establish suitable buffers around the active nests (e.g., as much as 500 feet for raptors and 300 feet for nonraptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Prior to commencement of grading activities and issuance of any building permits, the Director of Regional Planning, or designee, shall verify that all Project grading and construction plans include specific notes regarding the requirements of the Migratory Bird Treaty Act (MBTA), that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.	Breeding Bird Survey	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
MM-CUL-1	Cultural Resources	A qualified archaeologist shall be retained to monitor all ground disturbing activity due the potential for the discovery of prehistoric or historic cultural resources within the project boundary.	Archeological Monitor	prior to construction	Applicant and subsequent owner(s)	Regional Planning
MM-TR-1	Tribal Resources	A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrieleno Tongva shall monitor all grading activities within the project site. The subdivider shall provide evidence of an executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrieleno Tongva for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.	Native American Monitor	Prior to issuance of permits for initial-site clearing.	Applicant and subsequent owner(s)	Regional Planning
MM-TR-2	Tribal Resources	In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in MM-TR-1.	Native American Monitor	during grading	Applicant and subsequent owner(s)	Regional Planning
MM-MC	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed	Applicant and subsequent owner(s)	Regional Planning



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

October 2, 2020

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians – Kizh Nation
PO Box 393
Covina, CA 91723

via email: admin@gabrielenoindians.org

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.

The Los Angeles County Department of Regional Planning is issuing this formal notification of the proposed project. Below please find a description of the proposed project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project: 8946-48 E. Duarte Road Subdivision
Project No. 2016-001112 – [5]
Tentative Tract Map No. 74338 RPPL2016003054

Project Description: To create one residential lot developed with 10 condominium units in five duplex/two-family residence buildings on 0.67 acre within Zone R-2 in the East Pasadena East San Gabriel Community Standards District, South Santa Anita Temple City Zoned District.

Project Location: 8946-48 E. Duarte Road, San Gabriel, CA
APN 5381001011

Lead Agency Contact Information:

Steven Jones
Land Divisions Section
Department of Regional Planning
320 W. Temple Street, Room 1361
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: SDJones@planning.lacounty.gov

AB52 Notification

October 2, 2020

Page 2

Pursuant to PRC §21080.3.1(b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



Steven Jones, Principal Planner
Land Divisions Section

Encl: Map of Project Location



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

October 2, 2020

Anthony Morales, Chairperson
Gabrieleno Band of Mission Indians – Kizh Nation
PO Box 693
San Gabriel, CA 91778

via email: GTTribalcouncil@aol.com

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Project Description: To create one residential lot developed with 10 condominium units in five duplex/two-family residence buildings on 0.67 acre within Zone R-2 in the East Pasadena East San Gabriel Community Standards District, South Santa Anita Temple City Zoned District.

Project Location: 8946-48 E. Duarte Road, San Gabriel, CA
APN 5381001011

Lead Agency Contact Information:

Steven Jones
Land Divisions Section
Department of Regional Planning
320 W. Temple Street, Room 1361
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: SDJones@planning.lacounty.gov

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Pursuant to PRC §21080.3.1(b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



Steven Jones, Principal Planner
Land Divisions Section

Encl: Map of Project Location