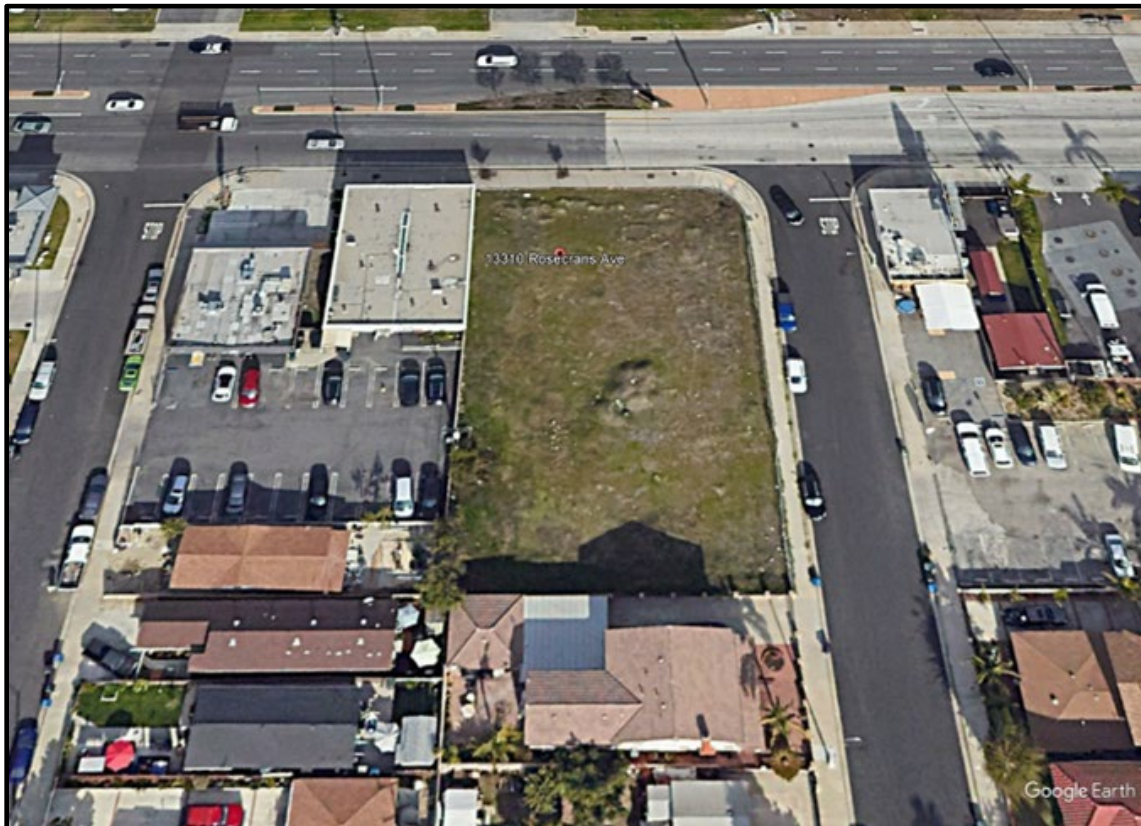

Initial Study/ Negative Declaration

Rosecrans Marilla Project

JULY/AUGUST 2023



Source: Google Earth Pro, June 20, 2023

Prepared for the:

City of Norwalk

Community Development Department, Room 12
12700 Norwalk Boulevard
Norwalk, California 90650
<https://www.norwalk.org/city-hall>

Contact: Manraj G. Bhatia

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

ROSECRANS/MARILLA HOMES

Lead Agency: City of Norwalk, Community Development Department; 12700 Norwalk Boulevard, Norwalk, CA 90650

Project Applicant: Touraj Kavandi, NFT Real Estate LLC, 6051 Maywood Ave, Huntington Park, CA 90255

Public Review Period: Monday, July 10, 2023 to Monday, July 31, 2023

Project Location: 13310 Rosecrans Avenue, City of Norwalk, CA 90650

Description: The project applicant proposes to merge five (5) existing parcels into three (3) parcels to allow for the development of three (3) single family homes. The proposal involves: a General Plan Amendment (GPA), to amend the General Plan land use designation from Neighborhood Commercial to Low Density Residential; a Zone Change (ZC), to Amend the Zoning classification from Restricted Commercial (C-1) to Single Family Residential (R-1); and a Tentative Parcel Map (TPM), to permit the conversion of five existing parcels into three parcels to accommodate three single family homes.

Environmental Review Information: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines of the City of Norwalk, a Mitigated Negative Declaration (MND) has been prepared for the proposed project. The public comment period for the Mitigated Negative Declaration will begin on **July 10, 2023** and end on **July 31, 2023**. Pursuant to the State of California Public Resources Code and the CEQA Guidelines of the City of Norwalk, this notice is to advise you that the City intends to adopt a Mitigated Negative Declaration for the proposed project described above. A public hearing date will be scheduled and noticed separately.

Public Review/Comment: Interested persons are invited to review the MND at: <https://www.norwalk.org/city-hall/departments/community-development/planning/rosecrans-marilla-homes>. Additionally, copies of the MND are available for review at the following locations during normal business hours:

City of Norwalk
Community Development, Room 12
Norwalk, CA 90650

Norwalk Library
12350 Imperial Highway
Norwalk CA, 90650

The City will accept written comments regarding the MND and this notice through the close of business on **July 31, 2023**. Please send your written comments to Manraj Bhatia, PhD, AICP, Senior Planner, Community Development Department, Room 12, 12700 Norwalk Boulevard, Norwalk, CA 90650 or by email to MBhatia@norwalkca.gov.

More Information: Questions concerning the matter should be directed to Manraj Bhatia, PhD, AICP, Senior Planner at (562) 929-5710 or MBhatia@norwalkca.gov.

Dated this 7th day of July 2023.

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1 Introduction

1.1 Project Overview and Location

The Rosecrans Marilla project (proposed project) proposes to merge five existing parcels located in the City of Norwalk (City) into three parcels to allow for the development of three single family residences. The project requires a General Plan Amendment (GPA) to change the existing land use designation of the site from “Neighborhood Commercial” to “Low Density Residential” and requires a Zone Change to amend the existing “Restricted Commercial” (C-1) zoning designation to “Single Family Residential” (R-1). The project also proposes approval of a Tentative Parcel Map.

1.2 California Environmental Quality Act Compliance

This Initial Study (IS) has been prepared per the requirements of the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code Section 21000 et seq.), and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The City is the lead agency with approval authority for the proposed project. The City of Norwalk has determined that a Mitigated Negative Declaration (MND) is the appropriate environmental document for assessing the potential impacts of this project, consistent with CEQA.

1.3 Public Review Process

The IS and proposed MND will be circulated for public review for a period of 20 days, pursuant to CEQA Guidelines Section 15073(a). The City of Norwalk will provide public notice at the beginning of the public review period before the Planning Commission, who will consider public and agency comments to make a recommendation to the City Council regarding the project and this environmental document. The City Council will review the Planning Commission recommendation and public input to make a final decision regarding the project.

2 Summary of Findings

2.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project. All of the impacts can be reduced to a less-than-significant level with mitigation measures identified in the following checklist. The environmental factors checked below would require mitigation measures be provided.

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

2.2 Environmental Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

Manraj Bhatia

Date: 07/10/2023

Authorized Representative

3 Initial Study Checklist

1. **Project title:**

Rosecrans Marilla single family development project

2. **Lead agency name and address:**

City of Norwalk Community Development Department
12700 Norwalk Boulevard, Room 12,
Norwalk, California 90650

3. **Contact person and phone number:**

Manraj G. Bhatia, Senior Planner, (562) 929-5710

4. **Project location:**

13310 Rosecrans Avenue,
Norwalk, California

5. **Assessor Parcel Numbers:**

8070-023-001, 8070-023-002, 8070-023-003, 8070-023-030, and 8070-023-031

6. **Project proponent name and address:**

Touraj Kavandi

7. **General plan designation:**

Neighborhood Commercial

8. **Zoning:**

Restricted Commercial (C-1)

9. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

None

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the**

determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Background

Pursuant to the following requirements of the California Government and Public Resources Codes, the City mailed 12 letters to representatives of 9 separate tribes, as detailed below.

SB 18 (2004)

This bill amended the California Government Code (CG) requiring a planning agency during the preparation or amendment of the general plan, to consult with California Native American tribes for the purpose of preserving specified places, features, and objects that are located within a city or county jurisdiction. The Native American Heritage Commission (NAHC) provides a list of tribes who have expressed an interest to cities and counties who request consultation. Invitations to consult were sent by the City of Norwalk regarding the proposed project on April 5, 2023.

- Gabrieleño Band of Mission Indians – Kizh Nation
- Gabrieleño Tongva Indians
- Gabrieleño Tongva San Gabriel Band of Mission Indians
- Gabrieleño Tongva Tribe
- Gabrieleño Tongva Nation
- Juaneno Band of Mission Indians Acjachemen Nation- Belardes
- Juaneno Band of Mission Indians Acjachemen Nation 84A
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians

California tribes have 90 days to request consultation pursuant to GC § 6352.3(a)(d). As of July 5, 2023, the Gabrieleño Band of Mission Indians –Kizh Nation is the only tribe to request consultation.

AB 52 (2014)

This bill amended sections of the Public Resources Code (PRC) related to CEQA review to specify that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, is a project that may have a significant effect on the environment. The bill requires a lead agency [City of Norwalk] to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the

lead agency, in writing, to be informed of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. Consultation invitations were sent by the City regarding the proposed project to the following tribes on March 29, 2023:

- Gabrieleño Band of Mission Indians – Kizh Nation
- San Gabriel Band of Mission Indians
- Soboba Band of Luiseno Indians
- Torres Martinez Desert Cahuilla Indians

California tribes have 30 days to request consultation pursuant to PRC § 21080.3.1(d). As of April 28, 2023, the Gabrieleño Band of Mission Indians –Kizh_Nation is the only tribe to request consultation. Following consultation, on June 20, 2023, the Gabrieleño Band of Mission Indians – Kizh Nation presented project applicable mitigation measures to the City of Norwalk consistent with the consultation process detailed in PRC 21080.3.2(b).

Purpose

The purposes of an Initial Study, as detailed in the California Environmental Quality Act Guidelines (CEQA Guidelines) § 15063(a)(1) and (3)(Initial Study),

“Following preliminary review, the Lead Agency shall conduct an Initial Study to determine if the project may have a significant effect on the environment.”

Further,

“All phases of project planning, implementation, and operation must be considered in the Initial Study of the project. An initial study may rely upon expert opinion supported by facts, technical studies, or other substantial evidence to document its findings. However, an initial study is neither intended nor required to include the level of detail included in an EIR.”

Project Description

The Initial Study Project Description differs from the project application as it will not only detail the project described in the application, but it must also establish a baseline to inform the assessment of its potential effects on the environment and existing uses. Further, the Initial Study will,

- Provide the Lead Agency with information to use as the basis for deciding whether there is ample evidence in the public record to support a Negative Declaration, and

- Enable an applicant or Lead Agency to modify the project, mitigating adverse impacts and thereby enabling the project to qualify for a ND as detailed in CEQA Guidelines.
- Should an impact be identified and supportable findings that a feasible mitigation measure would reduce the impact to less than significant, a Mitigated Negative Declaration (MND) would be prepared.

Project Location & Site Characteristics

The proposed project site consists of 0.39 acres located at 13310 Rosecrans Avenue in the City of Norwalk, California. The City of Norwalk (City) is in the southeastern portion of Los Angeles County (Figure 1 below).

Figure 1 – Project Location and View



Source: Google Earth and Google Maps, 2023

The project site is comprised of five (5) parcels identified as Assessor's Parcel Numbers (APNs) 8070-023-001, 8070-023-002, 8070-023-003, 8070-023-030, 8070-023-031. The City of Norwalk General Plan (General Plan) Land Use Map designates the project site as "Neighborhood Commercial" and on the City of Norwalk Zoning Map (Zoning Map), the project site is zoned "Restricted Commercial "(C-1).

The project site is bound by Rosecrans Avenue to the north and Marilla Avenue to the east. Regional access to the site is provided by Interstate 5 (I-5). Local access is provided by Rosecrans Avenue and Marilla Avenue. Local transit access is available for the project site via a Metro Express bus stop located approximately one-eighth (1/8) of a mile east of the project site at Rosecrans Avenue and Carmenita Road. Additional local transit access is available by the Norwalk Transit System (NTS), with a bus stop located approximately one-half (1/2) of a mile west of the project site at Rosecrans Avenue and Shoemaker Avenue. NTS provides bus service between the Norwalk/Santa Fe Springs Metrolink Station and the Metro Green Line Studebaker station in Norwalk.

The five parcels that comprise the project site are vacant and undeveloped. The topography of the site is level and consists primarily of ruderal grasses which are regularly disked. There are no trees, natural vegetation, or water bodies onsite. Adjacent land uses include commercial to the east and west of the site along Rosecrans Avenue, commercial and industrial to the north, and residential to the south. John Glenn High School is located approximately one (1) mile northwest of the project site.

Project Components

The project is proposing to merge five existing parcels into three parcels to allow for the future development of three single family residences. No land disturbance or grading is currently proposed. Requested project entitlements include a General Plan Amendment, Zone Change, and Tentative Parcel Map. The project components are discussed in more detail below.

General Plan Amendment and Zone Change

The project requires a General Plan Amendment (GPA) to change the existing land use designation of the site from "Neighborhood Commercial" to "Low Density Residential." In addition, the project requires a Zone Change to amend the existing "Restricted Commercial" (C-1) zoning designation to "Single Family Residential" (R-1). In the Norwalk General Plan, the Low-Density Residential classification of land use has a permitted density of one (1) unit per 5,000 square feet (sf) of land area. As such, the proposed project site with 17,136 sf of total land area could support up to three (3) single family residences at buildout.

Tentative Parcel Map

The project would require approval of a Tentative Parcel Map to permit the conversion of five (5) existing parcels into three (3) parcels to accommodate the development of three single family homes (refer to Figure 3 Tentative Parcel Map). The required minimum lot size in the

R-1 zone district is 5,000 sf. As proposed, the lot sizes associated with the TPM range from a minimum lot size of 5,459 sf to a maximum lot size of 6,221 sf.

New Housing Development

As previously mentioned, no land disturbance or grading is proposed at this time. Approval of the requested entitlements would allow for the development of up to three (3) single-family residential units on the project site. The residences would be required to comply with the City's Municipal Code development standards for the R-1 zone district and conform to the City's applicable design principles.

Project Entitlements and Required Approvals

As the Lead Agency under CEQA, the City has discretionary authority over the proposed project. The project would be subject to various permits and approvals, including, but not limited to:

- General Plan Amendment to change the existing General Plan land use designation of the project site from "Neighborhood Commercial" to "Low Density Residential."
- Change of Zone to change the zoning of the project site from "Restricted Commercial" (C-1) zoning designation to "Single Family Residential" (R-1).
- Tentative Parcel Map to convert the existing five (5) parcels into three (3) parcels to allow for future residential uses.
- CEQA Clearance; and
- Issuance of subsequent approvals:
 - Site Development Review; and
 - Applicable grading and building permits.

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project have a substantial adverse effect on a scenic vista?*

No Impact. A scenic vista refers to a view that possesses visual and aesthetic qualities of high value to the community and identified in the general plan or zoning ordinance. The City General Plan does not identify any scenic vistas in the city and the general plan EIR determined that there are no scenic vistas in the city that require special consideration, as such the project would have no impact to a City designated vista.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

No Impact. There are no scenic highways in the vicinity of the project site (Caltrans 2022, Norwalk 1996). State Route 1 is the closest eligible scenic highway to the project site and is located approximately 11.75 miles south (Caltrans 2022). State Route 91 is the closest officially designated scenic highway and is about 6 miles southeast of the project site. Due to the distance between the project site and these highways, existing and intervening development, and topography, the proposed project's development would not be visible from these highways. Therefore, the proposed project would not alter scenic resources within a state scenic highway, and no impact would occur.

- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

Less than Significant Impact. The City is entirely built out and urbanized, and the area surrounding the project site and vicinity are developed with commercial, residential, and industrial uses. The project site and surrounding area contain visual elements. The proposed project would result in incremental changes to the urban area and replace an empty lot along a developed corridor to single family home consistent with surrounding uses. During development plan and building review by the City, the standards in Zoning Ordinance Section 17.05.090 (Development standards for single-family dwelling units) provides guidance for housing development materials. Zoning Section 7.02.240(C) (Standards and Review Criteria Zoning Section and 17.09.1510 (Development objectives) would ensure the project would have a less than significant conflict with applicable zoning.

Although the future development of new single-family residences would incrementally change the visual character of the project site and immediate surroundings, implementation of existing General Plan and Zoning regulations would ensure the project would not conflict with the scenic quality in the urban area.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Less than Significant Impact. Nighttime light and glare impacts affect a project's exterior lighting on adjacent uses and areas. Glare can also be generated by light reflecting off passing cars and large expanses of glass windows or other reflective surfaces. Excessive sunlight and glare can impair vision, cause annoyance, affect sleep patterns, and generate safety hazards when experienced by drivers. A significant impact may occur if lighting as part of the proposed project exceeds adopted thresholds for light and glare. The project site and surrounding area are developed and contain many existing sources of nighttime illumination and daytime and nighttime glare. Mandatory compliance with the standards Zoning Section 17.09.1510 (Development objectives) during development plan and building permit review requires that

all night lighting shall be designed to prevent direct light and glare onto the adjacent streets and properties.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a- e) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The California Department of Conservation (DOC 2018) has designated the site as “Urban and Built-Up Land” (DOC 2018). The site does not contain any land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2018). Thus, there would be no impact related to converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) No Impact. The City of Norwalk does not contain any areas zoned for agricultural uses (Norwalk 2020). The project site is currently zoned Restricted Commercial and is in an urban area. No portion of the project site is subject to a Williamson Act contract (DOC 2017). Therefore, the proposed project would not conflict with an existing zone for agricultural use or conflict with a Williamson Act contract. No impact would occur.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. The City of Norwalk is urbanized and there are no forest lands or timberland in the city limits. The project site is currently zoned Restricted Commercial and is not zoned or used for forest land or timberland (Norwalk 2020). The proposed project would not conflict with existing zoning for, or cause the rezoning of, forest land or timberland. Therefore, no impact would occur.

d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The project site is within an urbanized area of the city and does not contain forest land. Future development of the project site would not result in the loss of forest land or the conversion of forest land to non-forest use, and no impact would occur.

e) *Would the project 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?*

No Impact. The proposed project would allow for the future development of single-family residences in an urban area surrounded by commercial and residential uses. No Farmland or forest land occur in or around the project site. The Farmland Mapping and Monitoring Program characterizes the project site as “Urban and Built-Up Land” (DOC 2023). The development of the proposed project would not result in the conversion of Farmland to nonagricultural uses nor the conversion of forest land to non-forest uses. No impact would occur.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less than Significant. The project is located within the South Coast Air Quality Management District (SCAQMD). In 2022, SCAQMD completed the Air Quality Management Plan (AQMP) which is a regional blueprint for achieving air quality standards and healthful air. The 2022 AQMP represents a comprehensive analysis of emissions, meteorology, regional air quality modeling, regional growth projections, and the impact of control measures. The 17 million residents of the greater Los Angeles area, including the City of Norwalk, have historically suffered from some of the worst air quality in the nation. The region has the worst levels of ground-level ozone (smog) and among the highest levels of fine particulate matter (PM2.5). The air pollution levels in the region exceed both National and California Ambient Air Quality Standards for both these air pollutants as well as Greenhouse Gas emissions which have been associated with climate change. The health impacts associated with the high levels of air pollution cause respiratory and cardiovascular disease, exacerbate asthma, and can lead to premature death (SCAQMD; 2023).

The AQMP identifies broad sector wide strategies and implementation measures to reduce air pollutant emissions in the air basin. The district organized the Residential and Commercial Buildings Working Group to advise and coordinate with SCAQMD during preparation of the AQMP implementation. Ultimately, the region's approach to reducing air pollutants and greenhouse gas emissions is expanding mobility choices by locating housing, jobs, and transit closer together and increasing investment in complete streets (pedestrian, bicycle, and mobility access along roads). Emissions from the project would be limited due to its size. Construction of the project would result in temporary impacts to air quality from construction equipment and vehicles traveling to the site. Long-term occupancy would result in incremental contribute pollutants through automobile trips. The proposed project does not conflict with implementation of the AQMP through consistent with the objective of locating housing next to commercial uses and transit.

- b) *Would the project 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?***

Less than Significant. The region has the worst levels of ground-level ozone (smog) and among the highest levels of fine particulate matter (PM_{2.5}). Yet, emissions from the project would be limited due to its limited scope (three single family homes). Construction of the project would result in temporary impacts to air quality from construction equipment and vehicles traveling to the site. Long-term occupancy would result in incremental contribute pollutants through automobile trips. The proposed project does not conflict with implementation of the AQMP through consistent with the objective of locating housing next to commercial uses and transit. Additionally, the State of California

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?***

Less than Significant. The uses adjacent to the project site could be affected by changes to air quality during construction. Mobile sources of air pollutants during construction could include light and medium-duty trucks for construction crews. In addition, equipment used for grading and preparation of the site for installation of home foundations have the potential to create dust and air pollutants odors from the use of internal combustion engine. Construction equipment may include gas generators for powering tools. Pollutant emissions during occupancy of the project could include NO_x emissions from water heaters, cooking stoves, heating and air conditioning units, refrigerators, as well as wood burning fireplaces and outdoor barbeques. City of Norwalk Municipal Code Title 15 (Buildings and Construction) integrates and implements and enforces the California Building Code Title 24 (Building Energy Efficiency Standards) apply to the installation of high efficiency appliances and low emission insulation and building materials, and Title 15 implements the California Mechanical Code regulations alterations, repairs and replacement of residential and commercial mechanical and gas systems, including equipment, appliances, fixtures, including ventilating, heating, cooling, air-conditioning, and refrigeration. Both programs are implemented during construction through building inspections and prior to occupancy to ensure that air emissions related to the project would be as low as feasible.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less than Significant. The three single family homes would be compatible with the surrounding uses in that odors can be anticipated to be similar to existing homes. These odors include those from daily periodic cooking, cleaning, yard care, and vehicle uses.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant. The project site is an infill parcel surrounded on all sides by commercial and residential development. The site is located in an area that was used for agricultural uses and has remained fallow as the City has developed around it. The California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) identify 35 species inclusive of species categorized as candidate, sensitive, or special status species as having a potential for existing in the immediate region.

DFG Designated Special Status Species - City of Norwalk	
Scientific Name	Common Name
<i>Achalarus toxeus</i>	<i>Coyote Cloudywing</i>
<i>Aliciella triodon</i>	<i>coyote gilia</i>
<i>Bromus tectorum</i>	<i>Cheat Grass, Downy Brome</i>
<i>Calochortus elegans</i>	<i>Cat's Ear</i>
<i>Calochortus tolmiei</i>	<i>Pussy Ears</i>
<i>Canis latrans</i>	<i>Coyote</i>
<i>Ceanothus ferrisiae</i>	<i>Coyote ceanothus</i>
<i>Chenopodium multifidum</i>	<i>Cut-leaf Goosefoot</i>
<i>Chenopodium urbicum</i>	<i>City Goosefoot</i>
<i>Cottea pappophoroides</i>	<i>Cotta-grass</i>
<i>Cucurbita palmata</i>	<i>Coyote Melon</i>

DFG Designated Special Status Species - City of Norwalk	
Scientific Name	Common Name
<i>Eryngium petiolatum</i>	<i>Coyote-thistle</i>
<i>Cowhead Lake Gilia triodon</i>	<i>Cowhead Lake tui chub</i>
<i>Gila bicolor vaccaceps</i>	<i>Coyote Gily-flower</i>
<i>Grindelia laciniata</i>	<i>Cut-leaf Gumweed</i>
<i>Mimosa aculeaticarpa</i>	<i>Cat's-claw Mimosa</i>
<i>Mimulus laciniatus</i>	<i>cut-leaved monkeyflower</i>
<i>Monardella villosa</i>	<i>Coyote-mint</i>
<i>Monardella villosa ssp. franciscana</i>	<i>Coyote-mint [sp]</i>
<i>Monardella villosa ssp. globosa</i>	<i>robust monardella</i>
<i>Monardella villosa ssp. obispoensis</i>	<i>Coyote-mint [sp]</i>
<i>Monardella villosa ssp. villosa</i>	<i>Coyote-mint [sp]</i>
<i>Monardella villosa ssp. sheltonii</i>	<i>Coyote Wildmint</i>
<i>Nicotiana attenuata</i>	<i>Tobacco [g]</i>
<i>Potentilla millefolia var. millefolia</i>	<i>Cut-leaf Cinquefoil</i>
<i>Potentilla millefolia var. klamathensis</i>	<i>Cut-leaf Cinquefoil</i>
<i>Rubus laciniatus</i>	<i>Cut-leaved Blackberry</i>
<i>Rudbeckia laciniata</i>	<i>Greenhead Coneflower</i>
<i>Salix exigua</i>	<i>Narrow-leaved Willow</i>
<i>Sicyos laciniatus</i>	<i>Cut-leaf Bur-cucumber</i>
<i>Capnia coyote</i>	<i>A Stonefly</i>
<i>Thalassarche cauta</i>	<i>Shy Albatross</i>
<i>Polygala barbeyana</i>	<i>Barbey's Milkwort</i>
<i>Polygala scoparioides</i>	<i>Broom Milkwort</i>
<i>Sphinx smithi</i>	<i>A Sphinx Moth</i>

Source: CDFW, 2023

According to the CDFW, of the 35 species, the Department has two records of *Canis latrans*, (Coyote) within the City of Norwalk. Since the project site is surrounded by urban uses, it is isolated and does not provide connectivity to the nearest habitat located approximately 5 miles away) in the foothills of the San Gabriel Mountains. Further, the site is mowed regularly leaving it unsuitable for special status species to forage or nest. Given site conditions and its

location in an urban area. the project will have a less than significant impact to CDFW or USFWS designated special status species.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No Impact. No sensitive natural communities or riparian habitat occur on the project site. The project site is located in a densely developed urban area surrounded with commercial and residential buildings, Rosecrans Avenue parking lot, a parking structure, and a landscaped lawn. Therefore, no impact to riparian habitat or sensitive natural communities would occur from the proposed project.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No Impact. No state or federally protected wetlands and no jurisdictional waters are present on-site. Therefore, future development of the project site will result in no impact to state or federally protected wetlands.

- d) *Would the project 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?***

Less than Significant. The project site is located in the midst of the highly developed Los Angeles and San Gabriel regions. The California Department of Fish and Wildlife (CDFW) identifies the City of Norwalk and the surrounding cities as Urban. CDFW recognizes that isolated undeveloped urban sites, including the project site, provide very low quality habitat that is unsuitable for resident and migratory wildlife species. (CDFW BIOS, 2023). Due to the intensity of surrounding housing, commercial, and road development, the project would have a less than significant impact on habitat suitable for established resident or migratory wildlife.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

No Impact. The project site currently has ruderal grasses and there are no trees onsite. The project site is not a park or open space area that is regulated by city policies or ordinances.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

No Impact. There are no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that apply to projects located within this area of the City of Norwalk.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

No Impact. The project site is vacant land with no known prior development other than use for agriculture. As such there would be no potential for the project to affect a resource listed in or determined to be eligible for listing in the California Register of Historical Resources by the State Historical Resources Commission (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.). Neither would the project affect a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code. Nor has the project site been identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code. As such, the project would not result in an effect that would cause a substantial adverse change in the significance of an historical resource that would have a significant effect on the environment.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

Less than Significant. As detailed in a. above, no disturbance of the site has been documented by the City that would lead to a conclusion that significant archaeological resources are located onsite. No record of archaeological resources has been documented during development of the surrounding land uses that would lead the City to expect such resources to be found during development of the project. As such, the project would result in less than significant adverse change in the significance of an archaeological resource.

c) ***Would the project disturb any human remains, including those interred outside of formal cemeteries?***

Less than Significant with Mitigation. As discussed above in b, no disturbance at the site or documented during development of surrounding uses has demonstrated the potential for human remains to be located onsite. However, there is a potential for unknown human remains to be located onsite that are associated with historic use of the site including Native Americans. Therefore, mitigation measure CULT-1 shall be included in the conditions of project approval and require that in the event that human remains are discovered during grading and construction, all work shall be stopped, and the Community Development Department, City Coroner, and tribal representatives shall be notified to ascertain the disposition and of any discovery. A potential project related impact to previously undiscovered human remains would be reduced to less than significant with implementation of Mitigation Measure CULT-1, below.

MITIGATION MEASURE CULT-1: UNDISCOVERED HUMAN REMAINS

In the event that human remains are discovered during grading and construction, all work shall be stopped, and the Community Development Department, City Coroner, and the tribes identified during the consultation process pursuant to Public Resources Code (PRC) section 21080.3 shall be notified. Any human remains discovered shall be inspected by the City Coroner to establish their origin in coordination with the Community Development Department and Native American tribe(s) regarding the disposition of the remains. The confidentiality requirements in PRC section 21082.3 shall be followed for any remains determined to be Native American. The Coroner and Community Development Department will coordinate the disposition of any human remains determined to be non-native in origin.

Mitigation Timing:

- During grading and prior to issuance of a building permit.

Party Responsible for Implementation and Monitoring:

- The Community Development Department.

Party Responsible for Funding Mitigation:

- Project Applicant/Owner prior to issuance of a grading permit.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less than Significant Impact. Neither federal or state law nor the State CEQA Guidelines establish thresholds that define when energy consumption is considered wasteful, inefficient, and unnecessary. Construction methods required by City building codes (Title 24) improve energy efficiency of the homes to the extent practicable using current technology. However, it would not adequately address unanticipated energy use occurring during construction. Such variables, include weather, supply chain issues, market conditions, and variable associated with occupancy of the homes. Additionally, energy would be required to transport people and goods to and from the project site and construction use of energy may continue for between 6-12 months. Nonetheless, compliance would result in energy-efficient structures to the extent practicable using current technology. The amount of energy required to construct and operate the 3 homes is not anticipated to exceed what the City has assumed for development of these types of uses throughout the city. The developer or applicants may choose to take advantage of available energy saving programs and funding at the time of development. Impacts would be less than significant and there would be no additional significant effect.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – 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 fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) ***Would the project 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 fault? Refer to Division of Mines and Geology Special Publication 42.***

Less than Significant Impact. The nearest known earthquake fault on the most recent Alquist-Priolo map proximate to the project site is the Whittier fault which is located approximately 6 miles northeast of the project site. The City requires that all projects located within the city limits to comply with the Norwalk Municipal Code which incorporates and implements Title 24 of the California Building Code which requires implementation of earthquake safety in building construction standards to reduce to less than significant the potential for building failures caused by earthquakes at known faults that would impact surrounding uses.

ii) ***Strong seismic ground shaking?***

Less than Significant Impact. Should an earthquake strike the Whittier fault, or other regional faults, the project site could be subject to significant ground shaking. The Norwalk Municipal Code Title 12, Chapter 12.08 (Construction and Maintenance) requires project grading and construction to comply with Title 24 building codes which require new and retrofitted buildings to be reviewed by the City and implement approved methods and materials which minimize the effects of ground shaking on buildings and foundations. Implementation of building standards and zoning setbacks will ensure the potential impacts of building failures from ground shaking that could affect adjacent land uses will be reduced to less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. The project site is located in an area on the Alquist-Priolo map where the stability of foundation soils must be investigated, and countermeasures undertaken in the design and construction of buildings for human occupancy. Statutes require that cities and counties use these zones as part of their construction permitting process. The City requires that all projects located within the city limits comply with the Norwalk Municipal Code, Title 12, Chapter 12.08 (Construction and Maintenance) which requires, all work and improvements to conform to grades established by the City by ordinance, resolution, or minute order of the City Council, or by order of the City Engineer. As discussed in a, i above, the Norwalk Municipal Code implements Title 24 of the California Building Code which requires implementation of earthquake safety in grading and building construction standards to reduce the impacts of earthquakes and resulting ground failure and liquefaction to less than significant.

iv) Landslides?

Less than Significant Impact. The project site has slopes less than 5% and is not located in an area with significant slopes identified on the Alquist-Priolo map. Also, the site located approximately 5 miles from the foothills of the San Gabriel Mountains. As discussed in a, iii above, the Norwalk Municipal Code, Title 12, Chapter 12.08 (Construction and Maintenance) which requires, all work and improvements to conform to established grades to further ensure the potential impact from soils sliding are less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. As discussed in a, above, the Norwalk Municipal Code, Title 12, Chapter 12.08 (Construction and Maintenance) requires, all work and improvements to conform to established grades and soil retention policies to ensure drainage of the site. This will result in a less than significant effect on soil erosion or result in the loss of topsoil.

c) Would the project 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?

Less than Significant Impact. As discussed in a. above, the site is located on soils subject to liquefaction which may result in significant damage to residential buildings during an earthquake. Norwalk Municipal Code implements Title 24 of the California Building Code which requires implementation of earthquake safety in grading and building construction standards to reduce the impacts of earthquakes and resulting liquefaction to less than significant.

- d) ***Would the project 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?***

Less than Significant Impact. Norwalk Municipal Code implements Title 24 of the California Building Code which requires implementation of earthquake safety in grading and building construction standards thereby reducing the impacts from expansive soils to less than significant.

- e) ***Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

Less than Significant Impact. The project site is located within the City limits and is required to connect to established water, sewer, and drainage systems. The City Municipal Code, Title 16, Chapter 16.03 (Development Requirements) ensures development of the project complies with established standards during building and grading permit review that will ensure proper connection to the existing sewer system. Therefore, the project will result in less than significant impact to soils.

- f) ***Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Less than Significant Impact. The city implements the State of California uniform building code (Title 24) which requires provisions for discovery of archeological and paleontological resources during grading of the project site to ensure impact to undiscovered paleontological resource would remain less than significant. The project site is located on a vacant urban site, with no unique geologic features that would be affected by construction of the project.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than Significant. Construction equipment used during site development, including gas or diesel fueled human operated trucks, automobiles, grading machines, and generators emit greenhouse gas. Occupation of these three homes would also result in an incremental increase greenhouse gas emission due to use of gas powered vehicles and household heating, cooling and appliance uses. The level of greenhouse gas emissions will be minimized to a less than significant impact due to the project location near commercial and industrial areas enabling residents a choice of transportation methods and work locations that would potentially reduce the emission of greenhouse gas emitted by commuting in gas powered vehicles. Implementation of building code (Title 24) requirements for use of energy efficient construction techniques and materials, when combined with the above factors would reduce greenhouse gas emissions from the project to less than significant levels to the extent feasible.

b) *Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less than Significant. The project location in an urban area with a mix of residential and commercial uses is consistent with the infill development goals of the SCAQMD and general plan and zoning ordinance regulations aimed at mitigating and reducing community-wide greenhouse gas emissions. Therefore, the project would have a less than significant effect on plans and implementation of mitigation for greenhouse gas emissions for residential uses as implanted by the City during development review.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A search of the Department of Toxic Substances Control (DTSC) Envirostor database was completed, and the project site is not included in or near any identified hazardous sites. The closest cleanup sites to the project site are located approximately 0.50 miles from the project site (DTSC 2023). However, these cleanups have all been completed and no further action is required.

The closest school to the project site is the John Glenn High School (0.50 miles northwest). The nearest public airport is Fullerton Municipal Airport located approximately 5 miles southeast of the site.

a-b) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Future construction of single-family residences at the project site would involve temporary use of hazardous materials, including fuel for construction equipment, and possibly paints, solvents and sealants. Storage, handling, and use of these materials would occur in accordance with state law and standard construction best management practices to minimize the potential for spill or release and ensure that any such spill or release would be controlled on site. This would include storing all hazardous materials inside buildings or under other cover, vehicle specifications for hazardous material transport and disposal, procedures for safe storage, and training requirements for those handling hazardous materials. Project construction contractors are required by state law to implement and comply with existing hazardous material regulations. Because these regulations are specifically designed to protect the public health through procedures for transporting, storing, and handling hazardous materials; improved technology in the equipment used to transport these materials; and quicker, more coordinated response times to emergencies, impacts related to the creation of significant hazards to the public through routine transport, use, disposal, and risk of upset during construction would be less than significant.

It is anticipated that hazardous materials used during the future long-term operation of the project could include residential maintenance and cleaning chemicals, as well as other landscaping fertilizers. These materials are commonly used across all types of land uses, and

the project is not expected to present any significant risks associated with their use. During operation, the project would be required to use, store, and transport hazardous materials in compliance with applicable federal, state, and local regulations during project operation. Therefore, impacts related to the creation of significant hazards to the public through routine transport, use, disposal, and risk of upset during project operations would be less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The closest school to the project site is John Glenn High School (0.50 miles northwest). As discussed above in items ‘a’ and ‘b’ the proposed project would not create any significant hazards related to transport, use, disposal, or upset and accident conditions involving hazardous materials or their release into the environment. There would be no impact.

d) *Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Pursuant to Government Code Section 65962.5, the State of California Hazardous Waste and Substances Site List (also known as the “Cortese List”) is a planning document used by state and local agencies and developers to comply with CEQA requirements in providing information about the location of hazardous materials sites. The project site is not included on the Cortese List. In addition, according to the Department of Toxic Substances Control EnviroStor database, the closest cleanup sites are 0.50 miles away, but these cleanups have all been completed and no further action is required. Thus, there would be no impact.

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?*

No Impact. The closest public airport is Fullerton Municipal Airport located approximately 5 miles southeast of the site. The project site is not located within an airport land use plan and is not within two miles of a public airport or airport used by the public. There would be no impact.

f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The project would not interfere with any adopted emergency or evacuation plans. The Norwalk Office of Emergency Management works directly with the Los Angeles County Fire and Sheriff ’s departments and the California Governor’s Office of Emergency Services to identify disaster risks and hazards and develop strategies to prepare, respond, and recover from devastating events. Emergency Management staff are active in advocating the

importance of whole community preparedness through presentations, events, and outreach efforts. Community Preparedness programs have been developed specifically for Norwalk residents, schools, and businesses to educate and empower the community. The City adopted a Local Hazard Mitigation Plan (LHMP) in February 2022. The LHMP aims to identify the City of Norwalk's top hazards, assess the risks to the residents, buildings, and critical facilities; and develop mitigation strategies to reduce the risk of exposure and allow a swift and organized recovery should a disaster occur.

The future development of residential uses at the project site would increase the number of people at the project site and increase the volume of vehicles entering and leaving the project site. However, future development associated with the proposed project would not interfere with the daily operations of emergency responders. Therefore, the project would have no impact related to implementation of emergency or evacuation plans.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A wildland fire hazard area is typically characterized by areas with limited access, rugged terrain, limited water supply, and combustible vegetation. The City of Norwalk and the project site are in a local area and are not within a Very High Fire Hazard Severity Zone (CALFIRE 2011). The project site is in an urbanized area. The future development of single-family residences at the project site would not expose structures or residences to substantial hazards from wildland fires. Therefore, there would be no impact related to wildland fires.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a -c, e) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Further, Would the project 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: Result in substantial erosion or siltation on- or off-site? Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? 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? Impede or redirect flood flows?

Less than Significant Impact. The project is vacant land surrounded by urban development. The project is required to comply with the City’s grading and building ordinances which require installation of water and drainage connections to minimize the projects effects on water quality standards established in the Zoning Section 17.09.1510 (Development objectives) during development plan and building permit review with the Regional Water Quality Control District (RWQCD) standards for development that avoid significant impacts related to drainage, runoff from the site that could impact off-site uses or exceed stormwater plans or facilities in the City. The project is required to connect to the City water supply system, would not directly use ground or surface waters, and would incrementally result in increased water use. However, the project is consistent with the water use planning required by buildout in the City. Therefore, the project would have less than significant impact to water quality, supplies, and management and not impede implementation.

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

Less than Significant Impact. The project is located approximately 7.1 miles from the Pacific Ocean and is not identified in the City general plan as being located in a tsunami hazard area

or next to a lake subject to seiche conditions that would result in a release of pollutants and would have a less than significant impact from related release of pollutants from inundation of the project site.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project physically divide an established community?*

Less than Significant Impact. Implementation of the proposed project would allow for the potential future development of three single-family residences on the site. Implementation of the proposed project would not obstruct access to any existing areas or buildings surrounding the project site. Therefore, the proposed project would not physically divide an established community, and impacts would be less than significant.

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

Less than Significant Impact. The project site is currently designated in the general plan and zoning ordinance for commercial land use. Rezoning of the site would allow for development of three single family homes consistent with the residential uses on three sides of the property. Therefore, development of residential uses on the project site would result in a less than significant impact by creating a conflict with adopted land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect on the environment.

3.12 Mineral Resources

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

a) *Would the project 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?*

No Impact. The California Geological Survey (CGS) Mineral Resources Project provides information about California's nonfuel mineral resources. The classification of these mineral resources is a joint effort of the state and the local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs), Scientific Resource Zones (SZ), or Identified Resource Areas (IRAs), The project site is not identified in by the California Geological Survey Mineral Resources Project or in the City General Plan. Therefore, little likelihood exists for their presence (CGS 1981). Based on the project site's location, development of the proposed project would not result in the loss of availability of known mineral resources and No impact would occur.

b) *Would the project 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?*

No Impact. The project site is designated not indicated in the City general plan, or any special plan or other land use plan in the City as being a mineral resource recovery site and no mineral extraction operations currently occur on the project site or within its immediate vicinity. Therefore, the proposed project would not impact the availability of a locally important mineral resource and no impacts would result.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – 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 local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

a - b) Would the project result in 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 local general plan or noise ordinance, or applicable standards of other agencies? Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant. Temporary construction noise and groundborne vibration is regulated by the general plan noise regulations for construction that requires projects adjacent to noise sensitive uses to be conditioned to submit a noise mitigation plan during building and engineering review. The noise plan will identify noise mitigating methods, such as limited time of construction, temporary noise attenuating fencing, location of construction equipment next to existing uses, use of current technology and noise suppression equipment.

Nuisance noise related to occupancy of the three single family homes is also regulated by the City noise regulations in Title 9, Article III (Noise) which requires night time noise in residential

zones to not exceed 45 ambient decibels (dbA) and daytime noise of 55 dbA. These noise standards are enforced through the code enforcement functions of the City' Community Development Department. Therefore, potential noise and groundbourne vibration due to construction and occupancy of the project would be less than significant with implementation of City noise regulations.

- 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?*

Less than Significant Impact. The project is not located within the vicinity of a private air strip or airports identified in the Los Angeles County Airport Land Use Plan. The closest municipal airport to the project site is Long Beach Municipal Airport, approximately 7.1 miles from the project site and result in a less than significant impact by exposing people to excessive noise.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) ***Would the project 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)?***

No Impact. The project site is undeveloped. Approval of the project would allow for the future development of three single-family residences on the project site. The addition of three residences would not induce substantial unplanned population growth in the area or through the extension of road or infrastructure and there would be no impact.

- b) ***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The project site is undeveloped. Approval of the project would allow for future single-family residential uses on the project site. The project would not result in the displacement of people or housing. and no impact would result.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES

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

v) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
viii) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ix) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less than Significant Impact. The construction of the project's three single family homes, due the moderate addition of approximately 9 persons adjacent to existing homes would not result the need for new or physically altered facilities for fire and police protection, schools, parks, or other facilities that would result in a significant impact to established service levels. Prior to construction, the project applicant would be required to pay any required services fees to emergency service providers, schools, and parks. Therefore, the project would result in less than significant.

3.16 Recreation

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

- a) *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?*

Less than Significant Impact. The project would result in the addition of three homes and approximately 9 new residents. The additional use of existing parks or other recreational facilities would not experience a significant increase in use that would result in substantial or accelerated physical deterioration and would result in less than significant impact.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

No Impact. The project does not include or require construction or expansion of existing recreational facilities and therefore would have no adverse physical effect on the environment.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The City of Norwalk is in the process of adopting new Transportation Impact Guidelines and now relies on Vehicle Miles Travelled (VMT) as the measure for determining a project significant transportation impact under the CEQA process.

Senate Bill 743 (SB 743)

SB 743, approved in 2013, mandated a change in the way transportation impacts are determined according to the California Environmental Quality Act (CEQA). The Governor's Office of Planning and Research (OPR) has directed the use of VMT as the replacement for automobile delay-based Level of Service (LOS) for the purposes of determining a significant transportation impact under CEQA. As of December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., VMT). OPR published an updated Technical Advisory on Evaluating Transportation Impacts in CEQA in December 2018. Statewide application of the new guidelines went into effect on July 1, 2020. The OPR Technical Advisory guidelines include the following main components for assessment of development projects.

- Analysis Methodologies – Identification of potential thresholds that can be considered when establishing thresholds of significance for VMT assessment and recommendations of analysis methodologies for VMT impact screening and analysis
- Mitigation – Types of mitigation that can be considered for VMT mitigation which may apply to small residential projects include improving or increasing access to transit or incorporating affordable housing into the project.

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

Less than Significant Impact. Approval of the project entitlements would allow the project to be consistent with existing plans and policies applicable to the area. Future development of three single family homes would be consistent with the general plan and zoning policies applicable to single family homes immediately adjacent to the project and would, therefore have a less than significant effect on transportation plans, ordinances and polices.

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

Less than Significant Impact. CEQA Guidelines section 15064.3 (b)(1), finds that generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. Public Resources Code section 21155 section a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. According to

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

Less than Significant Impact. The project is located with frontages to both Rosecrans Avenue and Marilla. Avenue. Rosecrans Avenue is designated a secondary roadway in the General Plan and has five (5) separated lanes adjacent to the project. Marilla Avenue primarily serves residential uses adjacent to the project site. The proposed project site plans identify three residential driveways accessing Marilla Avenue. No direct driveway access is proposed to Rosecrans Avenue. The project is subject to the City Municipal Code Title 16, Chapter 16.03 (Development Requirements) require all subdivisions to provide for All such streets and alleys shall be graded and improved to an approved width and grade and shall include necessary surface improvements, including curbs, gutters, sidewalks to be constructed to City standards and subject to the approval of the City Engineer prior to issuance of grading and building permits. With implementation of City development standards, the project would have a less than significant impact related to hazards from intersections and roadway access.

d) *Would the project result in inadequate emergency access?*

Less than Significant Impact. The project site is located at the intersection of Rosecrans Avenue and Marilla Avenue. During building permit review, public safety review of the site would ensure adequate road widths to ensure adequate emergency access to the site and surrounding uses. With City permit review implemented, the project would result in less than a less than significant effect upon emergency access.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) ***Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?***

No Impact. The project site is a vacant infill site with no record of previous development. The site is not identified in the City General Plan as a historically significant site, nor designated on a local register of historically significant by the City. The city has designated the D.D. Johnston-Hargitt home at 12426 Mapledale Street, and the Gilbert Sproul home at 12237 Sproul Street as historic sites and have been converted to museums. Neither of these two historic homes are located adjacent to the project site. As such, the project will have no impacts to registered historical resources as defined in Public Resources Code section 5020.1(k).

- b) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Less than Significant Impact with Mitigation. The California Office of Historic Preservation, Register of Historical Resources identifies the Johnston, Darius David House, and the Paddison Ranch Buildings in the City as historical resources. The project site is not on or adjacent to either of these resources. Additionally, the project is not located on or adjacent to site with an identified resource of significance to a California Native American Tribe.

During grading and construction of the project, unearthing of heretofore undiscovered resources or human remains of significance to a California Native American tribe may be unearthed. As discussed in Section V.c above, implementation of mitigation measure CULT-1 requires that yet to be discovered human remains, including those that could be considered significant to a California Native American Tribe are to be protected upon discovery during construction at the site. Further, to ensure protection of potential Tribal Cultural Resources during ground disturbance at the site, the Gabrieleño Band of Mission Indians – Kizh Nation has provided Mitigation Measures TRC-1 and TRC-2 to ensure that a tribal representative is on site during grading and construction related ground disturbance to ensure proper disposition of any tribal human remains or tribal cultural resources discovered onsite.

Therefore, the project will have a less than significant impact on historic resources, including resources of significance to a California Native American tribe, with mitigation measures CULT-1, TCR-1, and TCR-2, implemented during construction.

MITIGATION MEASURE CULT-1: RETAIN A NATIVE AMERICAN MONITOR PRIOR TO COMMENCEMENT OF GROUND-DISTURBING ACTIVITIES

- A. The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

Mitigation Timing:

- An executed monitoring agreement shall be submitted to the City of Norwalk Community Development Department prior to issuance of a grading permit.

Party Responsible for Implementation and Monitoring:

- The Community Development Department, City of Norwalk.

Party Responsible for Funding Mitigation and Monitoring:

- Project Applicant/Owner prior to issuance of a grading permit.

MITIGATION MEASURE CULT-2: UNANTICIPATED DISCOVERY OF TRIBAL CULTURAL RESOURCE OBJECTS (NON-FUNERARY/NON-CEREMONIAL)

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Mitigation Timing:

- An executed monitoring agreement shall be submitted to the City of Norwalk Community Development Department prior to issuance of a grading permit.

Party Responsible for Implementation and Monitoring:

- The Community Development Department, City of Norwalk.

Party Responsible for Funding Mitigation and Monitoring:

- Project Applicant/Owner prior to issuance of a grading permit.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a -b) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?***

Less than Significant Impact. The project would include construction of three single family homes on an infill site that is located along public roads with existing water, sewer, storm water drainage, electric power, natural gas, and telecommunications facilities. The project would need to obtain will serve letters from water and sewer providers. In addition, the City requires that grading and building permits development standards applied to the project and would, therefore, result in a less than significant impact.

- c) Would the project 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?***

Less than Significant Impact. The project would add three single family residences adjacent to single family neighborhoods and would require an incremental and less than significant increase in the demand for wastewater treatment.

- d-e) Would the project 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? Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

Less than Significant Impact. The project would add three single family residences adjacent to single family neighborhoods and would require an incremental and less than significant increase in the demand by generating solid waste in excess of State or local standards, capacity, nor impair the attainment of solid waste reduction goals, statutes, or regulations.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wildland fire protection in California is the responsibility of either the local government, state government, or the federal government. State Responsibility Areas (SRA) are the areas in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The SRA covers more than 31 million acres, to which the California Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services.

Local responsibility areas (LRA) include incorporated cities, cultivated agricultural lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRAs.

a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. According to CAL FIRE's Fire and Resources Assessment Program (FRAP) Map, the project site is in the City of Norwalk and therefore in an LRA. The project site and the surrounding area are urbanized and do not contain wildland area that is subject to wildfire. Therefore, the proposed project would not substantially impair any emergency response or evacuation plans, therefore, a less than significant impact would result.

b) *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Less than Significant Impact. The project site is located on a flat site surrounded by built out urban development located approximately 7.5 miles from mountainous areas not in a Very High FHSZ mapped by CAL FIRE (CAL FIRE 2023). Since the project site is not in or near an SRA or lands classified as Very High FHSZ, therefore a less than significant impact would occur no impact would occur.

c) *Would the project 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?*

No Impact. The project site is not in a Very High FHSZ mapped by CAL FIRE (CAL FIRE 2023). Since the project site is not in or near an SRA or lands classified as Very High FHSZ requiring installation of infrastructure to manage fire risk. Additionally, the project location in an urbanized area would result in a location not associated with development that would exacerbate fire risks, and therefore, no impact would occur.

d) *Would the project 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?*

No Impact. The project site is not in a Very High FHSZ mapped by CAL FIRE (CAL FIRE 2023). The project site does not include and is not adjacent to slopes or hillsides that could become unstable. Since the project site is not in or near an SRA or lands classified as Very High FHSZ, no impact would occur.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Less than Significant Impact. The project is located within an established urban area and is surrounded by urban development. The project (three single family homes) would not be located adjacent to habitat for fish or wildlife species; result in a use that would cause fish or wildlife populations to drop below self-sustaining levels. Nor would the project uses threaten to eliminate a plant or animal community or have a significant impact on a rare or endangered species or affect them directly or indirectly by restricting a range or habitat. The project is consistent with the land use and zoning designations in the City and would not project contribute significantly to the elimination of important examples of the major periods of California history or prehistory.

- b) ***Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)***

Less than Significant Impact. The project’s three additional homes would have a less than significant overall impact, despite contributing incrementally to existing urban development. Nonetheless, the project would have a less than significant impact to planned land uses in the City general plan. Therefore, when viewed in connection with the effects of past projects, other current and future projects which are required to be consistent with the City land use plans, would result in less than significant cumulative impacts to the environment.

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

Less than Significant Impact. The project would increase the housing supply in the City in a manner that is required to comply with development standards. Development standards implemented by the City during construction and occupancy of the new homes would insure less than significant adverse direct or indirect effects to humans would occur. Further, while limited in scale, additional housing would have a positive effect by increasing the housing. For humans.

4 References and Preparers

4.1 References Cited

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4.2 List of Preparers

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