Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Tentative Tract Map No. 060973; Conditional Use Permit No. 200800169; Oak Tree Permit No. RPPL 2021002541; Environmental Assessment No. RPPL 2021002622

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

Contact Person and phone number: Alejandrina Baldwin (213) 974-6433

Project sponsor's name and address: Mr. Arturo Barrera Jr., PO Box 92228 City of Industry, CA 91715

Project location: 2342 Via Cielo, Hacienda Heights (see **Figure 1, Project Location Map**).
APN: 8221-015-052, 8221-015-053, 8221-015-004 *USGS Quad*: Baldwin Park

Gross Acreage: 12.35

General plan designation: N2 (Non-Urban 2-0.3 to 1 dwelling unit per acre)

Community/Area wide Plan designation: 1978 Hacienda Heights Community Plan

Zoning: A-1-1 (Light Agricultural-One Acre Minimum)

Description of project: The Project Site is comprised of three parcels, two of which are currently developed with a single-family home. The Project would subdivide the Site to create a total of ten single-family residential lots with gross areas that range from 43,889 gross (40,005 net) square feet to 92,959 gross (76,262 net) square feet. The Project Site is 12.35 acres in size based on a land survey (Los Angeles County Assessor's Property Assessment Information System notes the Project Site as 12.25 acres). The Project would grade and construct an internal private drive/fire lane originating at Vallecito Drive and ending in a cul-de-sac with an emergency-use gated passage from the cul-de-sac to Via Cielo (see **Figure 2, Site Plan**). The private drive would have ungated access from Vallecito Drive. Construction of the roadway would require retaining walls along portions of the roadway with heights of approximately 6 feet along a segment in the central portion of the Site, and maximum heights of up to 15 feet along a segment near the southern Site boundary.

The Project would allow for the construction of eight new single-family homes, for a total of 10 homes within the subject property. The County is requiring a Conditional Use Permit for development in a hillside management area and for retaining wall heights within the property exceeding the six feet County Code standard. In compliance with Los Angeles County Code Section 22.104.050, more than 70 percent of each lot created within the Project area (approximately 76 percent of the total Project Site) will be retained as open space. The Project would avoid removal of all 29 existing ordinance-size oak trees on the Site and would submit future Oak Tree Permits for changes in encroachments into the protected zones of twelve oak trees. The Project's Grading Plan, which shows the proposed Tentative Tract Map lot divisions, roadway, and home locations is provided as **Appendix A**.

Grading, consisting of 8,368 cubic yards of cut and 8,425 cubic yards of fill, and construction of the private drive roadway is anticipated to begin after tentative map and final map approval. Construction of three new

single-family residences on the new lots created for this subdivision are anticipated to occur at a rate of approximately one home per year for the first three years following completion of the

Figure 1 Project Location Map

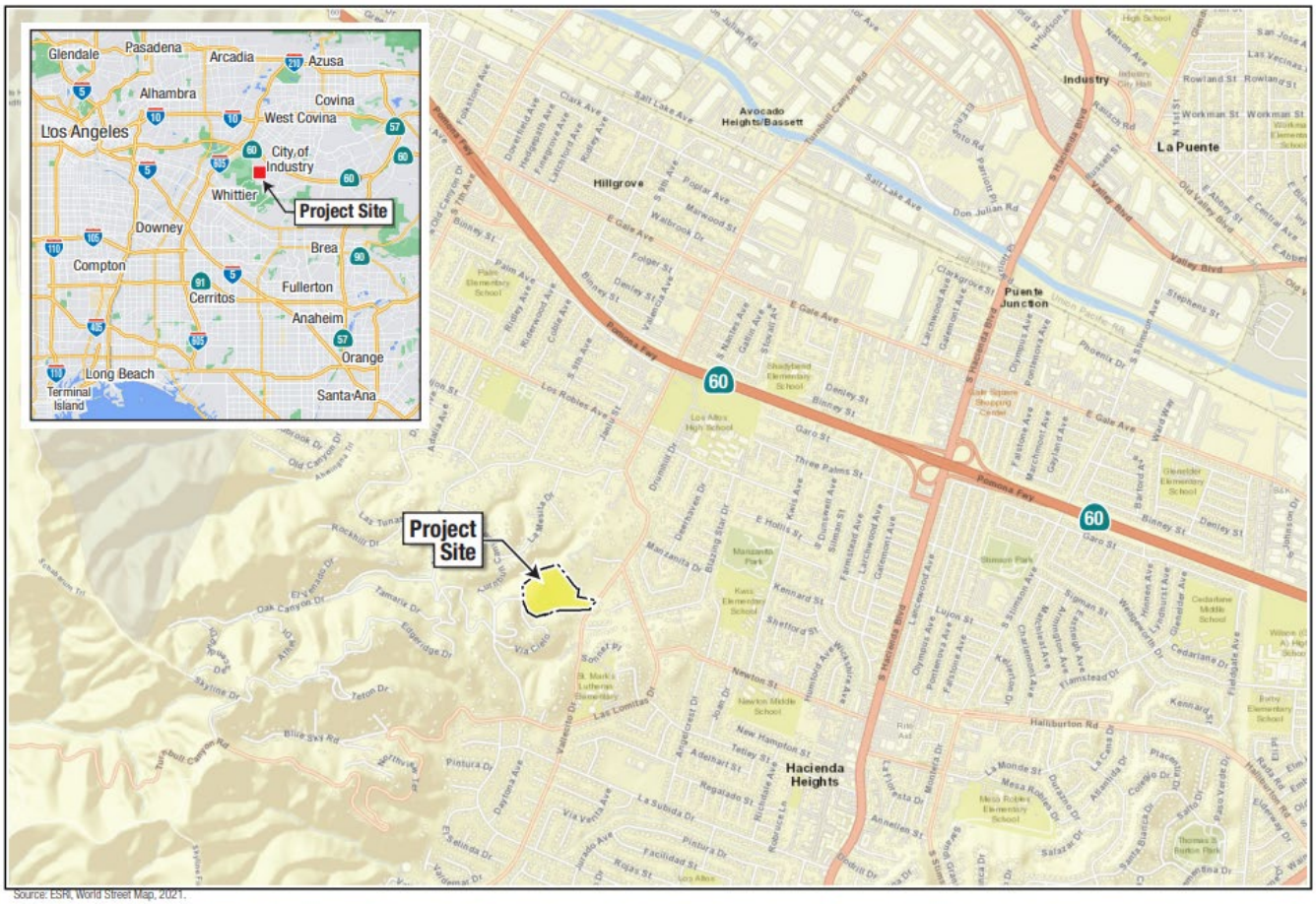

Figure 2 Site Plan

Aerial Source: Google Earth Pro, May. 13, 2019. Map Source: Cannon, May 26, 2021.

TENTATIVE TRACT NO. 60973 – MITIGATED NEGATIVE DECLARATION

Site Plan

roadway. The construction of homes on the remaining five lots would not be anticipated to occur until unknown dates farther into the future. However, to avoid under-estimating potential Project impacts, this evaluation will conservatively assume that the eight new single-family homes will be constructed concurrently following construction of the proposed roadway.

The single-family home footprints shown on the Site Plan (Figure 2) are conceptual based on the allowable buildable area of each lot and avoidance of oak trees, as well as the topography and locations where individual driveways could connect to the proposed roadway. The conceptual footprints of the eight new single-family homes have also been designed to accommodate two-story homes that would average approximately 4,600 square feet. The footprint and design of each of the eight homes to be constructed would be determined at the time that applicable permits are requested for each individual single-family home.

The Project will be served by existing utilities including the San Gabriel Valley Water Company and the Los Angeles County Sanitation District No. 15. Project grading for construction of the roadway and the conceptual home lot footprints would require approximately 11,086.29 cy cut and 11,086.29 cy fill, which would be balanced onsite.

Surrounding land uses and setting: Surrounding properties are developed with single-family residences, with corresponding zonings of A-1-1 to the north, south, and west, and R-1-20,000 and R-A-10,000 to the east.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Yes. The Gabrieleno Band of Mission Indians - Kizh Nation is the only California Native American tribe that requested consultation, a consultation meeting was held Sept. 9, 2020, and a list of preferred mitigation measures was provided to the County. See Section 18, for a discussion of Tribal Cultural Resource issues.

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

Public Agency	*Approval Required*

Major projects in the area:

Project/Case No.	*Description and Status*

Reviewing Agencies: [*See* **CEQA Appendix B** *to help determine which agencies should review your project***]**

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- ☒ DPW
- ☒ Fire Department
  (delete those that don't apply)
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☐ Sheriff Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☐ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☐ Wildfire
☐ Geology/Soils	☐ Population/Housing	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

Alejandrina Baldwin — Signature (Prepared by)

12/11/23 — Date

Signature (Approved by)

12/19/2023 — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Less Than Significant Impact. According to the County's General Plan Chapter 9, Conservation and Natural Resources Element, a scenic viewshed provides a scenic vista from a specific location, such as a highway, a park, a hiking trail, river/waterway, or even from a particular neighborhood. Scenic viewsheds vary by location and community and can include ridgelines, unique rock outcroppings, waterfalls, ocean views or various other unusual or scenic landforms.[1]

The Project Site is located within the unincorporated Hacienda Heights community of Los Angeles County and is surrounded by single-family residential development. The nearest officially designated Scenic Highway is a segment of CA 91 that is located approximately 14 miles southeast of the Project Site.[2] The nearest eligible scenic highway is CA 57, which is located approximately 7.5 miles east of the Project Site. Due to distance and topography, the Project Site would not be visible from an officially designated or eligible Scenic Highway. The nearest designated scenic ridgeline is located approximately 0.25 miles southwest of the Project Site and is not visible from the Site due to intervening topography, existing development, and vegetation.[3] The Project Site is not located within proximity of a designated or eligible scenic highway, significant ridgeline, or other County-designated natural and scenic resource.

The Project Site includes two single-family homes that would be retained, and is surrounded by existing residential development consisting of single-family homes, which are typically of one- to two-stories. The Project would subdivide the subject property to create ten single-family residential lots on which a total of eight additional homes that would be no more than two-stories in height would be developed at buildout.

As the Site would not be visible from any designated or eligible scenic highways, scenic ridgelines or any other designated scenic vista area, and would develop single-family residences of similar scale as the surrounding development, potential impacts to scenic vistas would be less than significant.

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

Less Than Significant Impact. The Project Site is not within proximity of a regional riding or hiking trail as depicted on the Los Angeles County General Plan Trail System Map.[4] Existing hiking trails are located within open space areas approximately 0.75 miles to the southwest of the Site, which due to distance, topography, and existing development would not provide views of the Project Site. Therefore, the Project would not be visible from or obstruct views from a regional riding or hiking trail, and potential impacts related to trails would be less than significant.

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1 County of Los Angeles, General Plan Chapter 9: Conservation and Natural Resources Element, Adopted October 6, 2015.

2 Caltrans, Scenic Highways, Accessed on September 15, 2021 at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

3 County of Los Angeles Department of Regional Planning, GIS-NET Public, Accessed on September 10, 2021 at: https://planning.lacounty.gov/gis/interactive.

4 County of Los Angeles, General Plan 2035, Figure 10.1, Regional Trail System, October 2016.

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

Less Than Significant Impact. No officially designated or eligible scenic highways are in the Project vicinity,[5] and due to distance and topography, the Project Site would not be visible from an officially designated or eligible Scenic Highway. All existing oak trees on the Site that meet the size criteria to be subject to the County's Oak Tree Permit Regulations would be retained by the Project,[6] and an Oak Tree Permit is being requested for encroachments of oak tree protected zones. The Project Site does not include rock outcroppings. The Project would not remove any existing buildings and would retain two existing homes on the Site. Furthermore, the Project would be consistent with the required CUP No. 200800169 to ensure compliance with hillside management design criteria, which is intended to ensure, to the extent possible, that development maintains and where, possibly enhances the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein. Therefore, the potential for the Project to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway would be less than significant.

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

Less Than Significant Impact. The Project Site is a hillside property that currently includes two single-family residences and undeveloped land. The surrounding area is primarily characterized by other single-family residences of one- to two stories located on hillside lots to the north, west, and south, and single-family developments on less hilly areas to the east. The Project would subdivide the property into a total of ten lots, two of which would contain existing single-family homes that would be retained, allowing the development of eight additional single-family homes on the property. Portions of the proposed roadway would require retaining walls, including an approximately 15-foot high segment near the southern boundary of the site, which would be required to comply with the requested CUP. However, this segment of the retaining wall would not be visible from public roadways due to distance, topography, and intervening development and vegetation. Homes that would be constructed within the site would not exceed two stories, and would be similar in scale as existing homes within the site and the surrounding properties. Furthermore, the Project would be compliant with the Hillside Management Ordinance and the required CUP No. 200800169 to ensure compliance with hillside management design criteria, which is intended to ensure, to the extent possible, that development maintains and where, possibly enhances the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein. As such, the Project would be visually similar to existing development in the surrounding area, and the potential for the Project to substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality would be less than significant.

[5] Caltrans, List of Officially Designated County Scenic Highways, accessed on September 10, 2021 at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

[6] TREES, etc., Oak Tree Report Proposed Residential TTM 060973 // CUP 2008-00169 Hacienda Heights, Ca 91745-4106, Revised November 9, 2021.

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

Less Than Significant Impact. The Project Site is not located in an area subject to the County's Rural Outdoor Lighting District Ordinance. Any outdoor lighting fixtures that may be installed for the eight new residences to be constructed on the site would be required to comply with applicable regulations regarding outdoor lighting and would be typical of similar single-family homes on the site and in the vicinity. The proposed homes would not exceed two stories, which would not produce substantial shadow effects. Additionally, new residences that would be constructed on the site would be located substantial distances from public roadways and/or would have substantial shielding by existing vegetation and landscaping. Therefore, the potential for the Project to create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area would be less than significant.

2. AGRICULTURE / FOREST

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No Impact. The Project Site is currently developed with two existing residences and is surrounded by urban development. No agricultural uses or related operations are present on the Project Site or surrounding urban area. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program categorizes the Project Site as "other land," which indicates the site is nonagricultural and does not represent either Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[7] Therefore, the Project will not convert agricultural use lands to non-agricultural use and the Project would have no impact.

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

No Impact. The Project Site is zoned A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area). The existing and proposed single family residences are permitted within the A-1-1 Zone. The Project Site and surrounding properties are not designated as an Agricultural Resource Area, and the Project Site is not located within Williamson Act Contract Land.[8] Therefore, the Project would have no impact associated with agricultural zoning, Agricultural Resource Area, or Williamson Act contract conflicts.

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

No Impact. As stated above, the Project Site is zoned for A-1-1. There is no land zoned as forest land or timberland or for timberland production, on or adjacent to the Project Site. According to the United States

[7] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Important Farmland Finder, Accessed on September 7, 2021 at: https://maps.conservation.ca.gov/DLRP/CIFF/.

[8] California Department of Conservation. 2017. State of California Williamson Act Contract Land.

Department of Agriculture (USDA) Forest Service, no portion of the Project Site is located within a National Forest.[9] Therefore, the Project would have no impact resulting from conflicts with existing zoning, or cause rezoning of, forest land or timberland or timberland production areas.

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

No Impact. The Project Site is currently developed with two existing residences and does not contain forest land. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use and would have 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?	☐	☐	☐	☒

No Impact. No farmland or forest land is located on the Project Site or within the Project vicinity. Therefore, the Project would have no impact involving other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or forest land to non-forest use.

[9] United States Department of Agriculture, Forest Service, Guide to Your National Forest and Grasslands and Other Lands Administered by the Forest Service, 2018.

3. AIR QUALITY

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

The following air quality analysis is primarily based on the Air Quality and Greenhouse Gas Emissions Technical Report, prepared by Envicom Corporation, dated August 2021, and included as **Appendix B**.

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) outlines the air pollution measures needed to meet the federal health-based standards for ozone and particulates. The governing board of the SCAQMD adopted the most recent version of the 2016 Air Quality Management Plan (AQMP) on March 3, 2017. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air, and it represents a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures. According to the AQMP, the principal contributor to air quality challenges in the air basin is mobile source emissions.

The AQMP is developed using growth forecasts provided in the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). As stated in Section 14. Population and Housing, assuming four persons per household (above the national average of 3 according to the US Census) the Project would provide housing for a total of 32 persons, which would be an increase of approximately 0.059 percent for the community and thus would not represent a substantial increase in population. In addition to being required to be constructed to meet or exceed current building efficiency standards that would reduce energy use, each of the proposed homes would have electric vehicle (EV) charging equipment installed to encourage use of low- or zero-emissions vehicles that would reduce mobile source emissions in the region.

The Project does not propose a General Plan Amendment, and it does not meet the criteria for a project of statewide, regional, or areawide significance as defined in the CEQA Statute and Guidelines Section 15206. As the Project would be consistent with the existing zoning and would not generate substantial growth, the proposed development would not conflict with AQMP assumptions for regional growth and the potential to substantially conflict with or obstruct implementation of the AQMP would be less than significant.

In addition to conformity with zoning designations and growth forecasts relative to population that indicate conformance with the AQMP, as shown in Section 3.b, the Project's construction and operations emissions would not exceed SCAQMD significance thresholds, which further substantiates that the Project would not substantially conflict with or obstruct implementation of the AQMP and thus impacts would be less than significant.

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?

Less Than Significant Impact. SCAQMD provides significance thresholds for emissions of criteria pollutants or their precursors,[10] including reactive organic gases (ROG),[11] nitrogen oxides (NO_X), carbon monoxide (CO), sulfur oxides (SO_X), and particulate matter (PM_{10} and $PM_{2.5}$). Projects in the SCAQMD with daily emissions that exceed any of the following emission thresholds shown in Table 3-1, SCAQMD Daily Maximum Emissions Thresholds, may be considered significant under CEQA guidelines.

Table 3-1
SCAQMD Daily Maximum Emissions Thresholds

Pollutant	Construction (lbs./day)	Operations (lbs./day)
ROG	75	55
NO_X	100	55
CO	550	550
SO_X	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
Source: South Coast Air Quality Management District, SCAQMD Air Quality Significance Thresholds, Revision April 2019.		

The California Emissions Estimator Model (CalEEMod) is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model was developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts. The Project's emissions during short-term construction and long-term operations were quantified using CalEEMod Version 2020.4.0 based on the proposed land uses to be constructed and the anticipated construction equipment fleet to be used, which are listed in Appendix B.

The SCAQMD guidance for evaluation of cumulative impacts under CEQA states that "As Lead Agency, the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR".[12] Further, the SCAQMD guidance states that "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant." SCAQMD recommends that public agencies perform cumulative impact analyses for air quality in the same manner as SCAQMD. As such, a project that does not exceed the emissions thresholds shown in Table 3-1 would not have a cumulatively considerable net increase of any criteria pollutant.

Construction

The Project's maximum daily construction emissions as calculated by CalEEMod are listed in **Table 3-2,**

[10] Ozone (O_3) is a criteria pollutant that is not emitted directly from development projects but is formed in the atmosphere when NOx and ROG (precursors) react with sunlight. As O_3 emissions cannot be measured directly from a project, SCAQMD provides thresholds for its precursors.
[11] For purposes of this analysis, volatile organic compounds (VOC) and ROG are used interchangeably since ROG represents approximately 99.9 percent of VOC.
[12] The Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions is an exception.

Maximum Daily Construction Emissions. SCAQMD Rule 403 requires construction activities to implement dust control practices, including application of water to exposed soils to reduce fugitive dust emissions. Additionally, the Project would use grading equipment that incorporates emissions controls meeting EPA Tier 4 Final standards.

Table 3-2
Maximum Daily Construction Emissions

	Project Emissions (pounds/day)[a]					
	ROG	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Max. Daily Emissions[a]	**13.0**	**8.7**	**22.2**	**0.04**	**6.4**	**3.2**
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Yes/No	No	No	No	No	No	No
Source: CalEEMod 2020.4.0. Output sheets provided in Appendix B. [as] With application of water to exposed soils twice daily for dust control as required to comply with SCAQMD Rule 403, and use of Tier 4 Final grading equipment as proposed.						

As seen in Table 3-2, peak daily construction activity emissions of criteria air pollutants are estimated to be far below the SCAQMD thresholds of significance. Therefore, during construction, the Project's potential to result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard would be less than significant.

Operations

During operations, the proposed land uses would result in air quality emissions of criteria pollutants from area sources, energy sources, and mobile sources. The SCAQMD thresholds for air quality impacts from operations are shown above in Table 3-1. The estimated operational emissions generated by the proposed Project are summarized in **Table 3-3, Maximum Daily Operational Emissions**.

Table 3-3
Maximum Daily Operational Emissions

Source	Operational Emissions (lbs/day)					
	ROG	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area	2.87	0.17	4.73	0.01	0.61	0.61
Energy	< 0.01	0.05	0.02	< 0.01	< 0.01	< 0.01
Mobile	0.23	0.25	2.30	< 0.01	0.55	0.15
Total	**3.10**	**0.48**	**7.05**	**0.02**	**1.17**	**0.77**
AQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Source: CalEEMod 2020.4.0. Output sheets provided in Appendix B. Totals may not add due to rounding.						

As seen in Table 3-3, the Project's daily operational emissions would be far below SCAQMD significance thresholds. The daily operational emissions shown in Table 3-3 would be further reduced by the proposed installation of solar panels and Type 2 EV chargers, which were not considered in the CalEEMod emissions estimate. These features would reduce operational emissions associated with offsite generation of electricity and encourage the use of EVs by residents of the proposed homes. Therefore, during operations, the Project's potential to result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Less Than Significant Impact. Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive receptors include

the elderly, young children, the acutely and chronically ill (e.g., those with cardio-respiratory disease, including asthma), and persons engaged in strenuous work or exercise. For this Project, two existing residences within the site, and existing residences adjacent to the site are considered to be sensitive uses, because they may be occupied for extended periods, and residents may be outdoors when exposure is highest.

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to the SCAQMD Governing Board's Environmental Justice Enhancement Initiative 1-4, and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005. LSTs are only applicable to the following criteria pollutants: NOx, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard, and they are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to the CEQA.[13] LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours, such as a residence, hospital, or convalescent facility.

SCAQMD's LST screening tables provide thresholds for 25, 50, 100, 200 and 500-meter source-receptor distances. As the nearest existing residences are located within and adjacent to the Project boundary, the 25-meter screening criteria were considered for this Project considering the adjacent hotel use.[14] LST pollutant screening level concentration data is currently published for one, two and five-acre sites. For this Project, the SCAQMD LST screening criteria for five-acre sites were considered. This evaluation is based on estimated onsite daily construction emissions for the phase and year representing the highest daily emissions. Daily averages would be lower than the reported maximum amounts. SCAQMD provides separate LST screening levels for long-term operations for onsite (non-mobile) PM_{10}, and $PM_{2.5}$ emissions.

Construction

Table 3-4, Maximum On-site Construction Emissions, shows the relevant thresholds and the estimated peak daily onsite emissions of each pollutant evaluated for LST impacts that would be generated by onsite construction activities.[15]

Table 3-4
Maximum On-site Construction Emissions

LST 5 acre/25 meters South San Gabriel Valley	On-site Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum On-Site Emissions [a]	8.0	15.0	6.2	3.1
LST Threshold	**183**	**1,814**	**14**	**9**
Exceeds Threshold?	No	No	No	No

Source: CalEEMod 2020.4.0.
[a] With application of water to exposed soils twice daily for dust control as required to comply with SCAQMD Rule 403, and use of Tier 4 Final grading equipment.

As seen in Table 3-4, the peak onsite emissions during construction would not exceed the applicable SCAQMD LSTs, and as such, the Project's potential to expose sensitive receptors to substantial pollutant concentrations during construction would be less than significant.

[13] SCAQMD, Localized Significance Thresholds, Accessed on June 10, 2021, at: http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.
[14] According to the SCAQMD Final Localized Significance Threshold Methodology, projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.
[15] Offsite construction emissions, such as export hauling, are not evaluated for local significance at receptors adjacent to the site.

Operations

Table 3-5, Maximum On-site Operations Emissions, shows the relevant LST thresholds and the estimated peak daily onsite emissions during operations of the eight proposed single-family homes to be constructed on the Site.[16] As seen in Table 3-5, the peak onsite emissions during operations would not exceed the applicable SCAQMD LSTs, and as such, the Project's potential to expose sensitive receptors to substantial pollutant concentrations during operations would be less than significant.

Table 3-5
Maximum On-site Operations Emissions

LST 5 acre/25 meters South San Gabriel Valley	On-site Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum On-site Operational Emissions [a]	0.2	4.7	0.6	0.6
LST Threshold	**147**	**827**	**4**	**2**
Exceeds Threshold?	No	No	No	No

Source: CalEEMod 2020.4.0.
[a] Excludes Mobile emissions that primarily occur offsite.

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

Less Than Significant Impact. The Project would construct a roadway and eight new residences which would not be anticipated to gene. Land uses that are typically associated with substantial odors may include industrial, agricultural, waste disposal, and waste treatment facilities. Residential uses are not typically anticipated to generate substantial odor effects. During construction, the application of certain materials such as asphalt and paints could produce discernible odors that are typical of construction sites and temporary in nature. Due to the temporary nature of such construction activities, such odors would not adversely affect a substantial number of people. During operation of the Project, trash/recycling receptacles would be provided and regularly serviced (emptied), and thus would not generate odors affecting a substantial number of people. SCAQMD Rule 402 states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals." As the Project would not construct uses typically associated with substantial odors, the Project's eight new single-family residences would not generate odors adversely affecting a substantial number of people and potential impacts would be less than significant.

[16] Mobile source emissions calculated by CalEEMod predominantly comprise emissions generated on roadways and thus do not represent emission levels affecting receptors adjacent to the site.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. A habitat assessment of the approximately 12.3-acre property was conducted by Golden State Land & Tree (GSL&T) Assessment in May 2021, during mid-spring, the height of blooming season for many plants as detailed in the Habitat Assessment Report Update (revised November 4, 2021) provided as Appendix C.1. The 2021 habitat assessment was performed to update a previous habitat assessment that was conducted in December 2019 to evaluate the potential for sensitive species to occur within the property. The habitat assessment notes that the site has historically been used for agricultural purposes, and a prominent slope within the property shows evidence of terracing, which has become overgrown with invasive plants such as species of brome (*Bromus* sp*p.*), wild oats (*Avena* s*p*p.), and mustard. (several species)

Sensitive Plant Species

No Federal- or State-listed plant species were observed within the study area. The California Department of Fish and Game California (CDFW) website, California Natural Diversity Data Base (CNDDB) (9-miles radius from the site boundary, and the California Native Plant Society (Baldwin Park and La Habra USGS 7.5-minute quadrangles), were accessed to compile a list of "special status" plant species, that have been documented as occurring in the vicinity of the Project, based on their status, required habitat, and potential to occur within the property. Based on the review of the CNDDB and CNPS databases, there are 18 sensitive floral species identified as potentially occurring within the local vicinity of the Project Site. These are listed in **Table 4-1, Local Special Status Floral Species**. None of these species were observed at the time of the spring 2021 survey. appropriately-timed spring 2021 survey. The GSL&T Assessment determined that due to a lack of suitable habitat onsite, the potential for most of these species to occur onsite would be low. However, as shown in Table4-1, the "Potential to Occur Onsite" shown in Table 4-1 for those species that the site does not provide suitable habitat has been updated to "None" rather than "Low" for the purposes of this evaluation of potential impacts under CEQA, as the site does not provide suitable habitat. Although most of the proposed development area contains disturbed, ruderal habitat, the GSL&T Assessment determined that there is limited potentially suitable habitat or marginally suitable highly disturbed habitat onsite for four species, which would have a low to moderate potential to occur. One of those four species (Parish's Gooseberry *Ribes divaricatum var. parishii*) is a shrub species that is easily identifiable, and thus the "Potential to Occur Onsite" shown in Table 4-1 for that species was modified to "Absent" rather than "Low to Moderate" as no individuals were observed by Envicom while on the site to conduct an oak woodland survey for preparation of the project's Oak Woodland Report dated December 2021. Further the "Potential to Occur Onsite" shown in Table 4-1 for Plummer's mariposa lily (*Calochortus plummerae*) was modified to "None" rather than "Low to Moderate" due to the lack of suitable rocky, sand soils within the site. Although unlikely to occur due to the

disturbed nature of the site, the available habitat to support the remaining two species with "Low to Moderate" potential to occur (Mesa horkelia *Horkelia cuneata ssp. puberula* and Robison's peppergrass Lepidium virginicum) only occurs near the northern edge of the site, north of proposed Lots 1, 2, and 3.

Table 4-1
Local Special Status Floral Species

Species	Status			Preferred Habitat	Potential to Occur Onsite	Rationale
Common Name *Scientific Name*	**USFWS**	**CDFW**	**CNPS**			
Brand's Star Phacelia *Phacelia stellaris*	None	None	1B.1	1-400 meters Mostly in coastal scrub openings and dunes in San Diego County.	None	Lack of suitable habitat onsite.
California Ocutt Grass *Orcuttia californica*	FE	CE	1B.1	15 - 660 meters Vernal pools.	None	Lack of suitable habitat onsite.
Species	**Status**			**Preferred Habitat**	**Potential to Occur Onsite**	**Rationale**
Common Name *Scientific Name*	**USFWS**	**CDFW**	**CNPS**			
Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	None	None	1B.1	<1000 m. Alkali Sink, Coastal Salt Marsh, Freshwater Wetlands, wetland-riparian. usually occurs in wetlands, but occasionally found in non-wetlands.	None	Lack of suitable habitat onsite.
Intermediate mariposa lily *Calochortus weedii*	None	None	1B.2	< 1900 m. This species occurs on dry, rocky open slopes and rock outcrops in coastal scrub and chaparral.	None	Lack of suitable habitat onsite.
Lucky Morning-glory *Calystegia felix*	None	None	1B.1	30 - 215 meters Historically associated with wetland and marshy places, but possibly in drier situations as well. Possibly silty loam and alkaline. Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial).	None	Lack of suitable habitat onsite.
Many-stemmed dudleya *Dudleya multicaulis*	None	None	1B.2	Often on clay soils and around granitic outcrops in chaparral, coastal sage scrub, and grasslands; below 2,500 ft elevation. underlain by clay and cobbly clay soils	None	Lack of suitable habitat onsite.
Mesa horkelia *Horkelia cuneata ssp. puberula*	None	None	1B.1	70-810 m. Dry, sandy or gravelly, maritime chaparral, coastal scrub, or cis-montane woodland.	Low to moderate	Limited, potentially suitable habitat exists near the northwestern edge of the site. Most of the site contains disturbed, ruderal

						habitat.
Parish's Brittlescale *Atriplex parishii*	None	None	1B.1	25 - 1900 meters Alkaline condition in chenopod scrub, playas, and vernal pools.	None	Lack of suitable habitat onsite.
Parish's Gooseberry *Ribes divaricatum* var. *parishii*	FE	CE	1A	65 - 300 meters Riparian woodland.	Absent	Shrub species confirmed absent during Envicom suervey.
Peruvian dodder *Cuscuta obtusiflora*	None	None	2.2	15-280 meters Occurs in marshes and swamps.	None	Lack of suitable habitat onsite.
Plummer's mariposa lily *Calochortus plummerae*	None	None	1B.2	100 - 1700 m Rocky and sandy sites, typically of alluvial or granitic material, in coastal scrub, chaparral, cismontane woodland, lower montane coniferous forest and valley and foothill grasslands.	None	Lack of suitable soil conditions onsite.Marginally suitable habitat, highly disturbed site; nearest reported occurrence within 9 mi to the E.
Prostrate Vernal Pool Navarretia *Navarretia prostrata*	None	None	1B.1	3 - 1210 meters Mesic conditions in Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools.	None	Lack of suitable habitat onsite.
Robinson's peppergrass *Lepidium virginicum*	None	None	4.3	1-885 m. Chaparral, coastal scrub; prefers dry soils, shrubland.	Low to moderate	Marginally suitable habitat near the northwestern edge of the site. Most of the site contains disturbed, ruderal habitat site; nearest reported occurrence within 8 mi to the E.
San Bernardino aster *Symphyotrichum defoliatum*	None	None	1B.2	2-240 m. Montane, dry open grasslands and meadows, often near springs.	None	Lack of suitable habitat onsite.
Southern Mountains Skullcap *Scutellaria bolanderi* ssp. *austromontana*	None	None	1B.2	425-2000 meters Occurs in chaparral, cismontane woodland, and lower montane coniferous forests in mesic soils.	None	Lack of suitable habitat onsite.
Southern Tarplant *Centromadia parryi* ssp. *australis*	None	None	1B.1	0-425 meters Occurs in marshes and swamps along their margins. Also, in valley and foothill grassland and vernal pools in	None	Lack of suitable habitat onsite.

				mesic conditions.		
White rabbit-tobacco *Pseudognaphalium leucocephalum*	None	None	2B.2	0-500 m Sandy or gravelly benches, dry stream bottoms, canyon bottoms of Coastal Sage Scrub, Chaparral.	None	Lack of suitable habitat onsite.

Fish and Wildlife Service (FWS)
FE – Federally listed as endangered
FT – Federally listed as threatened
FC – Federally considered as a candidate

California Department of Fish and Wildlife (CDFW)
CE - California Endangered
CT - California Threatened
CR - California Rare

California Native Plant Society (CNPS)
List 1- Plants of highest priority
List 1A- Plants presumed extinct in California
List 1B- Plants rare, threatened or endangered in California and elsewhere
List 2- Plants rare, threatened or endangered in California, but more common elsewhere
List 3- Plants about which we need more information (A Review List)
List 4- Plants of limited distribution (A Watch List)
.1 - Seriously endangered in California
.2 - Fairly endangered in California
.3 - Not very endangered in California

The evaluation of impacts to special-status plants considers those species that require mandatory special consideration and/or protection pursuant to the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and/or CEQA. Los Angeles County Locally Sensitive species are also considered as well as CNPS 4 species if they meet criteria to be locally significant. Although their presence at the site was not observed during the habitat assessment, four special-status plant species have a low to moderate potential to occur within limited potentially suitable habitats or marginally suitable highly disturbed habitat, which may be impacted by Project grading or fuel modification. These include Mesa horkelia (*Horkelia cuneata* ssp. *puberula*), Parish's Gooseberry (*Ribes divaricatum* var. *parishii*), Plummer's mariposa lily (*Calochortus plummerae*), and Robinson's peppergrass (*Lepidium virginicum*). Potentially suitable habitat for these species is only found within lots 1-3. Individuals and seed banks of each of these species, if present, could be removed, damaged, or disturbed by the Project. Impacts to these species, if present, would be a potentially significant, but mitigable impact. Implementation of mitigation measures **BIO-1**, B**IO-2**, **BIO-3**, and **BIO-4** would reduce this potential impact to less than significant.

Sensitive Wildlife Species

Many special-status wildlife species that may potentially occur at the site are capable of escaping harm (e.g., non-nesting birds) during grading or fuel modification, while others may be vulnerable to direct impacts, including injury and mortality. Impacts to nesting birds, including nesting special-status bird species, are addressed under the Impacts to Nesting Birds heading, below. As previously noted, most of the site is highly disturbed and is also subject to regular brush clearance requirements for fuel modification.

Based on a query review of the CNDDB, CNPS databases, there are 28 special status wildlife species known to occur in the local area (9-mile radius), none of which were observed during the Habitat Assessment. Only two of the special status species known to occur in area, burrowing owl (*Athene cunicularia*) and Cooper's hawk (*Accipiter cooperii*) have a moderate potential to occur onsite. Nine special status wildlife species have a low to moderate potential to occur within the site given their habitat requirements, distribution, and disturbed condition of the site, and the potential for the remaining 17 species to occur on the site is low to none. The Project would not result in a substantial loss of habitat for special status species given the remaining suitable habitat in the surrounding area. In addition, the Project would retain approximately 76 percent of the total property as open space (includes graded areas that will be re-seeded with locally native species and not built upon) generally along the site boundaries, which would remain available for wildlife use. Potential construction

impacts to special-status wildlife species would be considered potentially significant. Adherence to mitigation measure **BIO-5** requiring pre-construction surveys and follow-up protective measures would reduce potential impacts to potentially occurring special status wildlife species to less than significant.

Coastal California Gnatcatcher

The Coastal California Gnatcatcher Habitat Assessment (Appendix C.2) prepared by Cadre Environmental (Updated October 28th, 2021) found that no suitable breeding or foraging habitat for coastal California gnatcatcher (*Polioptila californica californica*), a Federally Threatened species, is located within or adjacent to the Project Site. Based on the research and site assessment conducted by Cadre on April 27th, 2021, the report stated California gnatcatcher is not expected to occur onsite based on a lack of suitable habitat. The report concluded that the proposed Project would not result in direct or indirect impacts to the federally threatened coastal California gnatcatcher or USFWS designated critical habitat for the species.

Burrowing Owl

Of the two species with moderate potential to occur within the site, the burrowing owl (*Athene cunicularia*) would be potentially vulnerable to direct loss or injury during construction grading, as they could inhabit ground burrows within the Project grading footprint. Direct loss or injury to individuals of a special-status wildlife species would be a significant, but mitigable impact. Mitigation measure **BIO-6** would reduce potential direct impacts to burrowing owls to less than significant.

Least Bell's Vireo

The Project's Habitat Assessment prepared by Golden State Land & Tree Assessment (November 4, 2021) stated that according to CNDDB data Least Bell's Vireo (*Vireo bellii pusillus*), a Federally Endangered species, was recorded as occurring within the vicinity of the Project Site (9-mile radius). The Habitat Assessment determined that suitable habitat for Least Bell's Vireo (LBV) may occur along the northwestern and southern Project Site boundaries and that it is possible that elements within the property are used for foraging (and potentially nesting). The Habitat Assessment (November 4, 2021) also noted that previously, CDFW commented on the potential for LBV to occur within the proposed Project area, and thus recommended that pre-construction LBV surveys be conducted during the appropriate season to determine their presence/absence, and the Project's potential to impact LBV.

Under existing conditions, periodic fuel modification (vegetation mowing and thinning) occurs over the majority of the Project Site and would continue to occur with development of the Project. Construction grading if conducted during the nesting season (March 15 – September 15) could potentially generate noise and/or dust emissions that could result in indirect impacts to LBV if nesting occurs within 500 feet of the grading footprint and the Project's activities were to cause nest abandonment or otherwise result in the failure of chicks to fledge. If grading would occur outside of the nesting season, no indirect impacts to LBV would occur. However, if grading would occur during the nesting season, potential indirect impacts to LBV would be significant. Mitigation measure **BIO-7** would reduce potential indirect impacts to LBV during nesting season to less than significant.

Nesting Bird Impacts

Ground and vegetation disturbing activities, including but not limited to grading and fuel modification, if conducted during the nesting bird season (February 1 to August 31), would have the potential to result in removal or disturbance to trees and shrubs that may contain active bird nests. In addition, these activities would also affect herbaceous vegetation that may support and conceal ground-nesting species. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). Furthermore, removal or destruction of one or more active nests of any other birds listed by the Federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other

construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to Project activities would be a significant, but mitigable impact. Potential impacts to nesting birds would be reduced to less than significant with implementation of mitigation measure **BIO-8**.

In summary, potentially significant impacts to sensitive wildlife species would be reduced to a less than significant level with the implementation of mitigation measures **BIO-1**, **BIO-2**, **BIO-3**, **BIO-5**, **BIO-6**, **BIO-7**, and **BIO-8**.

Mitigation Measures:

BIO-1: Retainer of a Biological Monitor

Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the County of Los Angeles Department of Regional Planning (LACDRP). That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-Project field surveys and routine monitoring for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys and monitoring activities are performed by qualified personnel (e.g. avian biologists for nesting bird surveys, botanists for plant surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also conduct a pre-Project Worker Environmental Awareness Program (WEAP) for all personnel working at the site, which shall be focused on conditions and protocols necessary to avoid and minimize potential impacts to biological resources (see MM BIO-3). The lead biological monitor shall also ensure that monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to the LACDRP and the California Department of Fish and Wildlife (CDFW) at their request.

BIO-2: Best Management Practices

The following measures shall be implemented during the construction phase to avoid impacts to native habitats adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna that could potentially be associated with these habitats.

a) Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance with exclusionary fencing to prevent encroachment of Project activities into adjacent native habitats and jurisdictional waterways (if applicable) and to dissuade wildlife from entering the construction area, such as silt fencing to ensure smaller species cannot pass through to re-enter the site. The fencing shall be marked with highly visible flagging. The County of Los Angeles Department of Regional Planning (LACDRP) shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of Project construction.
b) The monitoring biologist shall locate and remove wildlife within the work site one day prior to commencement of ground disturbing and construction activities.
c) Throughout grading and construction, all food-related trash shall be disposed of in closed animal-proof containers. The Applicant shall provide sufficient containers on-site during all construction-related phases of the project.
d) All trenches shall be filled within the same day or escape ramps will be constructed if trenches are to be left open overnight. Pipes, boxes, water buffaloes and any other

equipment with potential to entrap wildlife shall be inspected daily and covered overnight to prevent the inadvertent entrapment of wildlife.

BIO-3: Worker Environmental Awareness Program

Prior to initial vegetation removal and grading, the Applicant shall develop and provide a Project-specific Worker Environmental Awareness Program (WEAP) to all on-site personnel including surveyors, construction engineers, employees, contractors, contractor's employees, supervisors, inspectors, and subcontractors. The WEAP shall:

1. Be developed by or in consultation with a qualified biologist and consist of an on-site or training presentation in which supporting written material and photographs of potentially occurring protected species, is made available to all participants.
2. Discuss the locations and types of special-status biological resources on the Project Site and adjacent areas and explain the reasons for protecting these resources.
3. Provide information to participants that wildlife shall not be harmed.
4. Describe any habitat protection measures to be implemented at the Project Site.
5. Describe measures to minimize disturbance impacts to special-status species such as restricted activities to fenced or otherwise demarcated areas and limiting equipment and vehicle travel to existing roads and other previously disturbed designated areas during construction.
6. Describe measures to be taken if special-status species are encountered during construction and initial vegetation modification activities, including but not limited to:

    - Upon finding a special-status species in the affected area, all activities will be halted in the immediate vicinity of the animal until the animal moves to safety of its own accord, undisturbed.
    - The plan shall indicate who shall be contacted to determine the appropriate measures if the animal does not move to an area of safety.
7. Identify whom to contact if there are further comments and questions about the material discussed in the program.
8. Include a training acknowledgment form to be signed by each worker indicating that they received training and shall abide by the guidelines; and,

BIO-4: Botanical Survey

Survey Requirement

Prior to issuance of grading permit for proposed Lots 1, 2, or 3, a qualified biologist shall conduct a springtime rare plant survey during the appropriate timing to detect the potentially occurring species within area to be graded and extending to 200-feet of the proposed grading footprint within the subject property. If special-status plants are not detected during the survey, no additional mitigation would be required, and the results of the survey shall be submitted to the County of Los Angeles Department of Regional Planning (LACDRP).

If Special-Status Plants are Detected

If a special-status plant(s) is present at or adjacent to the Project Site, the extent of the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the Project shall be determined. The LACDRP shall be notified and consultation with CDFW and Unites States Fish and Wildlife Service (USFWS) (if applicable) shall be conducted, and the following actions shall be taken:

1. Avoidance of the special-status plants shall occur where feasible. If avoidance is not feasible, the Applicant shall offset the proposed loss of individual plants by on-site restoration (salvage and replanting), or a ratio and method acceptable to LACDRP, CDFW, and USFWS (if applicable). At the discretion of the LACDRP, CDFW, and USFWS (if applicable), compensation for impacts to the species may be accomplished by off-site restoration or preservation of on-site or off-site populations in the vicinity of the site, if present.
2. A Mitigation and Monitoring Plan that provides for the replacement of the species impacted by the Project shall be developed by a qualified restoration specialist and approved by LACDRP, CDFW, and USFWS (if applicable). The plan shall specify the following:
    - a summary of impacts.
    - the location of the mitigation site.
    - methods for harvesting seeds or salvaging and transplantation of individuals to be impacted.
    - measures for propagating plants or transferring living plants from the salvage site to the mitigation site.
    - site preparation procedures for the mitigation site.
    - a schedule and action plan to maintain and monitor the mitigation area.
    - criteria and performance standards by which to measure the success of the mitigation, including replacement of impacted plants.
    - measures to exclude unauthorized entry into the mitigation areas.
    - contingency measures such as replanting or weeding in the event that mitigation efforts are not successful.

3. The performance standards for the Mitigation and Monitoring Plan shall be at a minimum the following:
    - Within five years after introducing the plants to the mitigation site, the number of established, reproductive plants shall be no less than the number of those lost to Project construction.
    - Non-native species in the treated area shall be less than 15 percent cover by the end of the third year of treatment and less than five percent by the end of the fifth year of treatment.
    - Restoration will be considered successful after the success criteria have been met for a period of at least two years without any maintenance or remediation activities other than invasive species control.

Mitigation Plan Monitoring and Reporting Requirements

Implementation of mitigation activities shall occur over a five-year period or until performance standards are met. The mitigation shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation activities shall be submitted to LACDRP, CDFW, and USFWS (if applicable). Five years after the start of the mitigation activities, a final report shall be submitted to LACDRP, CDFW, and USFWS (if applicable), which shall at a minimum discuss the implementation, monitoring, and management of the mitigation activities over the five-year period and indicate whether the mitigation has been successful based on established performance standards. The annual reports and the final

report shall include as-built site plans submitted as an appendix to the report. The mitigation plan shall be extended if performance standards have not been met to the satisfaction of LACDRP, CDFW, and USFWS (if applicable) at the end of the five-year period.

BIO-5: Pre-Construction Surveys for Special-Status Wildlife Species

Within 14 days prior to the commencement of ground or vegetation disturbing activities associated with grading, two pre-construction surveys for special-status wildlife species, shall be conducted by a qualified biologist. The first survey shall be conducted within fourteen days and the second survey shall be conducted within three days of commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, trees, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, a relocation plan including, at a minimum, the timing and methods for capturing and releasing the animals shall be prepared and submitted to the County of Los Angeles Department of Regional Planning (LACDRP) and the California Department of Fish and Wildlife (CDFW) for review and approval. The species shall then be captured and transferred to appropriate habitat and location where they would not be harmed by Project activities, preferably to open space habitats in the vicinity of the Project Site. If a Federally listed species is found, the United States Fish and Wildlife Service (USFWS) shall also be notified. A letter report summarizing the methods and results of the surveys and relocation efforts, if applicable, shall be submitted to the LACDRP and CDFW prior to commencement of Project activities.

BIO-6: Burrowing Owl Survey

Beginning no more than 30 days prior to start of ground disturbing activities for development of the Project within the Project Site (or on each individual lot if developed separately) a qualified biologist shall conduct a pre-construction survey for burrowing owls (*Athene cunicularia*), a California Species of Special Concern, consisting of four (4) survey visits spaced approximately one (1) week apart with the last survey within five (5) days of the start of Project activities. The pre-construction survey shall follow the habitat assessment and survey methodology outlined in Staff Report on Burrowing Owl Mitigation (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium, April 1993). Prior to the start of Project activities, the biologist shall submit a report discussing the pre-Project survey methods and results, as well as any measures to be implemented to avoid harm or disturbance to burrowing owls to the County and CDFW.

If burrowing owls are found during the nesting period (February 1 through August 31) disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between Project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. If the owls are nesting, the mitigation measure MM-7 for nesting birds shall also apply. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the Project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.

If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow

within the project impact area, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the impacted burrow opening and collapse of the impacted burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the impacted burrow has been confirmed to be empty by site surveillance or scoping. If suitable habitat and suitable burrow sites do not exist within 100 meters of the occupied burrow, then in consultation with the County and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.

Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:

- A Burrowing Owl Exclusion and Relocation Plan with clearly stated success criteria is developed and approved by the County and CDFW;
- Site monitoring is conducted prior to, during, and after exclusion of burrowing owls from their burrows to ensure that take is avoided and that evicted owls do not attempt to re-colonize the area that will be impacted; and
- A Mitigation and Management Plan is developed and approved by the County and the CDFW that compensates for the loss of occupied habitat and ensures the long-term protection of the burrowing owls at the mitigation (relocation) site.

The permanent loss of occupied habitat and burrows shall be mitigated via the preservation of burrowing owl habitat through recordation of a conservation easement or similar land protection instrument to the satisfaction of the County. The off-site mitigation ratio shall be determined in consultation with the CDFW and USFWS and shall be based on the quantity and quality of habitat necessary for the long-term survival of the relocated birds.

BIO-7: Least Bell's Vireo Protocol Survey (for Construction During Nesting Season)

Prior to grading activities during the nesting season (March 15 – September 15), a County-approved biologist shall conduct protocol surveys to determine presence/absence of Least Bell's Vireo (LBV) in accordance with the U.S. Fish and Wildlife Service (USFWS) "Least Bell's Vireo Survey Guidelines" (January 19,2001). Currently, a recovery permit pursuant to section 10(a)(I)(A) of the Endangered Species Act is not required to conduct presence/absence surveys for the LBV, as long as this protocol is utilized and vocalization tapes are not used. The surveys shall be completed during the LBV breeding season in which grading activities would occur. The survey area must include all areas that will be subject to land clearing activities and the surrounding area within 500 feet (where accessible). The biologist shall follow this protocol unless otherwise authorized by the USFWS in writing.

If surveys confirm the presence of coastal LBV on the Project Site, then the Applicant shall implement either one of the following procedures:

a. If the Project involves federal permitting or funding (collectively, "federal nexus"), then the Applicant must complete consultation with the federal agency and USFWS pursuant to § 7(a)(2) of the Endangered Species Act; or
b. If the Project does not involve a federal nexus but may result in the take of LBV the Applicant shall apply to the USFWS for an incidental take permit, pursuant to Section 10(a)(1)(B) of the Endangered Species Act. To qualify for the incidental take permit, the Applicant shall submit an application to the USFWS together with a habitat conservation plan (HCP) that describes (at a minimum) how the impacts of the proposed taking of LBV shall be minimized and mitigated, and how the plan will be funded. See 50 CFR 17.32 for

a complete description of the requirements for an HCP.

The Applicant shall provide to the LACDRP a Survey Report from a County-approved biologist documenting the results of the protocol surveys for LBV.

If LBVs are found during the protocol surveys, the Applicant shall submit the following to the Planning Division:

a. If the Project involves federal permitting or funding, the Applicant shall submit a copy of one of the following documents: (a) a Biological Opinion issued by the USFWS; or (b) a written concurrence letter from the USFWS stating the Project is unlikely to adversely affect the LBV; or
b. If the Project does not involve federal permitting or funding, the Applicant shall submit a copy of one of the following documents: (a) an incidental take permit and HCP or (b) a written concurrence letter from the USFWS stating that the Project is unlikely to adversely affect the LBV.

BIO-8: Nesting Bird Surveys

No earlier than 14 days prior to ground or initial vegetation clearing activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a County-approved qualified biologist shall perform two field surveys to determine if active nests of any bird species protected by the State or Federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 200 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the County of Los Angeles Department of Regional Planning (LACDRP) and the California Department of Fish and Wildlife (CDFW) prior to commencement of Project activities. In the event that an active nest is found within the survey area, site preparation, construction, and fuel modification activities shall stop until consultation with the LACDRP, and when applicable CDFW and United States Fish and Wildlife Service (USFWS), is conducted and an appropriate setback buffer can be established. The buffer shall be demarcated and Project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

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

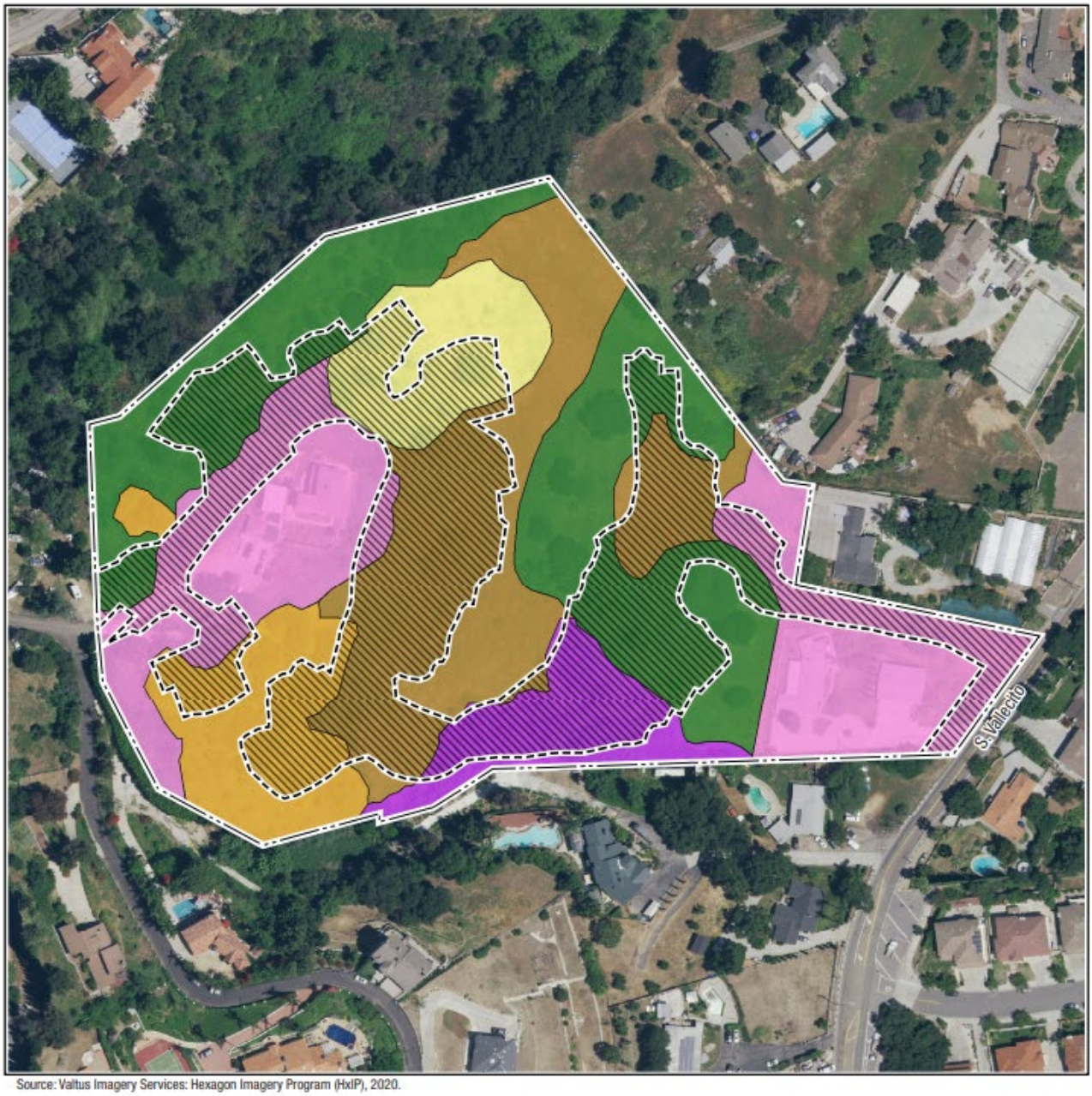
Less Than Significant Impact with Mitigation Incorporated. Impacts to rare or sensitive natural communities identified in local or regional plans, policies, regulations, or by Federal or State agencies must be considered and evaluated during environmental review of development projects pursuant to CEQA. Furthermore, streams and riparian habitats are considered sensitive and are regulated by the CDFW.

During the CNDDB records review, four sensitive plant communities were found within nine miles of the Project Site; they include; California walnut woodland, Riversidean alluvial fan sage scrub, Southern California

live oak riparian forest, and the walnut forest. No other CNDDB sensitive plant communities were found within the vicinity of the area. The Habitat Assessment mapped the onsite plant communities, which are shown on **Figure 3, Natural Communities Impacts Map** and are summarized in **Table 4-3, Plant Community and Land Cover Impacts**. Table 4-3 also lists the acreages of onsite natural communities, and the acreages of each natural community that is within the Project's grading footprint. The majority of the site is periodically subject to fuel modification (brush clearance) activities. Although no fuel modification plan has been prepared for the Project, based on standard requirements for fuel modification activities to 200 feet from residential structures, this evaluation assumes that fuel modification activities would extend to the site boundaries.

The CDFW evaluates natural communities to assign rarity ranks at both the Global (full natural range within and outside of California) and State (within California) levels resulting in a single G (global) and S (state) rank ranging from 1 (very rare and threatened) to 5 (demonstrably secure). Natural communities with ranks of S1-S3 are considered Sensitive Natural Communities to be addressed in the environmental review processes of CEQA and its equivalents. As shown in Table 4-3, none of the natural communities mapped within the site have G or S rankings of 1-3. As such, based on CDFW methodology, none of the onsite natural communities represent Sensitive Natural Communities.

Figure 3, Natural Communities Impacts Map



Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020.

Legend

- Project Site Boundary
- Limit of Disturbance
- Development Grading Area

Vegetation

- Laurel Sumac Series (1.2 ac.)
- Mixed Holly Leaf Cherry / Ornamental (0.8 ac.)
- Wild oats and brome grassland (0.9 ac.)
- Oak Woodland (3.4 ac.)
- Ornamental / Agricultural (3.1 ac.)
- Ruderal (2.8 ac.)

TENTATIVE TRACT NO. 60973 – MITIGATED NEGATIVE DECLARATION

Natural Communities Impacts Map

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Table 4-3
Plant Community and Land Cover Impacts

Plant Community	Status Rank*	Acreage	Grading Impact Acreage
Coast live oak woodland (*Quercus agrifolia*)	G5 S4	3.4	1.2
Wild oats and annual brome grasslands	GNA SNA	0.9	0.5
Ruderal/Mustard and Thistle Community	GNA SNA	2.8	1.5
Laurel Sumac Scrub	G4 S4	1.2	0.5
Mixed Holly Leaf Cherry/Ornamental	Not ranked	0.8	0.6
Ornamental/Agricultural	Not ranked	3.1	1.1
	Totals	**12.3**	**5.3**

* As ranked in *California Natural Communities List* (CDFW, August 18, 2021).
Global (G) and State (S) rarity ranks. Natural Communities with ranks of 1-3 are considered sensitive.

The Habitat Assessment notes that the site is located adjacent to two upland, riparian habitats, and the site contains elements of oak woodland and riparian vegetation. Potential impacts to oak woodlands are addressed below in section 4.e pursuant to County Oak Woodlands Conservation Management Plan Guide.

The Project has been designed to avoid development within areas adjacent to or potentially containing riparian habitat. Additionally, the Project would retain approximately 76 percent of the property as open space (inclusive of approximately 1.6 acres of graded areas that will be re-seeded with locally native species and not built upon), including portions of the property located in the vicinity of adjacent riparian habitat. As discussed above, this evaluation assumes that fuel modification would be required to extend to the site boundary. With the exception of removal of deadwood and non-native vegetation, fuel modification that requires the removal, thinning, or mowing of trees and/or native understory vegetation within riparian habitat would be a significant, but mitigable impact. CDFW requires a Lake and Streambed Alteration (LSA) Agreement when a Project activity may substantially adversely affect fish and wildlife resources within areas under CDFW jurisdiction[17] (i.e., riparian habitat). To assure compliance with federal and state regulations, mitigation measure **MM BIO-9** would reduce potential riparian habitat impacts to less than significant.

Mitigation Measures:

BIO-9: Jurisdictional Riparian Habitat Fuel Modification Impacts

Prior to issuance of a grading permit, the Applicant shall consult with the Los Angeles County Fire Department (LACFD) to determine if fuel modification within riparian plant communities would be required. If fuel modification or other Project impacts would occur within CDFW jurisdictional habitat, the Applicant shall prepare and submit a Streambed Alteration Notification package to the California Department of Fish and Wildlife (CDFW) for alterations to CDFW jurisdictional streambed and habitat. If required by CDFW, a Streambed Alteration Agreement shall be entered into with the CDFW under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions.

The applicant shall mitigate for fuel modification impacts to jurisdictional habitat at a minimum of a 1:1 ratio via a Habitat Mitigation and Monitoring Plan that involves on-site or off-site restoration or enhancement of degraded in-kind habitats or preservation of in-kind habitats subject to the approval of the County of Los Angeles Department of Regional Planning (LACDRP) and CDFW. The final Habitat Mitigation and Monitoring Plan shall be

[17] Jurisdictional refers to a special designation by California Fish and Wildlife (Game Code Section 2785) as "lands which contain habitat which grows close to, and which depends upon soil moisture from a nearby freshwater source."

developed by a qualified biologist, restoration ecologist or resource specialist and submitted to and approved by the LACDRP and CDFW, in compliance with California Fish and Game Code 1602 prior to issuance of a grading permit for the Project. In broad terms, this Plan shall at a minimum include:

- Description of the Project/impact and mitigation sites.
- Specific objectives.
- Success criteria.
- Plant palette.
- Implementation plan.
- Maintenance activities.
- Monitoring plan.
- Contingency measures.

Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native species, which shall be determined by examining reference sites, as well as eradication and control of invasive species within the enhancement area.

The target species and native plant palette, as well as the specific methods for evaluating whether the Project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist, or resource specialist and included in the mitigation program.

The mitigation program shall be initiated prior to development of the Project. The mitigation program shall be implemented over a five-year (5-year) period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation program shall be submitted to the LACDRP and CDFW. Five (5) years after Project start, a final report shall be submitted to the LACDRP and CDFW, which shall at a minimum discuss the implementation, monitoring and management of the mitigation program over the five-year (5-year) period, and indicate whether the mitigation program has been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. Restoration or enhancement will be considered successful after the success criteria have been met for a period of at least two (2) years without any maintenance or remediation activities other than invasive species control. The mitigation program shall be extended if success criteria have not been met at the end of the five-year (5-year) period to the satisfaction of the LACDRP and the CDFW.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

Less Than Significant Impact. The Project Site does not include marshes, vernal pools, or other state or federally protected wetlands. As such, the Project's potential to have a substantial adverse effect on state or federally protected wetlands through removal, filling, hydrological interruption, or other means would be less than significant.

Riparian vegetation under the jurisdiction of the CDFW associated with offsite drainages adjacent to the northwest and south of the property boundary may extend into the Project Site area. See Section 4.b for discussion of fuel modification impacts within riparian habitat potentially under CDFW jurisdiction associated with offsite drainage areas.

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? ☐ ☐ ☒ ☐

Less Than Significant Impact. Wildlife corridors are constrained areas of functional habitat for local wildlife that link occupied blocks of functional habitat, separated by rugged terrain, changes in plant communities, or human development. The fragmentation of open space areas by urbanization creates isolated "islands" and "edge effects" on wildlife habitat and populations. In the absence of habitat corridors and linkages that allow movement to adjoining open space areas, various studies have concluded that certain wildlife species (especially the larger and more mobile mammals) will not likely persist over time as constrained linkages and obstructions prohibit the introduction of new individuals and genetic information. In essence, corridors effectively act as links between different populations of a species promoting long-term genetic interchange between core habitats and species colonization.

The proposed Project is an infill, low-density, residential development with ruderal as well as native vegetation (oak woodland, laurel sumac chaparral), and is surrounded by residential development. The Los Angeles County General Plan 2035 Conservation and Natural Resources Element, specifically Figure 9.2, does not identify a recognized habitat linkage that crosses the Project Site. Nevertheless, the site is located adjacent to two upland, riparian habitats and limited wildlife foraging and movement may occur in the vicinity northwest of the site.

The Hacienda Heights Community Plan (adopted May 24, 2011) Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas. Although the Project Site boundary is currently fenced under existing conditions, which is not proposed to be replaced, any new fencing along the Project boundary adjacent to habitat areas would be designed pursuant to Policy C 2.4. Additionally, the Project would retain approximately 76 percent of the total property as open space (inclusive of graded areas that will be re-seeded with locally native species and not built upon) generally along the site boundaries, which would remain available to resident or migratory wildlife as under existing conditions. The open space to be retained would also provide a buffer for potential edge effects from the proposed single-family homes such as lighting and noise during operations. Therefore, the potential for the Project to 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 would be less than significant.

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

Less Than Significant Impact. California Public Resources Code, Section 21083.4 requires that each County in California implement an Oak Woodland (OW) Management Plan to determine whether the

development of a proposed Project "may result in a conversion of oak woodlands that will have a significant effect on the environment." Further, should the proposed Project result in loss of oak woodlands the county plan shall address mitigation measures to offset these losses. Subsequently, Los Angeles County adopted the Los Angeles County Oak Woodlands Conservation Management Plan dated August 23, 2011 and drafted the County's Oak Woodlands Conservation Management Plan Guide (Oak Woodlands Guide) dated March 18, 2014 as an implementing document for the Oak Woodlands Conservation Management Plan.

The Oak Woodlands Conservation Management Plan defines an oak woodland as an oak stand, including its understory, which consists of two or more oak trees of at least five inches in diameter measured at 4.5 feet above mean natural grade (also referred to as diameter at breast height, dbh), with greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover as early as January 1, 2005. In accordance with the Oak Woodlands Guide, when a discretionary Project includes an area(s) that support oak woodlands, an Oak Woodland Report must be submitted to document potential impacts to oak woodlands resulting from the development of that Project. In addition, the Oak Woodlands Guide requires that the onsite oak woodlands Sphere of Influence (SOI) be used to determine impacts resulting from the Project. The Plan defines the SOI as the total area of the subject canopy multiplied by ten). Envicom Corporation prepared an Oak Woodland Report dated December 2021 (Appendix C.3) for the Project consistent with the County's Oak Woodlands Guide criteria.

There is a total of three (3) oak woodlands located within the Project Survey Area comprising mature coast live oaks (*Quercus agrifolia*) exhibiting varying levels of ecological health. The total canopy area and associated SOI of the oak woodlands is approximately 0.58 and 3.44 acres, respectively. **Figure 4, Oak Woodland Location and Project Impacts Map** shows the mapped locations of these oak woodlands and associated SOIs based on the tree canopies depicted on the Project Oak Tree Map.

According to criteria provided in the Oak Woodlands Guide, including oak species present, approximate density of oaks, age classes of oaks, understory vegetation, and surrounding vegetation communities, the existing conditions of the habitat value/integrity of the woodland is classified as Moderately Degraded.

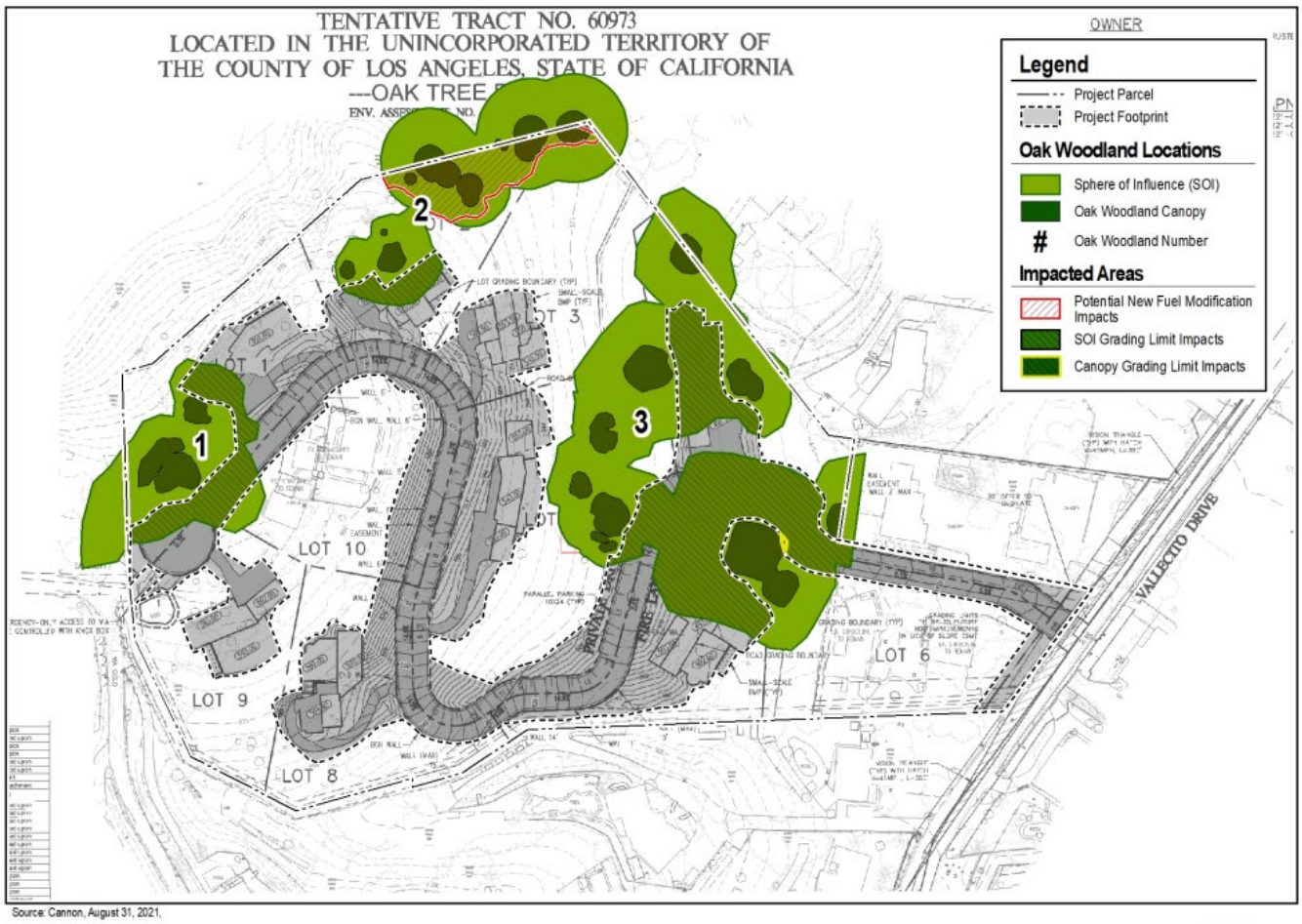
The Project has been designed to avoid oak trees so that no canopy will be removed and no changes to the existing grade or trenching will occur within the canopy understory. Portions of the canopy understory and SOI that will be encroached into during Project grading and construction activities comprise vegetation communities dominated by non-native annual grasses and non-native herbaceous species. Additionally, most of the canopy understory and SOI of the oak woodlands are routinely subject to mowing/brush clearing activities.

However, it is anticipated that future fuel modification such as thinning and mowing may be required within approximately 0.09 acre of oak woodland understory vegetation and approximately 0.16 acre of SOI habitat not currently subject to fuel modification along the northern boundary of the Site as depicted on Figure 4. It is not anticipated that any oak canopy will need to be removed to allow for these activities.

Project grading activities will encroach into approximately 0.001 acre of canopy understory habitat and approximately 1.19 acre of associated SOI habitat dominated by non-native annual grasses and non-native herbaceous species and is routinely subject to mowing/brush clearing activities. Additionally, in accordance with LACFD fuel modification requirements, it is anticipated that fuel thinning and mowing activities will occur within 200-feet from structures and 10-feet from roads. As most of the Project Site is already subject to fuel modification thinning or mowing activities, anticipated fuel modification impacts to oak woodlands present within these currently disturbed areas were not analyzed as a potential condition resulting from Project development. However, future fuel modification thinning and mowing may be required within approximately

0.09 acre of oak woodland canopy understory habitat and approximately 0.16 acre of SOI habitat located along the northern boundary that is not currently subject to fuel modification activities.

Figure 4, Oak Woodland Location and Project Impacts Map



Therefore, Project development and fuel modification would impact a total of approximately 0.09 acre of oak woodland canopy understory habitat and approximately 1.35 acre of associated SOI. This Project design would retain approximately 0.49 acre or approximately 85 percent of the oak woodland canopy understory habitat within the property, and approximately 2.09 acres, or approximately 61 percent of SOI area habitat.

Pursuant to the Oak Woodland Guide criteria, the impact severity of Project activities within the oak woodlands, which are classified as moderately degraded, would be ranked as "Low", as the current regeneration potential would be maintained; expansion of developed areas within the Site are centralized; no oak trees or oak woodland canopy would be removed; and the existing conditions of the SOI that would be directly disturbed by the Project consist of disturbed non-native grasses and herbaceous vegetation.

According to the Oak Woodland Guide criteria, Project impacts within a Moderately Degraded woodland that have an Impact Severity Ranking of Low would be less than significant. Further, as no oak trees will be removed, the Project would not result in the net loss of oak woodland canopy. Additionally, the Project would retain approximately 85 percent of the canopy understory habitat and approximately 61 percent of SOI area habitat that is dominated by non-native annual grasses and non-native herbaceous species. Therefore, mitigation will be not required pursuant to the Oak Woodland Guide, and the Project's potential to convert oak woodlands oak or other unique native woodlands would be less than significant.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?	☐	☒	☐	☐

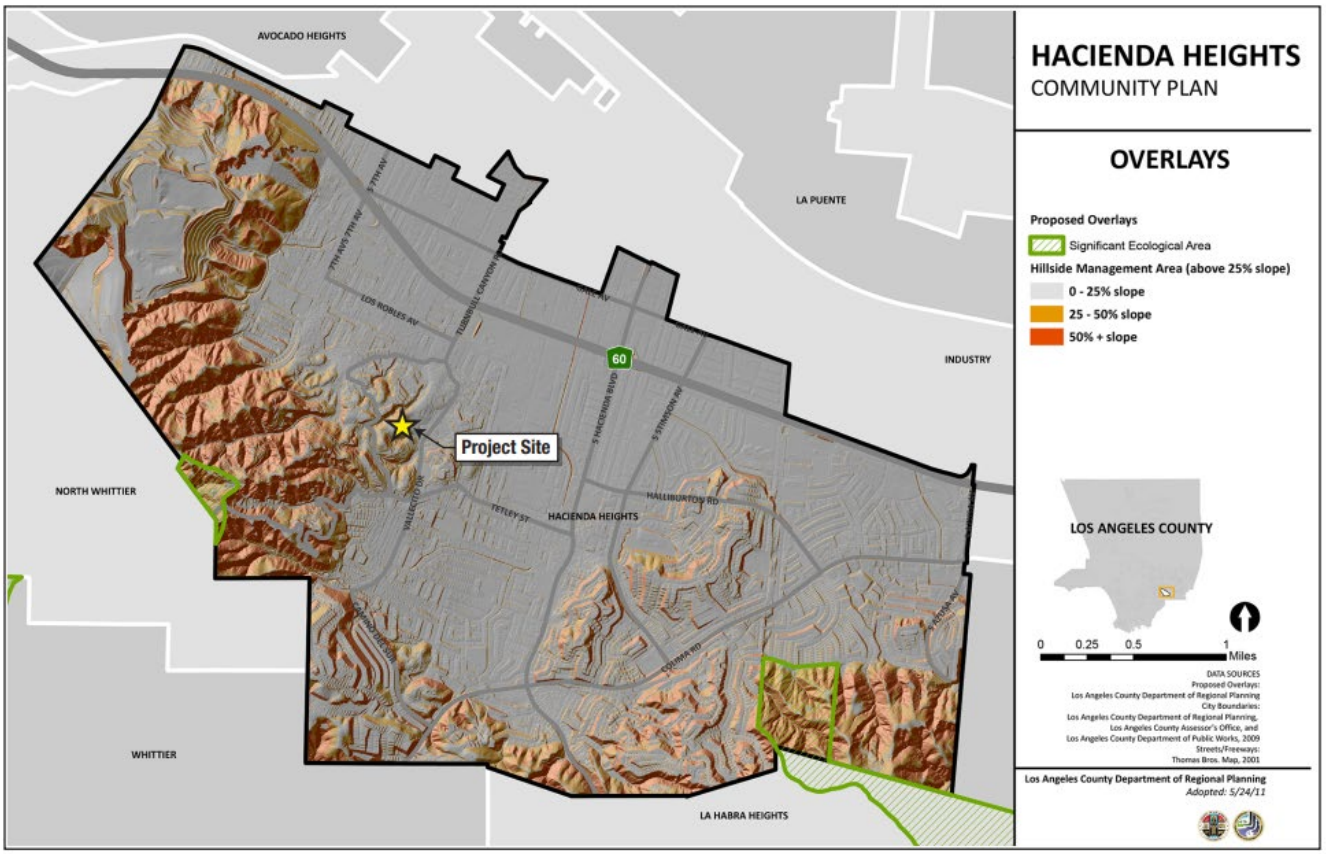
Less Than Significant Impact with Mitigation Incorporated. Based on a review of Section 12.36.020 of the Los Angeles County Code of Ordinances (Wildflower Reserve Areas Designated), the Project Site is not located in a Wildflower Reserve Area.[18] The Project Site is not located within a Significant Ecological Area (SEA), the nearest of which is the Puente Hills SEA located approximately 0.8 miles from the Project Site (See **Figure 5, Significant Ecological Area Map**) with intervening hillside residential development of similar scale as the proposed Project and associated roadways. Therefore, the Project would not conflict with policies or ordinances related to these resources.

Protected Oak Tree Impacts

With regard to the County's Oak Tree Ordinance, a separate Oak Tree Report was prepared in accordance with the Los Angeles County Code, Chapter 22.174 – Oak Tree Permits (Ord. 2019-0004 § 1, 2019). Oak trees within the County of Los Angeles are recognized as significant historical, aesthetic and ecological resources. It is the intent of the Oak Tree Permit to preserve and maintain healthy oak trees in the development process. Unless allowed by an Oak Tree Permit, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the oak genus which is at least eight inches in diameter, as measured at a distance of 4.5 feet above natural grade; in the case of an oak with more than

[18] Los Angeles County Code of Ordinances Chapter 12.36. Wildflowers.

Figure 5, Significant Ecological Area Map



TENTATIVE TRACT NO. 60973 – MITIGATED NEGATIVE DECLARATION

Significant Ecological Area Map FIGURE 5

one trunk, whose combined diameter of any two trunks is at least 12 inches in diameter as measured 4.5 feet above natural grade.

A summary of the results of the Oak Tree Report is as follows: a total of 29 protected oak trees were assessed in the Oak Tree Report, all of which are coast live oak (*Quercus agrifolia*). The proposed Project has been designed to avoid and retain all onsite protected oak trees. According to the Oak Tree Report, the Project would encroach into the protected zone or drip lines of twelve of the protected oak trees, which would require an Oak Tree Permit. Impacts to County protected oak trees would be less than significant after implementation of **MM BIO-10**.

Mitigation Measures:

BIO-10: Protected Oak Tree Impacts

The permittee shall ensure that the 12 encroached trees recorded alive during the oak tree survey are monitored during any construction activities that take place within the protected zones of said oaks, and that all encroached oak trees survive for a period of two years after the issuance of Certificate of Occupancy. In the event an encroached tree dies during the two-year monitoring period, no less than two native oaks shall be provided as replacements and these shall subsequently be monitored for no less than 2 years. Should a replacement tree die

during the two-year monitoring period, it shall be replaced in-kind and monitored two years from the date it was planted.

Additionally, the Applicant shall also implement the recommendations of the Project *Oak Tree Report* (Oak Tree Report, Proposed Residential TTM 060973 // CUP 2008-00169 Hacienda Heights, Ca 91745-4106, Prepared by TREES, etc., Revision Date November 9, 2021). Specifically, the applicant shall:

- Have a County-approved arborist on-site during all excavations within the drip lines and/or Protected Zones of any protected oak trees.
- Install temporary chain link fencing of a minimum four (4) foot height around all protected oak trees onsite that are located within 50 feet from proposed construction at the drip lines or Protected Zones (or at the location of the approved encroachment) prior to the start of any on-site grading. This fencing shall remain intact until the County-approved arborist and/or the Los Angeles County Fire Department – Forestry Division allows it to be removed or relocated.
- All footing excavations within the drip lines and/or Protected Zones shall initially be dug by hand work only, to a maximum of five (5) feet (or to a depth that CAL-OSHA, OSHA, or local codes allow). If any roots are encountered, they shall be cleanly excised (and not sealed). Any excavation below the "approved" depth may be done with acceptable machinery.
- No other on-site oak trees shall be encroached upon without a County Oak Tree Permit.
- No over-excavation outside of any cut and/or fill slopes (top of slope or toe of slope) shall occur within the drip lines and/or Protected Zones of on-site protected oak trees unless required by the Project's structural engineer, and approved by Los Angeles County.
- Soil compaction within the drip line and/or root zone shall be minimized. No equipment, spoils or debris shall be stored within the drip line and/or Protected Zones of the saved trees. No dumping of liquids or solvents, cleaning fluids, paints, concrete washout or other harmful substances within the drip lines and/or Protected Zones shall be permitted.
- All work to this Project's native oak trees shall be in accordance with Los Angeles County Oak Tree Ordinance and tree policies.
- Prior to completion of this Project, the County-approved arborist shall certify in a "letter of compliance" that the Oak Tree Ordinance and all concerned tree policies have been adhered to.
- Copies of the Oak Tree Report, the Oak Tree Ordinance, and the Project's Oak Tree Permit shall be maintained on site during all Project construction.

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

No Impact. Based on review of the Hacienda Heights Community Plan (Adopted May 24, 2011) Land Use Policy map, the Project Site is approximately 0.8 miles from an area the Community Plan designates for open space conservation (OS-C), which is coincident with the Puente Hills SEA that extends into the Community Plan area. The Project Site is not located within a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan, and therefore would result in no impact related to such plans, and no mitigation measures are required.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated. The following cultural resources analysis is primarily based on the Cultural Resource Assessment prepared by BCR Consulting, dated January 20, and an updated records search and pedestrian survey letter report prepared by Envicom Corporation, dated December 23, 2021,which are included as **Appendix D**. The 2012 Cultural Resource Assessment and the 2021 updated records search included record searches from the South Central Coastal Information Center (SCCIC), Native American Heritage Commission (NAHC), and Natural History Museum (NHM); a review of historic maps for the Project Site; and a physical pedestrian survey of the subject property.

A Project could have a significant impact if it would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064. The Project Site, which is mostly undeveloped, includes two existing single-family residences. One of the existing residences is associated with the address of 2027 Vallecito Drive and the other is located at 2342 Via Cielo. The SCCIC updated records search results included records for the two existing structures filed with the State's Department of Parks and Recreation (DPR) in 2011 by the authors of the 2012 Cultural Resource Assessment for the property. The DPR Site Forms for these two existing structures were included in the 2012 Cultural Resource Assessment. The 2012 Cultural Resource Assessment and the DPR records obtained from SCCIC in 2021 indicate that the structure located at 2342 Via Cielo was built in 1939, and the residence at 2027 Vallecito Drive was built in 1956. The SCCIC records regarding the two existing homes report that both of the existing homes were evaluated for eligibility for listing on the California Register of Historic Resources or the National Register of Historic Places, with determinations that neither of the homes were considered eligible for listing under any of the four criteria that are provided in the CEQA Guidelines Section 15064.5, and thus not considered to be historical resources under CEQA. In addition, the Project development footprint does not include the existing residential structures which would be retained, and therefore the Project would not adversely impact those structures. Based on the results of the BCR field survey and research reported in the Cultural Resource Assessment and the recommendations of that report, the proposed Project is not anticipated to affect any archaeological or historical resources. Additionally, based on the results of the updated records search of the SCCIC and NAHC databases in 2021, there are no records of cultural resources within the site or surrounding properties not discussed in the 2012 Cultural Resource Assessment. However, the Cultural Resource Assessment included a contingency recommendation that if any previously unrecorded cultural resources are identified during grading activities, a qualified archaeologist shall be retained to assess the significance of the find and shall have the authority to stop or divert construction excavation as necessary, as described in Mitigation Measure MM-CR-1. Therefore, potential impacts to cultural historical resources would be reduced to less than significant with mitigation incorporated.

Mitigation Measure:

CR-1: Unanticipated Discovery

- During construction of the roadway and new residences on the Site, if any previously unrecorded cultural resources are identified during grading activities, all work in that area shall be halted or diverted away from the discovery to a distance of 30-feet and a qualified archaeologist shall be retained to assess the significance of the find.
- If the qualified archaeologist confirms that that the discovery is potentially significant, then the Los Angeles County Department of Regional Planning (Lead Agency) shall be contacted and informed of the discovery, and construction will not resume within 30 feet of the discovery until a conclusion regarding significance can be reached in consultation with the Lead Agency. For discovered cultural resources that are determined to be significant, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the Lead Agency.

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

Less Than Significant Impact. A significant impact could occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. The Phase I Cultural Resource Assessment of the Project Site was prepared by Envicom to update findings of a previous cultural resource report for the Project that dated to 2012 (Brunzell and Brunzell 2012). The current Cultural Resource Assessment prepared by Envicom included a search of SCCIC records to provide an updated inventory of all previously recorded archaeological and historic archaeological resources, as well as previously conducted archaeological investigations or studies, within the Project Site and surrounding properties. The SCCIC records that were obtained for the Cultural Resource Assessment only included the two onsite residences discussed above as recorded historical cultural resources. No other recorded cultural resources within the property or surrounding study area were identified by the SCCIC. The Cultural Resource Assessment also requested NAHC review of the Sacred Lands File (SLF), which returned a negative result for any recorded Tribal Cultural Places or other sites of cultural importance within or near the Project Site.

The Project would likely result in deeper excavations than previously performed on the Site for past agricultural uses. As such, previously unknown archaeological resources may exist beneath the Project Site that could be uncovered during excavation activities. If previously unknown archaeological resources are found during excavation, the Project would be required to follow procedures detailed in California Public Resources Code Section (PRC) 21083.2. The required compliance would ensure any found deposits are treated in accordance with federal, state, and local guidelines, including those set forth in PRC Section 21083.2. Compliance with Regulatory Compliance Measures RC-CR-1, described above, and **Regulatory Compliance Measure RC-CR-1 (Archaeological Discovery Protocol),** would ensure that if any such resources are found during construction of the Project, they will be evaluated and handled according to the proper regulations. Therefore, Project impacts to archaeological resources would be less than significant.

Mitigation Measure:

CR-2: Archaeological Discovery Protocol - Regulatory Compliance Measure

- If archaeological artifacts or paleontological fossil resources are encountered during construction, work shall be halted or diverted away from the discovery to a distance of 30-feet until a qualified archeologist can evaluate the nature and/or significance of the find(s). Construction activity may continue unimpeded on other portions of the Project Site while the find is being evaluated. If the

found deposits are determined to be significant, they shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

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

Less Than Significant With Mitigation Incorporated. There are no unique geologic features on the Site. The Cultural Resource Assessment reports that the NHM record search findings indicate the Project is near areas of older alluvial material of the Topanga Formation, and the Puente Formation that are considered to be sensitive for paleontological resources. Although no known paleontological resources have been recorded on the Site or the surrounding properties, the NHM recommended monitoring of any substantial extractions (e.g., excavated soil). Accordingly, the Cultural Resource Assessment recommended any ground disturbance that is deeper than 3-feet be monitored by a qualified paleontologist, which would consist of periodic spot-checking during grading to determine whether sensitive formations are being encountered (i.e., the Topanga Formation or the Puente Formation, as per the NHM letter), and then potentially increasing to full-time monitoring if such sensitive formations are identified. Potential impacts to unknown paleontological resources would be reduced to less than significant with implementation of **Mitigation Measure MM-CR-2 (Paleontological Monitoring)**.

Mitigation Measures:

CR-3: Paleontological Monitoring

- During grading, a qualified paleontological monitor shall be retained by the Project applicant to spot-check grading periodically up to three times weekly to determine if excavations encounter older alluvial materials of the Topanga Formation or the Puente Formation that are sensitive for paleontological resources. Paleontological monitoring of grading shall be increased to full-time if such materials are being graded or excavated.
- The monitor shall recover any fossil material uncovered through grading that is found within a disturbed context or that do not warrant additional assessment when safe to do so, without the need to halt grading. Discovered items that do not warrant further assessment, survey, evaluation, or data recovery shall be described in the monitor's daily logs. If no fossils are discovered during monitoring, then the daily logs shall be submitted to the lead agency as proof of compliance without the need of a final Monitoring Report.

The paleontological monitor can halt construction within 30-feet of a potentially significant fossil resource, if necessary, until a qualified paleontologist can determine whether the item warrants further assessment. All fossils recovered that may be of importance to California paleontology, will be cleaned, analyzed, and described within a final Project Monitoring Report. If important fossils are found during monitoring, a Curation Plan shall be prepared for review by the Lead Agency prior to finalization of the Monitoring Report. All fossil materials will be curated at the NHM of Los Angeles County or placed on public display by the owner.

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

Less Than Significant Impact. There are no known human remains or burial grounds identified on the Project Site or its vicinity. However, it is possible that unknown human remains could be uncovered during grading and excavation. If human remains are encountered unexpectedly during demolition, grading, and/or construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall

occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. The Project would be required to comply with **Regulatory Compliance Measure RC-CR-2,** which would ensure potential impacts to human remains would be less than significant.

Mitigation Measures:

CR-4: Inadvertent Discovery of Human Remains

- The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. The Coroner must be notified of the find immediately, together with the Lead Agency and the property owner.
- If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the Site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact. The following analysis is based on the CalEEMod Output sheets provided in Appendix B and the Fuel Consumption Worksheet (**Appendix E**)

Construction

During construction, the Project would use diesel-powered equipment for onsite activities such as grading, paving, and building construction, and off-site vehicle use for delivery of construction materials. Additionally, during construction the Project would result in worker vehicle trips to and from the Site.

According to the U.S. Energy Information Administration,[19] combustion of one gallon of diesel fuel generates approximately 22.46 pounds of CO_2 and burning one gallon of petroleum-based gasoline produces approximately 18.74 pounds of CO_2. Using these factors, the Project's consumption of diesel and gasoline fuels during construction were calculated based on the total construction-related CO_2 emissions estimated by CalEEMod. The calculations are shown in the Construction Fuel Consumption Worksheet provided in Appendix E, and are summarized in **Table 6-1, Total Fuel Consumption During Project Construction**.

Table 6-1
Total Fuel Consumption During Project Construction

Energy Type	Total CO_2 MT	Total CO_2 Lbs[b]	Emissions Factor (CO_2 lbs/gal. fuel)	Total Gallons Consumed
Total Diesel	278.8	614,583	22.46	**27,363**
Total Gasoline	37.56	82,806	18.74	**4,419**

Source: Envicom Corporation, Fuel Consumption Worksheet (Appendix E)
[a] 1 MT = Metric Ton = 2,204.62 lbs. (approx.)

As shown in Table 6-1, the Project is estimated to consume approximately 27,363 gallons of diesel fuel and approximately 4,419 gallons of gasoline during construction. In 2015, 15.1 billion gallons of gasoline[20] and 4.2 billion gallons of diesel, including off-road diesel, was sold in California.[21] As such, the Project's consumption of fuels during construction would be less than 0.00003 percent of statewide use of gasoline, and less than 0.0007 percent of statewide use of diesel fuel, which would not represent a substantial proportion of annual gasoline or diesel fuel use in California.

[19] U.S. Energy Information Administration, Carbon Dioxide Emissions Coefficients, Accessed on September 17, 2021 at: https://www.eia.gov/environment/emissions/co2_vol_mass.php.
[20] California Energy Commission, California Gasoline Data, Facts, and Statistics, Accessed September 10, 2021, at: https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-gasoline-data-facts-and-statistics.
[21] California Energy Commission, California Diesel Fuel Data, Facts, and Statistics, Accessed September 10, 2021, at: https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-gasoline-data-facts-and-statistics.

The California Code of Regulations (CCR), requires drivers of diesel-fueled commercial motor vehicles with gross vehicle weight ratings greater than 10,000 pounds not to idle the vehicle's primary diesel engine longer than five minutes at any location.[22] Compliance with this regulation would reduce the potential for inefficient use of, or unnecessary consumption of energy from diesel fuel. Therefore, the potential for the Project to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction would be less than significant.

Operations – Electricity

During operations, the Project would generate demand for electricity from Southern California Edison (SCE). As estimated by CalEEMod, the operational energy demand of the proposed homes and private drive would be approximately 62,864 kilo-watt hours/year (kWh/yr).[23] SCE supplied approximately 80,913 million kWh/year.[24] As such, the Project's total electricity demand would represent approximately 0.00007 percent of the electricity supplied by SCE and would represent a negligible electricity demand in relation to the existing electricity demand. Therefore, the Project would not result in substantial increase in electricity demand.

The Project's new residences would be required to comply with the California Code of Regulations Title 24, Part 6 Building Energy Efficiency Standards and Part 11 California Green Building Standards Code and Los Angeles County Green Building Standards in effect at the time of permit issuance. Additionally, each home would have solar panels installed to reduce the reliance on fossil fuel-generated electricity supplies. These energy efficient Project design features as well as compliance with existing regulations would ensure the Project's potential to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources associated with electricity use during operations would be less than significant.

Operations – Natural Gas

The Project would generate demand for natural gas from the Southern California Gas Company (SoCalGas). As estimated by CalEEMod, the total demand for natural gas would be approximately 203,937 kBTU/year.[25] According to the California Energy Commission, SoCalGas supplied 5424.7 million or 542,340,506,986 kBTU/year of natural gas in 2019.[26] The Project's natural gas usage would represent less than 0.00004 percent of total supplies provided by SoCalGas in 2019, which would be a negligible percentage of the natural gas consumption relative to supplies.

The Project's new residences would be required to comply with the California Code of Regulations Title 24, Part 6 Building Energy Efficiency Standards and Part 11 California Green Building Standards Code and Los Angeles County Green Building Standards in effect at the time of permit issuance. The required use of energy efficient project design features would ensure the Project's potential to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources associated with natural gas use during operations would be less than significant.

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

Less Than Significant Impact. The proposed subdivision and construction of eight new single-family residences would represent a minimal amount of the County's energy demand and does not conflict with a state or local plan for renewable energy or energy efficiency. As a matter of regulatory compliance, the Project

[22] California Code of Regulations, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.
[23] CalEEMod output sheets are provided in Appendix B.
[24] California Energy Commission, Electricity Consumption by Entity, accessed September 17, 2021: http://www.ecdms.energy.ca.gov/elecbyutil.aspx.
[25] CalEEMod output sheets are provided in Appendix B.
[26] California Energy Commission, Gas Consumption by Entity, accessed September 17, 2021: http://www.ecdms.energy.ca.gov/gasbyutil.aspx

would be required to comply with the California Code of Regulations Title 24, Part 6 Building Energy Efficiency Standards and Part 11 California Green Building Standards Code and Los Angeles County Green Building Standards in effect at the time of permit issuance. These standards require applicable projects to comply with energy saving building standards, and therefore, each proposed home would be required to meet or exceed relevant building codes to maximize efficiency. Additionally, each home would have solar panels installed to reduce the reliance on fossil fuel-generated electricity supplies. See Section 8. Greenhouse Gas Emissions for further discussion of the Project's consistency with County's Community Climate Action Plan (CCAP) which includes policies that address energy conservation. As such, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less Than Significant Impact. According to the Report of Geotechnical Engineering Investigation[27] (Geotechnical Investigation) provided in **Appendix F**, the Project Site is not located within a state-designated Alquist-Priolo Earthquake Fault Zone. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the Site. The closest surface trace of an active fault to the Site is the Whittier Fault, located approximately 1.5 miles south from the Project Site.[28] As the Project Site is not located within a state designated Earthquake Fault Zone, the potential for future surface rupture on the Project Site is considered low, and potential impacts associated with fault rupture would be less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Less Than Significant Impact. The Project Site is located within a seismically active region, as is all of Southern California. It is likely that future earthquakes will shake the subject property, as is the case with the surrounding community and most of Southern California. Conformance to current building codes reduces potential impacts associated with ground shaking to less than significant levels. The California Building Code establishes minimum standards for performance and stability of structures according to site characteristics by regulating design, means and methods or construction, materials, and rules of occupancy, based on the proposed land use and site conditions. Required compliance with the California Building Code and the recommendations of the geotechnical report will ensure Project-related impacts to seismically induced ground shaking would be less than significant.

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

Less Than Significant Impact. Liquefaction is a process by which sediments below the water table temporarily lose strength and behave as a viscous liquid rather than a solid. Lateral spreading is a type of landslide that occurs on flat or gentle terrain due to liquefaction. According to the California Geological Survey, as indicated in the geotechnical investigation, the Project Site is not in a liquefaction hazard zone and

[27] Cal Land Engineering, Inc. DBA Quartech Consultants, Report of Geotechnical Engineering Investigation, February 27, 2006.
[28] California Geological Survey California Earthquake Hazards Zone Application, Accessed on August 25, 2021 at: https://maps.conservation.ca.gov/cgs/EQZApp/app/.

risks associated with liquefaction would be unlikely. Therefore, impacts related to liquefaction or lateral spreading would be less than significant.

iv) Landslides? ☐ ☐ ☒ ☐

Less Than Significant Impact. According to the geotechnical report, a small area in the northwestern portion of the property is within an earthquake induced landslide area. This area does not extend beyond the boundaries of lots 1 and 2. The geotechnical report determined existing slopes on the site should remain stable, and proposed slopes would remain stable under normal conditions provided the engineering recommendations in the document are followed. Recommendations include excavating fill soils where present and replacing with compacted fill to ensure stability. The report concludes development of the Project is feasible from a geotechnical standpoint provided standard engineering principals are followed to account for the landslide potentials. The Project would be required to implement the recommendations in the geotechnical report, which would ensure potential landslide hazards would be less than significant.

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

Less Than Significant Impact. Development of the Project has the potential to result in the erosion of exposed soils during construction activities. Potential erosion and sedimentation would be reduced by implementing Best Management Practices (BMPs) for erosion control found in the Los Angeles County 2014 Low Impact Development Standards Manual. The Project would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) during construction pursuant to the State Water Resources Control Board (SWRCB) General Construction Storm Water Permit. The SWPPP must identify BMPs that would be implemented to minimize erosion and sedimentation. The LA County Building Code Section J110.8.1 requires all BMPs are installed prior to grading and remain in good working order until final grading approval and all permanent drainage and erosion control systems, if required, are in place. Compliance with regulatory requirements to minimize soil erosion would ensure potential impacts would be less than significant.

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

Less Than Significant Impact. As discussed above, a small portion of the Project Site is located in a potential earthquake induced landslide area. This area could potentially become unstable through development activity. However, as evaluated in the geotechnical report, this area of potential hazard is contained in lot 1 and the outer edge of lot 2. Required compliance with the geotechnical report recommendations for soil stability would ensure that the risk of potential on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

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

Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Based on the Geotechnical Investigation, expansive soils were not

encountered on the Project Site. In addition, the Project would comply with applicable County building codes and implement recommendations included in the Geotechnical Investigation. As such, potential impacts associated with expansive soils would be less than significant.

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

No Impact. The Project Site and surrounding vicinity is currently served by existing wastewater collection, conveyance, and treatment infrastructure. The proposed new homes would be connected to the existing wastewater conveyance and treatment infrastructure, and no onsite wastewater treatment systems or septic systems are proposed. Therefore, no impact would occur.

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

Less Than Significant Impact. The Project is located within a Hillside Management Area and is requesting approval of a Conditional Use Permit for development in a hillside management area. The Project has been designed in compliance with the Conditions of Approval for development in a hillside management area as specified in Los Angeles County Code Section 22.104.050, which includes retaining more than 70 percent of each lot created within the Site (approximately 76 percent of the total Project Site) as open space. With issuance of the requested Conditional Use Permit and required compliance with the applicable Conditions of Approval, the Project would not substantially conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104) and potential impacts would be less than significant.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The following analysis is primarily based on the Air Quality and Greenhouse Gas Emissions Technical Report, prepared by Envicom Corporation, dated August 2021, and included as Appendix B.

Less Than Significant Impact. Greenhouse gases (GHGs) can contribute to an increase in the temperature of the earth's atmosphere by absorbing infrared radiation transmitted by the sun, thereby trapping and retaining heat within the atmosphere. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. The CEQA Guidelines define the following as GHGs: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs).[29] Each GHG differs in its mass and ability to trap heat within the atmosphere based on factors such as capacity to directly absorb radiation, length of time in the atmosphere, and chemical transformations that create new GHGs. Because the warming potential of each GHG differs, GHG emissions are typically expressed in terms of carbon dioxide equivalents (CO_2e), providing a common expression for the combined volume and warming potential of the GHGs generated by an emitter. Total GHG emissions from individual sources are generally reported in metric tons (MT) and expressed as metric tons of carbon dioxide equivalents ($MTCO_2e$).

Pursuant to Section 15064.4 of the CEQA Guidelines, which states that "A lead agency shall make a good-faith effort based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project", the Project's GHG emissions were estimated using the CalEEMod.2040.4.0 emissions estimation model as described in Section 3. Air Quality.

As shown in the CalEEMod output provided in Appendix B, Project construction activities would generate a total of 319 $MTCO_2e$ GHG emissions. The SCAQMD's GHG emissions evaluation guidance is to amortize construction emissions over a 30-year lifetime, which results in a project amortized annual emissions of approximately 10.6 $MTCO_2e$ emissions.

The Project's annual operational GHG emissions including the amortized construction emissions, are shown in **Table 8-1, Annual Greenhouse Gas Emissions**.

[29] California Code of Regulations, Section 15364.5 Greenhouse Gas, Article 20, Definitions.

Table 8-1
Annual Greenhouse Gas Emissions

Generation Source	$MTCO_2e$/year
Project Emissions	
Area Sources	2.7
Energy Utilization	22.2
Mobile Source	84.9
Solid Waste Generation	4.7
Water Consumption	2.6
Total Project Operations Emissions	**117.1**
Construction (Amortized)	10.6
Total Project Annual Emissions	**127.7**
Source: CalEEMod output in Appendix B. Totals may not add due to rounding.	

On December 5, 2008, the SCAQMD Governing Board adopted a staff proposal for an interim quantitative GHG significance threshold for industrial projects where the SCAQMD is the lead agency[30] (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 $MTCO_2e$/year. The SCAQMD *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*,[31] dated October 2008 also included a recommendation for establishing an interim GHG significance threshold of 3,000 $MTCO_2e$/year for residential and commercial projects in addition to the 10,000 $MTCO_2e$/year threshold for industrial facilities. The policy objective of SCAQMD's staff recommended interim GHG significance threshold proposal was to achieve an emission capture rate of 90 percent of all new or modified stationary source projects to address the long-term adverse impacts associated with global climate change. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to some type of CEQA analysis. CAPCOA has suggested that a quantitative threshold option that is designed to capture projects that represent approximately 90 percent of GHG emissions from new projects and exclude smaller projects (less than 50 units) that contribute a relatively small fraction of the cumulative statewide GHG emissions.[32]

In September 2010, regarding numerical GHG significance thresholds for residential and commercial uses, the SCAQMD staff presented the GHG CEQA Significance Threshold Stakeholder Working Group #15 with recommendations for two options for significance screening levels of GHG emissions for lead agencies to choose from to determine significance of non-industrial projects.[33] The first option was to use separate screening thresholds for residential, commercial, and mixed-use projects, with a numerical threshold of 3,500 $MTCO_2e$/year for residential projects. The second option was to use one screening threshold of 3,000 $MTCO_2e$/year for residential, commercial, and mixed-use projects. To date, SCAQMD has not formally adopted any quantitative threshold for determining the significance of GHG emissions associated with residential projects.

Although the Project's annual GHG emissions shown in Table 8-1 would be far below 3,000 $MTCO_2e$/year, given the lack of a formally adopted numerical significance threshold applicable to this Project, the determination of significance is thus to be made based on CEQA Guidelines Section 15064.4(b)(3) guidance regarding compliance with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. As discussed in Section 8.b, the Project would comply with regulations and requirements of applicable plans, policies, or regulations adopted for the purpose of reducing the emission, and pursuant to Section 15064.4(b)(3) of the CEQA Guidelines, the potential for the Project to GHG emissions, either directly or indirectly, that may have a significant impact on the environment would be less than significant.

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

Less Than Significant Impact. To determine the extent the Project complies with or exceeds the performance-based standards included in plans, policies and regulations adopted for the reduction of GHG emissions, this analysis will consider the following documents that are most relevant to the Project.

California's Green Building Standards Code

California's Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations), referred to as CALGreen, establishes voluntary and mandatory standards for construction projects that relate to sustainable site development, energy efficiency, water conservation, material conservation, and interior air quality. The Project would be required to meet or exceed the mandatory requirements of the California Green Building Standards Code as updated and in effect at the time of building permit issuance.

County of Los Angeles Community Climate Action Plan

The Unincorporated Los Angeles County Community Climate Action Plan 2020 (2020 CCAP), which was adopted in 2015, describes the County's plan to reduce the impacts of climate change by reducing GHG emissions from community activities in the unincorporated areas of Los Angeles County by at least 11 percent below 2010 levels by 2020. The 2020 CCAP addresses emissions from building energy, land use and transportation, water consumption, and waste generation. The 2020 CCAP, a component of the County's 2015 General Plan, describes the County's plan for achieving this goal, including specific actions for each of the major emissions sectors, and provides details on the 2010 and projected 2020 emissions in the unincorporated areas. In April of 2022, the Los Angeles County Department of Regional Planning released a public draft of an update to the 2020 CCAP, called the 2045 Climate Action Plan, and an accompanying EIR.[34]

There are 26 local actions included in the 2020 CCAP. The local actions are grouped into five strategy areas: green building and energy; land use and transportation; water conservation and wastewater; waste reduction, reuse, and recycling; and land conservation and tree planting. Project consistency with the 2020 CCAP is evaluated in **Table 8-2 Project Consistency with the Community Climate Action Plan**. Achieving many of the goals and/or implementing the actions of the 2020 CCAP are the responsibility of the County (or other State or local government agencies) rather than of any one development project. However, where a response of "Not applicable" is indicated in the table below, it should be noted that the Project would not interfere with the ability of the County or other public agencies to achieve the stated goal or to implement the stated action.

Table 8-2
Project Consistency with the Community Climate Action Plan

Action	Goal Summary	Project Consistency
Strategy Area: Green Building and Energy		
BE-1: Green Building Development	Promote and incentivize at least Tier 1 voluntary standards within the California Green Building Standards Code (CALGreen) for all new residential and nonresidential buildings. Develop a heat island reduction plan and	**Not applicable.** Actions to promote or incentivize voluntary CALGreen standards for new buildings would be the responsibility of the County. However, the Project would be required to meet or exceed the

[30] South Coast Air Quality Management District, Greenhouse Gases (GHG), Accessed on June 11, 2021 at: http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2.
[31] South Coast Air Quality Management District, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008.
[32] California Air Pollution Control Officers Association (CAPCOA), CEQA and Climate Change white paper, January 2008.
[33] South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15, September 28, 2010.
[34] Los Angeles County Department of Regional Planning, Climate Action: The Blog, Accessed at https://planning.lacounty.gov/site/climate/blog/ on September 2, 2022.

	facilitate green building development by removing regulatory and procedural barriers.	mandatory residential standards of CALGreen (California Code of Regulations, Title 24, Part 11) in effect at the time building permits are issued (currently 2019) including energy and water efficiency measures. Development of a heat island reduction plan or "removing regulatory and procedural barriers" would be the responsibility of the County. However, the Project would retain approximately 76 percent of the property as open space.
BE-2: Energy Efficiency Programs	Energy efficiency retrofits for at least 25 percent of existing commercial buildings over 50,000 square feet and at least 5 percent of existing single family residential buildings.	**Not applicable.** The Project would construct eight new residential units required to meet or exceed current efficiency standards currently in effect, or as updated and in effect at the time that building permits are obtained.
BE-3: Solar Installations	Promote and incentivize solar installations for new and existing homes, commercial buildings, carports and parking areas, water heaters, and warehouses.	**Consistent.** The Project would provide solar panels for each proposed home.
BE-4: Alternative Renewable Energy Programs	Implement pilot projects for currently feasible wind, geothermal, and other forms of alternative renewable energy.[1]	**Not applicable.** It is not the responsibility of the Project to implement such pilot projects throughout the County.
BE-5: Wastewater Treatment Plant Biogas	Encourage renewable biogas projects.	**Not applicable.** It is not the responsibility of the Project to encourage such projects at wastewater treatment plants throughout the County. The Project would be connected to existing regional wastewater treatment facilities and does not propose onsite wastewater treatment facilities.
BE-6: Energy Efficiency Retrofits of Wastewater Equipment	Encourage the upgrade and replacement of wastewater treatment and pumping equipment.	**Not applicable.** The Project would be connected to existing regional wastewater treatment facilities and does not propose onsite wastewater treatment facilities or pumping equipment.
BE-7: Landfill Biogas	Partner with the owners and operators of landfills with at least 250,000 tons of waste-in-place to identify incentives to capture and clean landfill gas to beneficially use the biogas to generate electricity, produce biofuels, or otherwise offset natural gas or other fossil fuels.	**Not applicable.** It is not the responsibility of the Project to undertake such projects.
Strategy Area: Land Use and Transportation		
LUT-1: Bicycle Programs and Supporting Facilities	Construct and improve bicycle infrastructure to increase biking and bicyclist access to transit and transit stations/hubs. Increase bicycle parking and "end-of-trip" facilities.	**Not applicable.** It is not the responsibility of the Project to undertake bicycle infrastructure projects. The Project would not interfere with use of existing bicycle infrastructure or construction of new bicycle infrastructure or supporting facilities.
LUT-2: Pedestrian Network	Construct and improve pedestrian infrastructure to increase walking and pedestrian access to	**Not applicable.** It is not the responsibility of the Project to

	transit and transit stations/hubs. Program the construction of pedestrian projects toward the goal of completing 15,000 linear feet of new pedestrian improvements/amenities per year.	undertake pedestrian infrastructure projects. The Project would not interfere with the use of existing pedestrian infrastructure or the construction of new pedestrian infrastructure.
LUT-3: Transit Expansion	Collaborate with the Los Angeles County Metropolitan Transportation Authority (Metro) on a transit program that prioritizes transit by creating bus priority lanes, improving transit facilities, reducing transit-passenger time, and providing bicycle parking near transit stations. Construct and improve bicycle, pedestrian and transit infrastructure to increase bicyclist and pedestrian access to transit and transit stations/hubs.	**Not applicable.** It is not the responsibility of the Project to undertake pedestrian, transit, or other infrastructure projects. The Project would not interfere with implementation of this action.
LUT-4: Travel Demand Management	Encourage ride- and bike-sharing programs and employer-sponsored vanpools and shuttles. Encourage market-based bike sharing programs that support bicycle use around and between transit stations/hubs. Implement marketing strategies to publicize these programs and reduce commute trips.	**Not applicable.** It is not the responsibility of the Project to encourage these programs, and no commercial or industrial uses to which such programs might apply are proposed. As the Project would construct eight new dwelling units, it is not anticipated to generate substantial employee or work-related travel.
LUT-5: Car-sharing Program	Implement a car-sharing program to allow people to have on-demand access to a shared fleet of vehicles.	**Not applicable.** The Project would construct eight new single-family residential units that are not anticipated to generate substantial employee or work-related travel.
LUT-6: Land Use Design and Density	Promote sustainability in land use design, including diversity of urban and suburban developments.	**Consistent.** The Project would construct eight new single-family residential units on a property currently developed with only two residences that would be retained. The Project would also retain approximately 76 percent of each lot for open space. New residences that would be constructed on the Site would be required to meet or exceed current standards for efficiency and sustainability. Solar panels and EV charging equipment would be installed for each proposed home.
LUT-7: Transportation Signal Synchronization Program	Improve the network of traffic signals on the major streets throughout LA County.	**Not applicable.** It is not the responsibility of the Project to improve traffic signals throughout the County. The Project would construct eight new single-family residential units that are not anticipated to generate substantial increases in vehicular travel on the existing roadway network.
LUT-8: Electric Vehicle Infrastructure	Install 500 EV charging facilities at County-owned public venues (e.g., hospitals, beaches, stand-alone parking facilities, cultural institutions, and other facilities) and ensure that at least one-third of these charging stations will be available for visitor use.	**Not applicable.** It is not the responsibility of the Project to encourage such projects throughout the County. However, the Project would provide dedicated EV charging equipment (Type 2) for each proposed home.

LUT-9: Idling Reduction Goal	Encourage idling limits of 3 minutes for heavy-duty construction equipment, as feasible within manufacturer's specifications.	**Not applicable.** It is not the responsibility of the Project to encourage construction equipment idling limits. However, during construction the Project would be required to comply with Section 2485 in Title 13 of the California Code of Regulations which requires idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction be limited to five minutes at any location. The Project would be required to comply with the applicable idling limitation regulation in effect at the time of construction.
LUT-10: Efficient Goods Movement	Support regional efforts to maximize the efficiency of the goods movement system throughout the unincorporated areas.	**Not applicable.** The Project does not propose commercial or industrial uses that would be related to the County's goods movement system. It is the responsibility of the County to identify the means by which to maximize the efficiency of this system.
LUT-11: Sustainable Pavements Program	Reduce energy consumption and waste generation associated with pavement maintenance and rehabilitation.	**Not applicable.** The Project is not a pavement maintenance project. Future maintenance of the proposed access road would be required to comply with applicable regulations for energy use and waste disposal at the time such actions may be taken.
LUT-12: Electrify Construction and Landscaping Equipment	Utilize electric equipment wherever feasible for construction projects. Reduce the use of gas-powered landscaping equipment.	**Consistent.** The Project Site is within an urbanized area currently served by electric utility infrastructure that could potentially be used during construction to power certain types of construction equipment. Landscape maintenance would be the responsibility of the individual homeowners. Electric outlets would be provided for each home per code, that could be used to power and/or charge batteries for electric landscaping equipment.
Strategy Area: Water Conservation and Wastewater		
WAW-1: Per Capita Water Use Reduction Goal	Meet the State established per capita water use reduction goal, as identified by SB X7-7 for 2020.	**Consistent.** Per SBX7-7, the State is to achieve a 20 percent reduction in urban per-capita water use by 2020. The proposed residences would be required to meet or exceed current California Code of Regulations residential standards, including Building Energy Efficiency Standards (Title 24, Part 6), and CALGreen (Title 24, Part 11), as well as Title 31 of the County Code (the Green Building Standards Code) and the water-efficient landscaping requirements of the County Code (Title 20, Chapter 20.09) effective at the time each building permit may be obtained.
WAW-2: Recycled Water Use, Water Supply Improvement Programs, and Storm Water	Promote the use of wastewater and gray water to be used for agricultural, industrial, and irrigation purposes. Manage stormwater, reduce potential	**Consistent.** It is not the responsibility of the Project to promote the use of wastewater and gray water throughout

Runoff	treatment, and protect local groundwater supplies.	the County. The Project would include best management practices (BMPs) consisting of planter boxes underlain with soil/planter media to attenuate and filter runoff from roof and tributary impervious areas to meet or exceed the County's SUSMP Standards to manage stormwater quality.
Strategy Area: Waste Reduction, Reuse, and Recycling		
SW-1: Waste Diversion Goal	For the County's unincorporated areas, adopt a waste diversion goal to comply with all State mandates associated with diverting from landfill disposal at least 75 percent of the waste by 2020.	**Consistent.** It is not the responsibility of the Project to adopt waste diversion goals. However, the Project would be required to meet or exceed the County's Title 31 Green Building Standards Code (Municipal Code Section 4.408.1) standards for recycling construction debris (currently 65 percent). Separate waste and recycling bins would be provided for each proposed home to allow separation of recyclables during operations.
Strategy Area: Land Conservation and Tree Planting		
LC-1: Develop Urban Forests	Support and expand urban forest programs within the unincorporated areas.	**Consistent.** Based on the Project's Tree Report, all protected oak trees that are currently within the site would be retained by the Project.
LC-2: Create New Vegetated Open Space	Restore and re-vegetate previously disturbed land and/or unused urban and suburban areas.	**Consistent.** Approximately 76.7% of the net area would be open space including graded areas that would be re-seeded and not built upon.
LC-3: Promote the Sale of Locally Grown Foods and/or products	Establish local farmers markets and support locally grown food.	**Not applicable.** It is not the responsibility of the Project to establish such land uses.
LC-4: Protect Conservation Areas	Encourage the protection of existing land conservation areas.	**Consistent.** The Project Site is not located in a land conservation area and would therefore not affect such a specially-designated area.

As shown in Table 8-2 the Project would not conflict with implementation of the CCAP Actions or interfere with the County's ability to achieve stated goals of the CCAP.

Regional Transportation Plan/Sustainable Communities Strategy

The Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) presents a long-term transportation vision through the year 2045 for the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The RTP/SCS "Core Vision" centers on maintaining and better managing the region's transportation network, expanding mobility choices by co-locating housing, jobs, and transit, and increasing investment in transit and complete streets. An analysis of the Project's consistency with the RTP/SCS strategies is provided in **Table 8-3, Consistency with the 2020-2045 RTP/SCS**.

Table 8-3
Consistency with the 2020-2045 RTP/SCS

Actions and Strategies	Conflicts Analysis
Focus Growth Near Destinations & Mobility Options	

Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations. Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets. Plan for growth near transit investments and support implementation of first/last mile strategies. Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses. Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods. Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations). Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking).	**Consistent.** The Project would construct eight new homes within an underutilized property currently developed with only two residences, increasing the number of homes provided on the property to a total of ten units. The Site is surrounded by similar single-family development. The Project would install EV charging equipment (Type 2) for each home to encourage EV purchase/use by residents that would reduce transportation-related emissions.
Promote Diverse Housing Choices	
Preserve and rehabilitate affordable housing and prevent displacement. Identify funding opportunities for new workforce and affordable housing development. Create incentives and reduce regulatory barriers for building context-sensitive accessory dwelling units to increase housing supply. Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of GHG emissions.	**Consistent.** The Project would construct eight new residential units and would not remove any housing units or displace any residents of affordable housing. It would not be the responsibility of the Project to identify funding for affordable housing, create incentives/reduce regulatory barriers regarding accessory dwelling units, or support local jurisdictions to streamline and lessen barriers to housing development that reduces GHG emissions. However, the Project would provide new housing (eight units) that would be required to meet or exceed applicable standards and regulations for energy efficiency and/or features to reduce GHG emissions. Additionally, each home would have solar panels installed to reduce reliance on offsite electricity generation, and EV chargers (Type 2) installed that would encourage EV use by residents, which would support reduction of GHG emissions.
Leverage Technology Innovations	
Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space.	**No conflict.** It would not be the responsibility of the Project to promote such low emission transportation technologies or supportive infrastructure. The Project would provide EV charging equipment for each home to encourage EV use.
Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi modal payments.	**Not applicable.** The Project does not propose land uses such as commercial or office uses that would provide services relevant to this action/strategy. Additionally, the Project's eight residential units would not represent substantial employment and thus would not substantially alter commute volumes. However, it is anticipated that each home would have access to technology (i.e., internet access) that would allow residents to participate in available telework or telemedicine services if desired or relevant. The Project would not conflict with this action/strategy.
Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power	**Not applicable.** Implementation of this strategy would be beyond the scope of the Project. However, the Project would

storage and power generation.	install solar panels for the proposed homes to supplement electricity supplied by utilities. The Project would not interfere with County actions to pursue micro-power grids and would not conflict with this action/strategy.
Support Implementation of Sustainability Policies	
Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions.	**Not applicable.** It would not be the responsibility of the Project to identify funding for sustainable development. However, each proposed home would have solar panels installed to reduce reliance on offsite electricity generation, and EV chargers (Type 2) installed that would encourage EV use by residents, which would support reduction of GHG emissions. The Project would not interfere with this action/strategy.
Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations.	**Not applicable.** SCAG support of statewide legislation would not be within the purview of the Project. The Project would not interfere with this action/strategy.
Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space.	**Not applicable.** Implementation of this strategy would not be within the purview of the Project. However, the Project would not interfere with this action/strategy.
Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies.	**Not applicable.** Implementation of this strategy would not be within the purview of the Project. However, the Project would not interfere with local agencies pursuing such opportunities and would not conflict with this action/strategy.
Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region.	**Not applicable.** Implementation of this strategy would not be within the purview of the Project. However, the Project would not interfere with local agencies pursuing such partnerships and would not conflict with this action/strategy.
Continue to support long range planning efforts by local jurisdictions.	**Not applicable.** Supporting long range planning efforts would be the responsibility of the Project. However, the Project would not interfere with such planning efforts by local jurisdictions such as SCAG, and would not conflict with this action/strategy.
Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy.	**Not applicable.** Educating local decision makers on implementation of the Sustainable Communities Strategy (SCS) would not be within the purview of the Project. However, the Project would not interfere with provision of such opportunities and would not conflict with this action/strategy.
Promote a Green Region	
Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards. Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration. Integrate local food production into the regional landscape. Promote more resource efficient development focused on conservation, recycling and reclamation. Preserve, enhance and restore regional wildlife connectivity. Reduce consumption of resource areas, including agricultural land.	**Not applicable.** These strategies are the responsibility of SCAG to implement. However, the Project would be required to incorporate sustainable design features to conserve energy and water, and reduce waste generation. The Project would result in no impacts to agricultural land or food production and would retain approximately 76% of the site as open space. The proposed construction of an additional eight homes on the Site that is currently occupied by two residences and surrounded by similar residential development would not interfere with SCAG supporting such planning efforts.

Identify ways to improve access to public park space.	
Source: Southern California Association of Governments, 2020-2045 RTP/SCS, September 3, 2020.	

As shown in Table 8-3, the Project would not conflict with implementation of the RTP/SCS strategies.

Plan Consistency Conclusion

The proposed property subdivision and construction of eight new homes within a site that is surrounded by existing residential development and is currently occupied by two existing homes that would be retained. Each proposed home would be required to meet or exceed relevant building codes to maximize efficiency and reduce GHG emissions, and each home would have solar panels installed and would have EV charging equipment (Type 2) installed. As the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, the potential for the Project to result in a substantial environmental impact, or substantially contribute to an environmental impact associated with GHG emissions would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact. The Project would subdivide the property into 10 lots and construct eight new single-family homes, which together with the two existing residences to be retained would result in a total of 10 residences on the property. Additionally, a private drive from Vallecito Drive would be constructed within the Project Site, which would provide access to each of the new lots and would terminate in a cul-de-sac near Via Cielo. Construction equipment and materials typically associated with residential development such as fuels, lubricants, solvents, and paints would temporarily be used onsite. The Project does not propose to produce or dispose of hazardous materials onsite. Due to the temporary nature of construction activities, and applicable regulations regarding storage and transport of fuels and proper disposal of remnant construction materials, the Project would not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials, and impacts during construction would be less than significant.

During operations, the proposed single-family homes would potentially store and use relatively small quantities of typical household products for cleaning and maintenance. Due to the relatively minor quantities of potentially hazardous materials that are typically used in single-family residences for normal household maintenance, the Project would not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials during operations, and impacts would be less than significant.

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

Less Than Significant Impact. The Project does not include the use or presence of hazardous materials or waste. Two existing homes within the property would be retained, and no substantial demolition of structures would occur. The proposed development of a private drive and eight new homes would occur in the undeveloped area of the property that was once occupied by an orchard for agricultural production and is currently vacant.

Based on a search of the County's Solid Waste Information Management System, the northwestern edge of APN 8221-015-004 is within 300 feet of an oil or gas well. The Los Angeles County Building Code, Section 110.4, requires that buildings or structures adjacent to or within 300 feet (60.96 m) of active, abandoned or idle oil or gas well(s) be provided with methane gas protection systems. As shown in Figure 6, Oil Well Exhibit, none of the proposed building pads are within 300 feet of the abandoned oil wells identified by the Solid Waste Information Management System. Therefore, the project does not propose to construct buildings or structures within 300 feet of any oil well, and no methane gas protections systems would be warranted pursuant to Los Angeles County Building Code, Section 110.4 requirements. As such, impacts related to

creation of a significant hazard to the public or environment though reasonably foreseeable upset and accident conditions would be less than significant.

Figure 6, Oil Well Exhibit Map

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

Less Than Significant Impact. Sensitive land uses include residential zones, schools, hospitals or other similar residential, educational, or health care facility. The Project is located within one-quarter mile of St. Marks Lutheran School, as well as single-family residences that are located on adjacent properties and the surrounding vicinity. During the temporary construction phase, the Project would include some use of solvents, paints, lubricants, and oils, which are typical of construction projects and would not create a substantial hazard to the public or environment. During operations of the eight new residences, the use of typical household products such as cleansers would be similar to the existing residences within and around the Project Site, and would not be stored in quantities that could pose a substantial risk to the environment or sensitive land uses. As such, impacts would be less than significant.

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

No Impact. A search of the California Environmental Protection Agency's (CalEPA's) Cortese List Data Resources databases[35] showed that the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The search involved the following records:

- Department of Toxic Substances Control's (DTSC's) Envirostor Hazardous Waste and Substances Site List;
- State Water Resources Control Board's (SWRCB's) GeoTracker database (for Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program sites, as well as GeoTracker irrigated lands, oil and gas production, operating permitted USTs, and Land Disposal sites); and,
- CalEPA's list of solid waste disposal sites; and the SWRCB's list of Cease and Desist Orders and Cleanup and Abatement Orders.
- Information required from the DTSC under Government Code Section 65962.5(a).

The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not create a significant hazard to the public or the environment associated with hazardous materials sites and would have no impact associated with being located on a site that is included on a list of hazardous materials sites.

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? ☐ ☐ ☐ ☒

[35] California Environmental Protection Agency, Cortese List Data Resources, Accessed on September 1, 2021 at: https://calepa.ca.gov/sitecleanup/corteselist/.

No Impact. The closest airport to the Project Site is the San Gabriel Valley Airport, located approximately nine miles north of the Project Site. The Project is not located within an airport land use plan and is not within two miles of a public airport. Therefore, the Project would have no impact associated with airport safety hazards.

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

Less Than Significant Impact. The Project Site is not located directly along an emergency response plan route. State Route 60, which is located approximately one mile from the site is a designated freeway disaster route.[36] As such, the Project would not substantially impair or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

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

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

Less Than Significant Impact. According to the County of Los Angeles General Plan (Figure 12.5, Fire Hazard Severity Zones Policy Map), the Project is located within a Very High Fire Hazard Severity Zone (VHFHSZ).[37] The State Board of Forestry and the California Department of Forestry and Fire Protection (CalFire) have provided comprehensive guidance for wildland fire protection in California. The Fire Plan Unit of LACoFD oversees implementing the California Fire Plan in Los Angeles County. The Strategic Fire Plan prepared by LACoFD identifies and prioritizes pre- and post-fire management strategies and tactics to reduce loss of life, property, and natural resources.[38]

Regarding fire access, the LACoFD requires fire lanes with turnarounds designed to accommodate the required fire apparatus, 20-foot minimum paved unobstructed on-site private driveways, and vehicular gates to be designed in accordance with the Fire Code. The proposed private drive would be constructed as a Fire Lane with adequate lane width for emergency vehicles, and the main access point from Vallecito Drive would be ungated. A secondary gated access point for emergency use only would connect the proposed cul-de-sac to Via Cielo, which emergency vehicles would be able to access by use of a Knox box or similar device. As the Project would comply with all required conditions of the LACoFD regarding emergency access within a fire hazard area, impacts would be less than significant.

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

Less Than Significant Impact. The Project Site is currently developed with two homes and is surrounded by existing residential development that is served by existing water supply infrastructure and fire hydrants. The Site Plans indicate a total of five fire hydrants will be installed along the Project's fire lane to serve the Site. The Project will be required to provide final site plans to the LACoFD for review and approval to ensure the proposed fire lane will meet all Fire Code requirements including ensuring that adequate water flow pressures and volumes are available for each fire hydrant. County of Los Angeles

[36] Los Angeles County Department of Regional Planning, General Plan Figure 12.6, Disaster Routes Map, May 2014.
[37] Los Angeles County Department of Regional Planning, General Plan Figure 12.5: Fire Hazard Severity Zones Policy Map, May 2014.
[38] Los Angeles County Fire Department, 2017-2021 Strategic Plan, Accessed on September 15, 2021 at: https://fire.lacounty.gov/wp-content/uploads/2019/09/LACoFD-Strategic-Plan-2017-2021.pdf.

Fire Department project conditions letter dated September 29, 2021 state that per the fire flow test performed by San Gabriel Valley Water Company dated 04-16-09, the existing water system can supply the required fire flow. The Project will be required an additional flow test prior to building permit issuance. As the Project would comply with all required conditions of the LACoFD regarding fire flow standards, impacts would be less than significant.

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

Less Than Significant Impact. The Project Site is located within the Hacienda Heights community, and is surrounded by properties that are developed with single-family residences, which do not constitute dangerous fire hazards. The proposed residences and the existing surrounding residences must implement adequate fuel modification/brush clearance per LACoFD requirements. Potential impacts would be less than significant.

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

Less Than Significant Impact. The Project would construct a roadway and eight single-family homes, and retain two single family residences on the site, which is located in a VHFHSZ. The proposed residential uses would be similar to existing development in the vicinity, and would be required to meet or exceed current fire safety codes, including installation of smoke detectors and automatic fire sprinklers. The Project would also provide five fire hydrants along the proposed private drive/fire lane, and would be required to comply with all applicable fire and safety codes and standards of the LACoFD, including implementation of an approved Fuel Modification Plan, adequate roadway widths, grades, and turning radius for emergency vehicle access, and sufficient fire flow water pressure and volume standards for fire hydrants. The proposed homes would be typical of the surrounding land uses, and do not constitute a substantially dangerous fire hazard. Therefore, potential impacts would be less than significant.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

Less Than Significant Impact. The following hydrology analysis is based on the Project's Drainage Report,[39] prepared by Cannon, dated August 7, 2023, and included as **Appendix G**.

The Project would subdivide the property into 10 lots, develop eight new single-family homes and retain two existing homes, and construct a driveway to access each of the created lots. No onsite wastewater treatment or septic tanks would be installed for this Project as each of the homes would be connected to a sewer line to be installed within the proposed private drive, which would connect to an existing sewer line along Vallecito Drive. Therefore, the Project would not violate water quality standards as a result of wastewater generation or treatment.

During construction, the Project would implement BMPs to meet standard NPDES requirements for storm water quality. The NPDES Construction General Permit is required for projects that disturb an area of at least one acre, and compliance with its requirements is typically achieved through preparation and implementation of a SWPPP, which would minimize erosion and alleviate the potential for degrading surface or ground water quality. Required compliance with the NPDES through SWPPP BMPs would assure that the degradation of water quality during construction would be avoided.

To ensure surface and groundwater quality during operations, the Applicant is required to submit a Standard Urban Stormwater Management Plan (SUSMP)[40] to the County Department of Regional Planning for review and approval prior to issuance of a grading or building permit. SUSMP regulations prioritize infiltration, capture/reuse, and biofiltration as the preferred stormwater control measures. During operations, the new/changed impervious proposed areas would be subject to SUSMP regulations and the Project would incorporate BMPs, as described in more detail below, such as catch basins to capture and treat onsite runoff prior to release on the street, and planter boxes to intercept runoff from rooftop drains. Other potential BMPs for post-construction would be biofilters, raingardens, or rain barrels. No other uses associated with the proposed residential development would violate water quality standards or waste discharge requirements. As the Project would be required to comply with applicable Federal, State and local water quality standards and requirements, potential impacts regarding violation of water quality standards or waste discharge requirements would be less than significant.

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

[39] Cannon, Addendum 1 to Approved Drainage Report Barrera SFR, November 16, 2022.

[40] Based on the date of application, the Project is not subject to current Low Impact Development (LID) requirements as it is "grandfathered" to the 2009/2011 SUSMP requirements.

Less Than Significant Impact. According to the Report of Geotechnical Engineering Investigation[41] included as Appendix F, groundwater or springs were not encountered during the field exploration. However, localized seepage was encountered at a depth of 14 feet below the existing grade along the colluvium and bedrock contact. The Report of Geotechnical Engineering Investigation concluded that static groundwater would not be expected to pose a significant constraint during construction.

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

(i) Result in substantial erosion or siltation on- or off-site? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project Site is situated within a Hillside Management Area. Stormwater runoff from the Site ultimately drains to Vallecito Drive's stormwater control roadside ditch, and storm drains operated by Los Angeles County Flood Control District, named the Vallecito Drain. Currently, there is a stormwater control roadside ditch with inlets that connects to the County's existing storm drain line.

Although the entire site ultimately drains to Vallecito Drive, the site can be divided into three on-site drainage subareas, one of which drains to the east, one that drains to the south and east, and one that drains north and then east, into a natural ravine and goes offsite before returning to Vallecito Drive. Post-construction, a new drainage area would be created that would drain to and along the proposed private drive to Vallecito Drive. The Hydrology Report describes how the area of each of the existing drainage subareas would be reduced with the creation of the new drainage area along the private driveway, and how the overall imperviousness of the site would increase following development. Refer to the Existing Hydrology and Proposed Hydrology plans included in Appendix F for further details. To meet SUSMP standards, the proposed homes would include planter box BMPs, or similar, to intercept runoff from rooftop drains to reduce the impact on adjacent properties.

In conclusion, the Project would be subject to compliance with federal, state and local regulations and the implementation and maintenance of appropriate BMPs will reduce the risks of substantial erosion or siltation on or off-site to a less than significant level. Therefore, impacts to erosion or siltation would be less than significant.

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

Less Than Significant Impact. The Project is not located in a County-designated flood zone.[42] During construction, the Project would implement appropriate SWPPP BMPs to ensure surface runoff would not result in flooding on- or off-site. During operations, the Project would be required to implement BMPs to assure runoff volumes would be equal or less than existing conditions, and therefore would not substantially increase the flow rate from existing conditions. As previously described, the Project would

[41] Cal Land Engineering, Inc. DBA Quartech Consultants, Report of Geotechnical Engineering Investigation, February 27, 2006.
[42] Los Angeles County, Department of Public Works, Flood Zone Determination Website, Accessed on June 18, 2019 at: https://pw.lacounty.gov/floodzone/.

implement SUSMP compliant BMPs, such as catch basins, planter boxes, biofilters, raingardens, or rain barrels to ensure that runoff would not substantially increase on-site that would result in flooding. As such, the Project would not substantially increase the rate, amount or depth of surface runoff in a manner which would result in flooding on- or off-site. Therefore, impacts regarding flooding would be less than significant.

☐ ☐ ☒ ☐

(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?

Less Than Significant Impact. During construction, the Project would be required to comply with the County's requirement under the NPDES to produce a SWPPP to manage stormwater runoff and minimize stormwater pollutants.

During operations, each home would include SUSMP compliant BMPs, such as catch basins, planter boxes, biofilters, raingardens, or rain barrels to capture and treat stormwater, which would ensure runoff would not provide substantial sources of pollution. The Project would include storm drain inlets that would collect and convey stormwater to a storm drainpipe to be installed in the proposed private driveway, which would connect to the County's existing storm drain along Vallecito Drive. Additionally, the Project would reconstruct an existing roadside ditch inlet to the Vallecito Drive stormdrain. The Project will conform to applicable requirements to connect with the County Flood Control facilities and storm drain system. Any storm drain line within the development that would connect with the County's storm drain line on Vallecito Drive would be required to conform to the County's approved allowable release flowrate. Therefore, the Project would have a less than significant impact regarding the quantity and quality of runoff water. No mitigation measures are required.

☐ ☐ ☒ ☐

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

Less Than Significant Impact. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the Project Site falls within Zone X, meaning the Project area is determined to be outside the 0.2% annual chance floodplain.[43] According to the General Plan, the Project Site is not located within a 100- or 500- year flood plain.[44] Additionally, the Project would be designed in accordance with all applicable regulations and engineering standard practices to ensure that stormwater runoff is captured, controlled, treated and conveyed to the existing stormwater system. As such, the Project would not impede or substantially redirect flood flows. Therefore, the development of the proposed residential Project would have a less than significant impact regarding flood flows within a County or Federal floodplain.

☐ ☐ ☐ ☒

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

[43] FEMA, FIRM, Los Angeles County, Panel 1700 of 2350, Map Number 06037C1700F, Effective date September 26, 2008.

[44] Los Angeles County Department of Regional Planning, Figure 12.2: Flood Hazards Zones Policy Map, updated January 2021.

No Impact. As stated above, the Project would not be located within a Federal or County flood hazard area. Therefore, no impact would occur.

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

Less Than Significant Impact. Based on the date of application, the Project is not subject to current Low Impact Development (LID) requirements as it is "grandfathered" to the 2009/2011 SUSMP requirements. The Project would be required to comply with applicable SUSMP regulations including the applicable portions of the County of Los Angeles Grading Code, the Municipal Separate Storm Sewer System (MS4) Permit in compliance with NPDES requirements for stormwater and non- stormwater discharges (CAS004001, Order No. R4-2012-0175). As stated above, the Project would implement SUSMP compliant BMPs, such as catch basins, planter boxes, biofilters, raingardens, or rain barrels. As such, potential environmental impacts related to conflict with the County LID Ordinance are less than significant.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

No Impact. The Project would not use onsite wastewater treatment systems. The domestic wastewater generated on site will be directed into the existing sanitary sewer system that will be extended along the proposed private drive to serve the proposed residences. As such, there will be no impact related to use of onsite wastewater treatment systems.

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

Less Than Significant Impact. As stated previously, the Project Site is located within FEMA FIRM Zone X, determined to be outside the 0.2% annual chance floodplain and is not within a County designated floodplain. During construction and operations, the Project would implement all applicable BMPs to effectively manage stormwater runoff. Therefore, impacts related to flood hazard areas would be less than significant.

A tsunami is a great sea wave, or tidal wave, typically produced by an undersea earthquake. According to General Plan Figure 12.3, Tsunami Hazard Areas, the Project Site is not located within a Tsunami Inundation Area.[45] The Project would have no impact related to tsunamis.

There are no large landlocked bodies of water near the Project Site and thus the Project Site is not susceptible to inundation by a seiche, which is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. The Project would have no impact related to seiche.

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

[45] Los Angeles County, General Plan Figure 12.3, Tsunami Hazard Areas, Adopted October 6, 2014.

Less Than Significant Impact. The Project Site would subdivide a property to create ten-single family residential lots, two of which are currently occupied by existing single-family homes that would be retained. Additionally, over 70 percent of each lot (approximately 76 percent of the total Project Site) would be retained as open space and would not substantially impede infiltration. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

No Impact. The Project is located on a 12.35-acre property located within the unincorporated Hacienda Heights Community of Los Angeles County. The Project would develop eight new single-family residences on-site and retain two single family-homes. The Project is surrounded by other single-family residences located on hillsides. Build-out of the Project would not restrict access to nearby roads or homes and would not change movement around and through the surrounding communities. Therefore, the Project would have no impact related to physically dividing an established community.

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

Less Than Significant Impact. The Project Site is located within the unincorporated Hacienda Heights Community of Los Angeles County and is subject to the goals, objectives, and policies of the 1980 General Plan, including its community, neighborhood, and area plans such as the Hacienda Heights Community Plan. The project was deemed complete on March 29, 2004, and therefore is required to comply with the provisions of the Hacienda Heights Community Plan that was adopted in 1978 and was in effect in 2004. The Project Site has a Hacienda Heights Community Plan land use designation of N2 (Non-Urban 2 - 0.3 to 1 du/ac). This land use allows for the density of 10 single-family lots. For specific use types, permitting procedures, and development standards, Title 22, Planning and Zoning, of the Los Angeles County Code is the guiding standard.

Title 22, Planning and Zoning, of the Los Angeles County Code [commonly referred to as the Los Angeles County Zoning Code (Zoning Code)], applies to properties within the unincorporated area of Los Angeles County, including uses, structures, and land owned by entities (including the Project Site), as well as by County and other local, State, or Federal agencies. The Zoning Code provides more specific development standards than the Hacienda Heights Community Plan land use designation, such as allowable land uses, building heights, and parking requirements, among other requirements. The Project Site is zoned A-1-1 (Light Agricultural – One Acre Minimum). Per Section 22.16.030 of the Zoning Code, the A-1 zone permits, single-family residences and crops (field, trees, bush, berry, row and nursery stock).[46]

In conjunction with the proposed subdivision, the Project applicant has applied for a CUP associated with non-urban hillside management and over-height retaining walls associated with the roadway. In compliance with Los Angeles County Code Section 22.104.050, more than 70 percent of each lot created within the Project area (approximately 76 percent of the total Project Site) would be retained as open space. The Project would avoid all existing oak trees on site and would require an Oak Tree Permit to encroach into the protected zones of twelve oak trees. The CUP would ensure the Project's compliance with the Los Angeles County Code.

[46] Los Angeles County Department of Regional Planning, Zoning Ordinance Summary- Agricultural Zones, Accessed on September 14, 2021 at: https://planning.lacounty.gov/luz/summary/category/agricultural_zones.

The County land use plan and regulations that apply to the Project Site are the 1980 Los Angeles County General Plan and Hacienda Heights Community Plan. The General Plan contains various goals and policies related to urban development within large transit corridors and mobility within the urban context. As the Project is non-urban development within a hillside area, many of the General Plan policies geared towards projects within the urban context would not apply. As such, the following analysis evaluates the Project's consistency with the goals and policies of the County's General Plan and the Hacienda Heights Community Plan that would be applicable for non-urban development.

1978 Hacienda Heights Community Plan

- Goal 1: Preserve the community as a predominantly single-family bedroom area .
- Goal 5: Minimize the alteration of the natural hillsides.
- Land Use Policy 8: Require underground utilities and the unobtrusive placement of service boxes for all new developments.
- Lanad Use Policy 9: Encourage architectural styles and design, which are compatible with the natural landscape in hillside areas.
- Environmental Resiource Management Policy 1: In areas where slope exceeds 30 percent, residential density shall not exceed one unit per acre.
- Environmental Resource Management Policy 2: In non-urban areas, preserve drainage courses in their natural state to the greatest extent possible consistent with public safety and welfare.

Although the project is required to be consistent with the 1978 Hacienda Heights Community Plan, the project is also consistent with several key 2011 Hacienda Heights Community Plan policies:

Land Use

- Goal LU-1: Well designed, walkable residential neighborhoods that provide various housing types and densities.
- Policy LU 1.1: Protect the character of existing single-family neighborhoods.
- Goal LU-4: Protected hillsides and ridgelines.
- Policy LU 4.1: Minimize alteration of the hillside caused by development.
- Policy LU 4.2: Require contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage.
- Policy LU 4.4: Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.

Conservation

- Goal C-2: Wildlife that is respected and protected.
- Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors.

The Project would subdivide the property to create ten single family residential lots, two of which are already occupied by single-family residences. As the Project Site is surrounded by single-family residential lots on all sides, the Project would be compatible and similar to the surrounding community. As the Project is requesting a CUP to allow development within a Hillside Management Area (HMA), the Project would retain over 70 percent of each lot (approximately 76 percent of the total Project Site) as open space in compliance with CUP conditions to ensure the design of the subdivision is compatible with the terrain and surrounding neighborhood. The Project has also been designed to avoid removal existing protected oak trees and would obtain a tree permit for the encroachments depicted on the Exhibit "A" or any other future encroachments or removals into tree protected zones. As such, the Project would be compatible with the natural environment and landscape and would continue to preserve open space within the area. The proposed subdivision of the

property and construction of eight new single-family homes for a total of 10 single-family homes on the property would maintain the low density and low intensity development of the community character. Overall, the conditions of the CUP would ensure that the Project blends in with both the natural environment and surrounding neighborhood. As such, the Project would be consistent with the applicable goals and policies of the County General Plan and impacts would be less than significant.

The Project would subdivide the subject property to create ten single-family residential lots, two of which are already occupied by single-family residences. As such, the Project would be consistent with the character of the existing single-family neighborhoods. The Project would comply with all conditions of the requested CUP for development within an HMA that would ensure alteration of the hillside would be minimized and grading would be contoured where feasible. Additionally, the Project would avoid grading and/or development within a natural drainage along the northwest boundary of the subject property, and thus would not restrict continuity or wildlife access to the drainage area to the extent that the drainage may be used as a wildlife corridor.

Therefore, the Project is consistent with the site's General Plan land use designation and zoning, as well as applicable goals and policies of the Land Use Element of the General Plan and the Hacienda Heights Community Plan. As such, the Project would not cause a significant environmental impact due to a conflict with applicable County land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Potential impacts related to inconsistencies with applicable County and local plans would be less than significant.

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

Less Than Significant Impact. The Project Site is not located within a Significant Ecological Area (SEA) and therefore would not conflict with the goals and policies of the General Plan related to Significant Ecological Areas. The Project is located within a Hillside Management Area (HMA) and is requesting approval of a Conditional Use Permit for development in an HMA. The Project has been designed in compliance with the Conditions of Approval for development in an HMA as specified in Los Angeles County Code Section 22.104.050, which includes retaining more than 70 percent of each lot created within the Project Site (approximately 76 percent of the total Project Site) as open space. With issuance of the requested Conditional Use Permit and required compliance with the applicable Conditions of Approval, the Project would not substantially conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). As such, the Project would not conflict with the goals and policies of the General Plan related to HMAs or SEAs, and impacts would be less than significant.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact. According to the California Department of Conservation Geologic Energy Management Division's (CalGEM) online mapping application Well Finder, the Project is located within the area of the former Turnbull oil field. According to the Geology and Oil Resources of the Western Puente Hills Area report published in 1972, The field was active from 1941 to 1964, with peak production in 1943 and steadily decreasing thereafter. All production activities were ceased by 1965. According to Well Finder no wells were located on the Project Site, though two were close by, the A-1 and Tandberg wells, located in parcels adjacent to the northwest boundary of the Project. According to historic well records from CalGEM, A-1 was a prospect well, abandoned and plugged in 1931, and the Tandberg well was a production well, abandoned and plugged in 1945. Single family houses occupy the locations of the former well sites.

The abandonment of the oil field would suggest that the most lucrative hydrocarbon resources have been thoroughly extracted from the field. The short production life of the Tandberg well, and lack of other wells in close proximity to the Site, would suggest relatively few resources were present at the Site itself. It is unlikely there are any hydrocarbon resources at the Site that would hold regional importance. Regardless, the area surrounding the Site is developed with single family homes in all directions, and there are two schools within 1/2 mile of the Site. Even if significant resources were present, the site would be unsuitable for oil production and would almost certainly not be able to obtain the necessary permits to do so.

Apart from the presence of the abandoned oil field, no other mineral resources are identified at the Site according to the LA County Mineral Resources Map found in the Conservation and Natural Resources Element of the 2035 General Plan. Given this and the preceding discussion, the Project's potential to 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 would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact. See evaluation above. Apart from the presence of the abandoned oil field, no other mineral resources are identified at the Site according to the LA County Mineral Resources Map found in the Conservation and Natural Resources Element of the 2035 General Plan. The Project's potential to 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 would be less than significant.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☒	☐	☐

The following noise analysis is primarily based on the Noise and Vibration Technical Report, prepared by Envicom Corporation, dated October 2021, and included as **Appendix H**.

Less Than Significant Impact With Mitigation Incorporated.

Existing Conditions

Existing sources of noise in the Project vicinity include traffic noise. According to the traffic noise contours in the County of Los Angeles General Plan, the Project Site is not within a mapped 60+ dBA CNEL traffic noise contour.[47]

Construction

Section 12.08.440 of the County Code of Ordinances prohibits construction that will create a noise disturbance across a residential or commercial real-property line at any time on Sundays or holidays or from 7:00 p.m. to 7:00 a.m. on other days. This section also establishes maximum construction noise levels at various receiving land uses. During the specified daytime weekday hours, the maximum hourly noise level for single-family residences is 75 decibels (dB) Leq[48] for mobile equipment and for stationary equipment the maximum noise hourly level is 60 dB Leq.

The Construction Noise Handbook prepared by the Federal Highway Administration (FHWA) includes a national database of construction equipment noise levels. The FHWA uses these reference noise levels in the Roadway Construction Noise Model. Table 13-1, Construction Equipment Noise Levels, identifies maximum (Lmax) and average (Leq) noise levels associated with the quantity and type of common construction equipment to be used. **Table 13-1, Construction Equipment Noise Levels**, lists the types of equipment expected for use in Project construction and identifies the noise level for each individual piece of equipment at a 50-foot distance from the equipment.

Table 13-1
Construction Equipment Noise Levels

Construction Phase	Equipment Type	Quantity	Lmax at 50 feet (dBA) [a,b]	Usage Factor (U.F.) [c]	Leq at 50 feet (dBA)
Site Preparation	Dozer	2	82	40	78
	Tractors/Loaders/Backhoes	2	79	40	75
Grading	Dozers	2	82	40	78

[47] Los Angeles County, Department of Regional Planning, General Plan, Noise Element, Figure 11-2, May 2014.
[48] Leq, or equivalent noise level is an average noise level over a period of time.

	Excavator	1	81	40	77
	Grader	1	85	40	81
	Tractors/Loaders/Backhoes	3	79	40	75
Building Construction	Forklifts	3	75	20	68
	Generator Set	1	81	50	78
	Tractors/Loaders/Backhoes	3	79	40	75
	Welder	1	74	40	70
Paving	Cement and Mortar Mixers	2	80	20	73
	Paver	1	77	50	74
	Paving Equipment	2	83	20	76
	Tractor/Loader/Backhoe	1	79	40	75
	Rollers	2	80	20	73
Architectural Coating	Air Compressor	1	78	40	74

Source of equipment: Envicom Corporation, Air Quality and Greenhouse Gas Emissions Technical Report: Tentative Tract No. 60973 Subdivision Hacienda Heights Community, County of Los Angeles, August 2021.

[a] Noise levels are for individual equipment pieces. Each piece of equipment would operate at a distance from other equipment.

[b] Source of noise levels: Federal Highway Administration, Construction Noise Handbook, 2006, Ch. 9, Construction Equipment Noise Levels and Ranges. Accessed on October 13, at https://www.fhwa.dot.gov/environment/noise/construction noise/handbook/handbook09.cfm.

[c] Usage Factor (U.F.) is the portion of time equipment is operating at full power.

As shown in Table 13-1, the individual piece of equipment for Project construction that could generate the highest noise level at 50 ft is the grader which would generate a maximum noise level of 85 dBA Lmax and an average noise level of 81 dBA Leq. Construction proceeds in phases such as site preparation, grading, building construction, paving, and architectural coating with each phase involving the use of different types of construction equipment. Contractors will use the types of equipment listed in Table 13-1 only as required for each phase rather than all at once. Furthermore, decibels are logarithmic units; therefore, sound levels cannot be added by ordinary arithmetic means. When the noise level of two sources is equal, the resulting noise level increase 3 dB greater than the noise level of one source.

The average noise levels from mobile construction equipment at the nearest sensitive receptor location, the single-family residence at 2013 Vallecito Drive, are shown below in **Table 13-2, Average Mobile Equipment Noise Levels at Sensitive Receptor**. These noise levels are based on the previously described FHWA RCNM, and to characterize the combined impact, it assumes all pieces of construction equipment for a given phase operating all at once. As mobile equipment types listed in Table 13-1 would move to various portions of the Site throughout construction, the total equipment mix distance from the nearest receptor shown in Table 13-2 is averaged to the center of the construction site.

Table 13-2
Average Mobile Equipment Noise Levels at Sensitive Receptor

Phase	Distance (feet) [a]	Equipment	Noise Level [b] (dBA Leq)	Composite Noise Level [c] (dBA Leq)	Threshold (dBA Leq)	Exceed Threshold?
Site Preparation	340	2 Dozer	61	66	75	No
		2 Tractors/Loaders/Backhoes	58			
Grading		2 Dozers	61	69	75	No
		1 Excavator	60			
		1 Grader	64			
		3 Tractors/Loaders/Backhoes	58			
Building Construction		3 Forklifts	51	64	75	No
		3 Tractors/Loaders/Backhoes	58			
		1 Welder	53			

Paving		2 Cement and Mortar Mixer	56	67	75	No
		1 Paver	57			
		2 Paving Equipment	59			
		1 Tractor/Loader/Backhoe	58			
		2 Rollers	56			

Source of equipment: Envicom Corporation, Air Quality and Greenhouse Gas Emissions Technical Report: Tentative Tract No. 60973 Subdivision Hacienda Heights Community, County of Los Angeles, August 2021; Source of calculations: Envicom Corporation, September 2021.

[a] Distance from center of construction activity to nearest offsite residence.

[b] Average noise levels are generated for individual equipment pieces using FHWA RCNM.

[c] Average noise levels with all pieces of mobile construction equipment for a given phase operating at the center of construction activity.

As shown in Table 13-2, construction equipment would generate an average noise level of 69 dBA Leq at the nearest existing offsite residential building during the grading phase, which would be the loudest phase. These noise levels would not exceed the County's noise standard of a 75 dBA Leq average for mobile construction equipment noise at single family residential land uses. In addition, residences would have an exterior-to-interior noise reduction of approximately 12 dBA with windows open and 24 dBA with windows closed, reducing the Project's construction noise levels experienced within the interiors of sensitive receptors to 57 dBA Leq with windows open and 45 dBA Leq with windows closed. Consistent with the County Code, the Project does not propose construction between the hours of 7:00 p.m. and 7:00 a.m. or on Sundays or holidays. All other land uses would experience lower average noise levels because they are further away from the construction activity.

The Project would also employ semi-stationary construction equipment such as generators and air compressors for construction of the proposed residences. The minimum distance between any of the proposed residences and existing off-site residences is approximately 120 feet. As the semi-stationary equipment would be operated from static locations near the proposed residences, this evaluation considers the potential noise effects of such equipment at a distance of 120 feet from a sensitive receptor. The noise levels from stationary construction equipment are shown in **Table 13-3, Stationary Equipment Noise Levels at Sensitive Receptors**.

Table 13-3
Stationary Equipment Noise Levels at Sensitive Receptors

Equipment	Distance to Nearest Sensitive Land Use (ft) [a]	Noise Level (dBA Leq) [b]	Threshold (dBA Leq)	Exceedance?
Generator	120	70	60	Yes
Air Compressor	120	66	60	Yes

Source of equipment: Envicom Corporation, Air Quality and Greenhouse Gas Emissions Technical Report Tentative Tract No. 60973 Subdivision Hacienda Heights Community, County of Los Angeles, August 2021.
Source of calculations: Envicom Corporation, September 2021.

[a] Minimum distance from edge of proposed residence to the nearest property line of offsite residences.

[b] Noise levels are generated using FHWA RCNM, with one piece of stationary construction equipment operating at the edge of construction activity. Assumes diesel-powered equipment.

As shown on Table 13-3, noise levels from generators and air compressors could exceed the County's noise standard of 60 dBA for stationary construction equipment at an existing residence adjacent to the Site. Use of adequate mufflers and noise barriers described in Mitigation measure **MM NOI-1** would reduce potential noise levels at sensitive uses from the Project's stationary construction equipment to below the County's noise standard. Therefore, with incorporation of **MM NOI-1**, construction noise levels would be reduced to less than significant with mitigation.

Operation

Upon completion, Project-generated vehicle trips would have the potential to cause an incremental increase in traffic noise levels on local streets throughout the Project area. As stated above, doubling the number of noise sources would produce a 3 dBA increase in the noise level. Therefore, a doubling of traffic volumes would generally be required to result in a 3 dBA increase in noise, which is the minimum increase needed for most humans to perceive a change in outdoor ambient noise levels. The Project would result in the development of eight single-family residences, which would not generate sufficient vehicle trips to double the number of vehicle trips on South Vallecito Drive and other local roadways in the Project vicinity, given the level of existing development on these roadways. Therefore, Project-related traffic would not result in a noticeable permanent increase in ambient noise levels, and operational noise levels would be less than significant.

Mitigation Measure:

NOI-1 Temporary Construction Equipment Noise Reduction:

- When generators are used within 400 feet of a single-family residence or air compressors are used within 250 feet of a single-family residence, they shall have sound mufflers in good working order and be shielded by temporary construction barriers. The barriers shall be at least 4 feet taller than the top edge of the noise generator and of sufficient length to block line of site to the adjacent residences. The barriers shall be constructed of ½-inch plywood or a material with a Sound Transmission Class (STC) of STC-30 or a transmission loss of 20 dB at 500 hertz.
- As an alternative to the temporary construction barriers, on-site electric power could be used to power stationary construction equipment instead of generators.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

Less Than Significant Impact. Groundborne vibration may be generated during construction when heavy equipment travels over unpaved surfaces or engages in soil movement; however, the ground surface dampens ground-borne vibration over a relatively short distance. The California Department of Transportation (Caltrans) provides vibration guidelines for structural damage and human response. As described in the Project's Noise and Vibration Technical Report, vibratory motion is commonly described by identifying the peak particle velocity (PPV) measured in inches per second (in/sec). For intermittent sources, the Caltrans criterion is 0.3 PPV in/sec for potential structural damage of older residential structures. The nearest off-site sensitive receptor to the Project boundary is a single-family residence on South Vallecito Drive, which was constructed in 1956[49] and is approximately 14 feet north of the limits of grading activity.

During construction, the Project will not operate equipment typically associated with the generation of substantial vibration levels such as pile drivers, vibratory rollers, hoe rams, or hydraulic break rams. Predicted vibration levels generated by construction equipment anticipated to be used onsite are provided within **Table 13-4, Groundborne Vibration from Project Construction Equipment**.

Table 13-4

[49] County of Los Angles, Department of Regional Planning, GIS-NET Public, accessed on August 27, 2021 at https://planning.lacounty.gov/gisnet.

Groundborne Vibration from Project Construction Equipment

Construction Equipment	Reference Vibration Levels at 25 ft	Attenuated Vibration Levels at Nearest Structure		Vibration Damage Impact Assessment	
	PPV in/sec at 25 ft [a]	Distance (ft)	PPV in/sec	Potential Damage Threshold (PPV in/sec) [b]	Exceedance?
Large Bulldozer	0.089	14	0.212	0.3	No
Loaded Trucks	0.076	14	0.181	0.3	No

Source: Calculations from Envicom Corporation, July 2021 based on Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.
[a] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.
[b] Caltrans, Transportation and Construction Vibration Guidance Manual, April 2020.

As shown on Table 13-4, vibration levels at the nearest offsite residential structure would be below the applicable structural damage criteria for older residential buildings of 0.3 PPV in/sec. All other structures would experience lower vibration levels as they are further away. Therefore, potential vibration effects during construction would be temporary and would be less than significant.

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

No Impact. The nearest airport to the Project Site is Fullerton Municipal Airport, a general aviation airport located approximately 9 miles to the south. According to the Orange County Airport Land Use Commission, the Project Site is outside the 60 dBA CNEL noise contour, and aircraft noise on the Project Site would therefore be within the County's 65 dBA CNEL normally acceptable threshold. In addition, the Project is not located in the vicinity of a private airstrip. Therefore, the Project would not result in the exposure of residents or those working in the Project area to excessive noise levels from a private airstrip or public airport.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐

Less than Significant Impact. The Project Site is located within Hacienda Heights, an unincorporated suburban community. The Site is zoned A-1-1, Light Agriculture, which allows single-family residential use with a minimum lot size of one acre. Existing uses on the Site consists of two single-family homes as well as a currently undeveloped area. The Project would subdivide the property into a total of ten lots, two of which would include the existing homes. The Project would also construct a private drive that will access each of the ten lots, and construct eight new single-family homes. The proposed private drive and infrastructure would serve the proposed residences on the Site only, and thus would not induce growth beyond the eight new homes to be constructed within the Site. The majority of adjacent properties are already developed to their maximum density, with the exception of the 4.96 acre parcel to the northeast of the Project Site, which is developed with one single-family house. The Project will not serve to facilitate development of that site, as access and utilities would follow the existing roadway serving that property. Therefore, the Project would not induce population growth by facilitating exploitation of previously disconnected lands.

The Project will also not create a significant source of new employment that might induce population growth. Single-family houses are not commercial enterprises themselves, and the potential population increase would not be sufficient to spur any significant expansion of local business that serves the community. Hacienda Heights has a population of 54,191 according to the US Census.[50] Assuming the Project attracts persons, who do not currently live in the area, an addition of eight new houses, assuming four persons per household (above the national average of 3 according to the US Census) for a total of 32 persons, would amount to a population increase of 0.059 percent for the community. This is an insubstantial amount of growth that would not be expected to significantly effect the existing dynamics of the community.

Because the size of the Project is small and it does not facilitate further development, impacts on direct or indirect substantial unplanned population growth would be less than significant.

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

No Impact. The Project Site does not contain any housing and development of the Project would not result in any housing being disrupted. Therefore, the Project would not result in the displacement of existing housing units or people, and it would therefore have no impact regarding this issue.

[50] U.S. Census Bureau Quickfacts for Hacienda Heights CDP, CA, 2020 Census, accessed August 25, 2021 at: https://www.census.gov/quickfacts/fact/table/haciendaheightscdpcalifornia/PST045219

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

Less Than Significant Impact. The Los Angeles County Fire Department (LACoFD) provides fire protection services to the Project Site and vicinity. The nearest fire station to the Project Site is LACoFD Station 91 at 2691 S. Turnbull Canyon Road,[51] which is approximately 0.7 miles from the Site. The second nearest fire station is LACoFD Station 43, located at 921 S. Stimson Avenue, in City of Industry, approximately 3.3 miles from the Site. LACoFD response time standards are 5 minutes or less for urban areas, 8 minutes or less for suburban areas, and 12 minutes or less for rural areas.[52] Based on the roadway distance from Station 91 to the Site, an emergency vehicle traveling at an average speed of 30 miles per hour could travel between the station and the site in approximately one minute. As such it is expected that an emergency response could reach the Site in approximately two minutes, which would be within the LACoFD response time standards. Therefore, no new fire station facilities would be necessary to ensure adequate response times. The Site Plans indicate a total of five fire hydrants will be installed along the Project's fire lane to serve the Site. The Project will be required to provide final site plans to the LACoFD for review and approval to ensure the proposed fire lane will meet all Fire Code requirements for access, including width, slope, and turnaround areas, and ensure adequate water flow pressures and volumes are available for each fire hydrant. In addition to the main access from Vallecito Drive, the proposed fire lane will feature a secondary emergency use access point from Via Cielo. Each new residence to be constructed on the Site will be required to meet all applicable fire codes including installation of automatic fire sprinkler systems, according to Section R313.2 of the California Residential Code, and preparation and implementation of a fuel modification plan to maintain a defensible space around structures.

Based on the close proximity to existing fire station facilities, and required compliance with fire safety regulations, the Project would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives, and impacts would be less than significant.

[51]Los Angeles County, Fire Hazard Severity Zone Web Map, accessed August 30, 2021 at: https://lacounty.maps.arcgis.com/apps/webappviewer/index.html
[52]Los Angeles County General Plan Update Draft EIR, June 2014.

Sheriff protection? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project Site is within the service area of the Industry Sheriff's Station located at 150 North Hudson Avenue in City of Industry. Sheriff protection differs from fire protection in that sheriff response units are typically in a mobile state and service is not limited by station location. Because the Project fills in a relatively small gap in a neighborhood by subdividing a vacant piece of land surrounded by existing houses, there is no need to change operations of the sheriff's station to accommodate the Project. The added population resulting from the construction of eight additional single-family residences on the Site is too small to have a significant effect on law enforcement service burdens, and would not be expected to be a significant generator of service calls. The 2020 Census population estimate for the Hacienda Heights community is 54,191, and the 2010 Census population estimate was 54,038,[53] indicating that the population of the community has not grown substantially in the last decade. The addition of eight single-family houses would present a minimal increase in the community's population and thus demand for sheriff protection services, nor substantially affect sheriff response times or service ratios. As such the Project would not result in the need for new or expanded sheriff facilities, the construction of which could result in substantial environmental effects, and impacts would be less than significant.

Schools? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Site is located within the Hacienda La Puente Unified School District and Palm Elementary, Kwis Elementary, Newton Middle, and Orange Grove Middle Schools are all located within one mile, as well as Los Altos High School. Kwis Elementary and Newton Middle Schools are the closest so it is likely those locations would serve the Site. The number of K-12 grade level students that would be generated by the eight additional proposed residences would not be anticipated to substantially increase attendance of any single grade level of the District's facilities as to require the construction of new school facilities. As the Project's potential addition of a small number of students could not be expected to require the construction of new facilities that could result in a substantial physical impact on the environment, impacts would be less than significant.

Parks? ☐ ☐ ☒ ☐

Less Than Significant Impact. As stated above in Section 15.b., the 2020 Census population estimate for the Hacienda Heights community is 54,191.[54] Assuming the household size for each of the Project's eight new homes would be four persons, the Project would provide housing for approximately 32 persons, which would represent approximately 0.06 percent of the 2020 Hacienda Heights community population currently served by public parks in the vicinity. As the Project would not result in a substantial increase in the community population that uses public parks, and the Project will require to pay Park Obligation Fees, the Project would not result in the need for new or expanded public park facilities. Additionally, each proposed home would include a yard with opportunities for private outdoor recreation or residents of the Project. As no new or expanded public park facilities would be necessary to accommodate the Project, impacts would be less than significant.

Libraries? ☐ ☐ ☒ ☐

[53] U.S. Census Bureau Quickfacts for Hacienda Heights CDP, CA, 2020 Census, accessed August 25, 2021 at: https://www.census.gov/quickfacts/fact/table/haciendaheightscdpcalifornia/PST045219

[54] U.S. Census Bureau Quickfacts for Hacienda Heights CDP, CA, 2020 Census, accessed August 25, 2021 at: https://www.census.gov/quickfacts/fact/table/haciendaheightscdpcalifornia/PST045219

Less Than Significant Impact. As stated above in Section 15.b., the 2020 Census population estimate for the Hacienda Heights community is 54,191.[55] Assuming the household size for each of the Project's eight new homes would be four persons, the Project would provide housing for approximately 32 persons, which would represent approximately 0.06 percent of the 2020 Hacienda Heights community population currently served by public libraries in the vicinity. As the Project would not result in a substantial increase in the community population that uses public libraries, the Project would not result in the need for new or expanded public library facilities, and impacts would be less than significant.

Other public facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact. As stated above in Section 15.b., the 2020 Census population estimate for the Hacienda Heights community is 54,191.[56] Assuming the household size for each of the Project's eight new homes would be four persons, the Project would provide housing for approximately 32 persons, which would represent approximately 0.06 percent of the 2020 Hacienda Heights community population currently served by public facilities in the vicinity. As the Project would not result in a substantial increase in the community population that uses public facilities, the Project would not result in the need for new or expanded other public facilities, and impacts would be less than significant.

[55] U.S. Census Bureau Quickfacts for Hacienda Heights CDP, CA, 2020 Census, accessed August 25, 2021 at: https://www.census.gov/quickfacts/fact/table/haciendaheightscdpcalifornia/PST045219

[56] U.S. Census Bureau Quickfacts for Hacienda Heights CDP, CA, 2020 Census, accessed August 25, 2021 at: https://www.census.gov/quickfacts/fact/table/haciendaheightscdpcalifornia/PST045219

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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. As discussed above under Section 14, Population and Housing, the Project would not generate a significant increase in population growth. As stated above in Section 15.b., the 2020 Census population estimate for the Hacienda Heights community is 54,191.[57] Assuming the household size for each of the Project's eight new homes would be four persons, the Project would provide housing for approximately 32 persons, which would represent approximately 0.06 percent of the 2020 Hacienda Heights community population currently served by public parks and recreation facilities in the vicinity. As the Project would not result in a substantial increase in the community population, and the fact that each proposed house has a private yard, it would not be anticipated that the Project would increase the use of public recreational facilities to the point that substantial physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

No Impact. The construction of recreational facilities is not part of the Project scope, and the small size of the Project would not require the construction or expansion of recreational facilities in order to accommodate eight new households. As such, the Project would have no impact regarding the provision of recreational facilities which might have an adverse physical effect on the environment.

c) Would the project interfere with regional trail connectivity?	☐	☐	☐	☒

No Impact. The Project Site is a private property that is currently developed with two residences. No public trails are located on the site or adjacent properties, and as such, the Project would have no impact on regional trail connectivity.

[57] U.S. Census Bureau Quickfacts for Hacienda Heights CDP, CA, 2020 Census, accessed August 25, 2021 at: https://www.census.gov/quickfacts/fact/table/haciendaheightscdpcalifornia/PST045219

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Less Than Significant Impact. The Project would result in eight additional single-family residences on a Site that is currently developed with two residences and is surrounded by existing single-family residential development. The Project would not interfere with any existing or planned transit, roadway, bicycle, or pedestrian facilities. The Project would increase the density of development on a site in an established community, avoiding further urban sprawl beyond areas of existing development. As such, the potential for the Project to result in a substantial adverse environmental effect due to a conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Less Than Significant Impact. CEQA Section 15064.3 subdivision (b). SB 743 was enacted in September 2013, changing the way transportation impact analysis is conducted under CEQA. These changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion, replaced with an analysis of Vehicle miles travelled (VMT) as the basis for determining significant traffic impacts under CEQA.

The Los Angeles County Public Works department has determined that projects that generate fewer than 110 daily vehicle trips are considered to produce less than significant impacts regarding CEQA Section 15064.3(b). Eight single-family homes would generate an estimated 76 Average Daily Trips according to the Institute of Transportation Engineers Trip Generation Manual. Therefore, the Project's impact to VMT would be less than significant.

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

Less Than Significant Impact. The Project would construct eight new homes on the site and construct an access roadway from Vallecito Drive. would street that will be used to access the newly created lots will be a private street built to County specifications with a 36-foot clear roadway. Although the Project does not propose to install a gate at the entrance to the site, the proposed roadway would terminate in a cul-de-sac and so would be generally anticipated to be used solely by residents or guests of the Project's residences. The segment of Vallecito Drive where the Project roadway will connect has a posted speed limit of 35 miles per hour and is relatively straight and level, with little discernible change in elevation and approximately 250 feet of distance from the Project entrance to the nearest existing roadway curve located to the southwest. Based

on these existing conditions, vehicle operators departing the site would be provided substantial visibility of oncoming traffic and the Project would not substantially increase hazards due to a geometric design feature.

During construction, trucks delivering equipment or materials would access the site predominantly from Vallecito Drive, and all construction vehicles would be staged on the property. All grading is anticipated to be balanced onsite, and no substantial truck hauling operations for soil export or import is anticipated. Operations of the proposed residences would be consistent with existing single-family residential development in the area and would not be anticipated to introduce vehicular use that is incompatible with the existing vehicular traffic on these roadways. Impacts would be less than significant.

Therefore, the Project's potential to substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment) would be less than significant.

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project would construct a roadway from Vallecito Drive that would provide access to all eight proposed new homes. The proposed roadway would be constructed to the specifications of the Fire Code for adequate emergency vehicle access and would terminate in a cul-de-sac with sufficient turning radius for emergency vehicles. The proposed cul-de-sac would include a secondary connection to Via Cielo, which would be gated for emergency use only to enhance emergency access. The Project plans have been reviewed by the Fire Department for adequate access, and potential impacts regarding emergency access would be less than significant.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☐	☐	☒	☐

Less Than Significant Impact. As discussed in Section 5, Cultural Resources, the Cultural Resource Assessment of the Project Site conducted by BCR Consulting (dated January 20, 2012) included a records search at the SCCIC and the NAHC to provide an inventory of all previously recorded archaeological and historic archaeological resources as well as previously conducted archaeological investigations or studies within the Project Site plus a one-mile buffer radius. Additionally, an updated records search of the SCCIC or the NAHC databases was conducted by Envicom in 2021 for the site plus a 0.25-mile radius to determine if any archaeological or other cultural resources had been recorded in those databases since the 2012 record searches. The results did not identify any previously recorded cultural resources within the Project area, except for the two single-family residential structures on the Site. As no evidence of known tribal resources have been identified in either the SCCIC or NAHC databases, the potential for the Site to contain or represent a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources would be considered low, and potential impacts would be less than significant.

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

Less Than Significant Impact with Mitigation Incorporated. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the County's AB 52 notice.

Pursuant to the requirements of AB 52, the County sent consultation request letters on August 25, 2020 to the Gabrieleno Band of Mission Indians - Kizh Nation, and San Gabriel Band of Mission Indians – Gabrieleno Tongva.[58] The County received a response from the Gabrieleno Band of Mission Indians - Kizh Nation requesting consultation regarding the Project, which was held on Sept.9, 2020. A letter from the Gabrieleno Band of Mission Indians - Kizh Nation (Revised: July 2020) was provided to the County as a response for consultation on this Project. The letter includes a list of requested mitigation measures although it does not specifically refer to the Project or the Project Site. The County has included the requested mitigation measures as they appear in the letter, and the consultation was concluded on Aug. 25, 2021. As such, potential impacts to unknown tribal cultural resources would be less than significant with mitigation.

Mitigation Measures:

TCR-1 **Retain a Native American Monitor/Consultant:** Prior to the commencement of Project-related ground disturbing activities for which issuance of a governmental permit by the County is necessary, the Project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the "Tribe" or the "Consulting Tribe"). Ground disturbing activities may include, but are not limited to, pavement removal, potholing or auguring, initial grubbing of areas not currently subject to periodic grubbing, tree removals, boring, grading, excavation, drilling, and trenching. A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground- disturbing activity associated with development of the proposed Project. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

[58] County of Los Angeles Department of Regional Planning – Lynda Hikichi, Email communication with Envicom Corporation, Sep 22, 2021.

TCR-2 **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** 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 PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.

TCR-3 **Resource Assessment & Continuation of Work Protocol:** Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

TCR-4 **Kizh-Gabrieleno Procedures for burials and funerary remains:** If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

TCR-5 **Treatment Measures:** Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or

destructive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project Site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

TCR-6 **Professional Standards:** Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Less than Significant Impact. The Project is a relatively small infill development in an area currently served by existing water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities. The Project would generate a marginal net increase in the demand for electric power, natural gas, and telecommunications facilities relative to existing demand for such services in the area. As described in Section 10, the Project would be required to comply with existing regulations for stormwater management and use of BMPs. As the Project would not require the substantial expansion of utility or service system infrastructure in order to be accommodated by those services, potential impacts would be less than significant.

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

Less than Significant Impact. Water service for the Project Site is provided by the San Gabriel Valley Water Company which procures water through groundwater extraction and purchase from the Metropolitan Water District. According to their 2020 Urban Water Management Plan projections, water demands over the next 25 years can be met, including demands through five consecutive drought years. Population growth estimates from SCAG were used to project future water demand. The SCAG Regional Transportation Plan Sustainable Communities Strategy (RTP/SCS)[59] projects the number of households in unincorporated Los Angeles County to grow from 294,800 in 2016 to 419,300 in 2045, an increase of 124,500 households over the RTP planning horizon. As such, the Project's increase of eight households would be a nominal portion of those projections, and the Project's potential to result in a substantial environmental impact due to insufficient water supplies would be less than significant.

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

Less Than Significant. Sewer service in the area is provided by the Los Angeles County Consolidated Sewer Maintenance District. Wastewater from the proposed residences would be conveyed by a pipe to be installed

[59] Southern California Association of Governments, Connect SoCal Demographics and Growth Forecast Technical Report, Adopted September 3, 2020.

beneath the new roadway to an existing sewer line along Vallecito Drive that serves existing development in the vicinity, and conveys wastewater north and west to the San Jose Creek Water Reclamation Plant (SJCWRP) approximately 3 miles from the Project Site. According to the most recent Sewer System Management Plan there are no facilities with capacity issues between the Site and the plant. The SJCWRP serves a population of approximately 1,000,000 people,[60] and has a design capacity of 100 million gallons per day (MGD) and is currently processing approximately 64.1 MGD. [61] As the Project's addition of eight residences would represent a fraction of a percent of the population served by the SJCWRP, wastewater generated by the Project would represent a small fraction of the available treatment capacity of the SJCWRP. Therefore, there would be adequate treatment capacity for the Project and impacts to capacity would be less than significant.

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

Less than Significant Impact. Valley Vista Services is contracted by the County for waste management services in Hacienda Heights. Solid waste collected from the area is taken to a recycling and transfer station in City of Industry and refuse is then taken to the El Sobrante Landfill in Riverside County.[62] Each residence would be estimated to generate approximately 12.23 pounds of solid refuse a day, approximately 684.88 pounds per week for the entire Project.[63] Each future single-family residence will have the appropriate waste bins, including bins for recycling and green waste, as issued by the waste collection service for the Project. The Site is located on an existing collection route and little change would be necessary to accommodate the proposed houses. El Sobrante Landfill has a maximum capacity of 6,229,670 tons and currently has a remaining capacity of 3,834,470 tons, and is projected to be active through to 2047. Los Angeles County Public Works enforces a diversion rate of 65% for construction waste and whenever construction is proposed on the Site a waste diversion, reuse, or recycling plan must be included prior to permitting. Since there is no demolition and houses will most likely be constructed one at a time, construction waste should be minimal. El Sobrante Landfill accepts construction waste or inert fill material and Sunshine Canyon Landfill, located in Los Angeles County and within roughly 15 and 36 miles from the Site, respectively. Sunshine Canyon projected to operate until 2037.[64] would have more than adequate capacity to accept construction waste from the Project. Therefore the Project's impact on solid waste facilities, infrastructure, standards or goals, would be less than significant.

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

No Impact. The Project would generate solid waste that is typical of single-family residential use. Household solid waste collection services would be performed by Valley Vista Services, which is contracted to service the area. Collection by a professional solid waste and recycling collection service would ensure disposal of waste would comply with all federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. There would be no impacts.

[60] Los Angeles County Sanitation Districts, San Jose Creek Water Reclamation Plant, Accessed September 27, 2021 at: https://www.lacsd.org/services/wastewater-sewage/facilities/san-jose-creek-water-reclamation-plant.
[61] Email correspondence with Los Angeles County Sanitation District dated September 15, 2021.
[62] Phone conversation with Valley Vista Services customer service on September 15, 2021.
[63] CalRecycle Estimated Solid Waste Generation Rates, accessed July 6, 2021 at: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates
[64] Los Angeles Public Works, Solid Waste Information Management System accessed September 15, 2021.

20. Wildfire

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less than Significant Impact. A Wildfire Assessment[65] was prepared for the Project and is included as **Appendix I.** The Project Site and vicinity are served by existing LACoFD fire stations. The nearest fire station is LACoFD Station 91, located at 2691 Turnbull Canyon Road, which is approximately 0.7 roadway miles from the Project Site or approximately two minutes driving time in typical traffic conditions. State Route 60, is the nearest designated freeway disaster route, which is located approximately one mile north of the Project Site.[66] Relative to the existing conditions, the eight new homes proposed for the Project Site would not substantially alter freeway traffic volumes on State Route 60.

In accordance with the Los Angeles County Fire Code, the following design features are incorporated in the Project, as discussed in the Wildfire Assessment:

- A 20-foot-wide minimum access road clear to sky, exclusive of shoulders, with full-access off of Vallecito Drive and a fire/emergency entrance off of Via Cielo.
- The access drive is also designed to provide a turn-around cul-de-sac area at its end with a diameter of 40 feet to accommodate fire apparatus (Section 503.2.5), to have no traffic calming devices (such as speed bumps or speed humps) (Section 503.4) and to have five (5) fully visible fire hydrants installed with adequate capacity and proximity to future residences to fight fires.
- Flammable vegetation or other combustible growth will be removed and maintained in a clear manner within 10 feet on each side of the private access drive (Section 326.7).

As the Project Site is not located directly along an emergency response plan route, and would provide adequate emergency vehicle access within the Site, it would not substantially impair an adopted emergency response plan or emergency evacuation plan, and potential impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact. The State Board of Forestry and the California Department of Forestry and Fire Protection (CalFire) have provided comprehensive guidance for wildland fire protection in California. The Fire Plan Unit of LACoFD oversees implementing the California Fire Plan in Los Angeles County. The Strategic Fire Plan prepared by LACoFD identifies and prioritizes pre- and post-fire management strategies

[65] Steven G. Nelson Biological Consulting, Tentative Tract No. 060973 Initial Study – Wildfire Assessment for Land Division and Private Fire Road Project, August 5, 2021.

[66] Los Angeles County Department of Regional Planning, General Plan Figure 12.6, Disaster Routes Map, May 2014.

and tactics to reduce loss of life, property, and natural resources.[67] The Project Site is located within a Very High Fire Hazard Severity Zone as shown in the County of Los Angeles General Plan (Figure 12.5, Fire Hazard Severity Zones Policy Map.[68] The Project Site, which is located within a Hillside Management Area, includes sloped areas and may be subjected to winds from the north and northeast that exceed 30 miles per hour on rare occasions. The Site is currently developed with two single-family homes, and the surrounding properties are also developed with single-family homes.

The Project will construct a fire lane roadway and eight new single-family homes within the Site that would be constructed to applicable standards of the Fire Code in effect at the time building permits are obtained. According to the Project's Wildfire Assessment, construction of would have minimal effects on existing topography, and no effects on wind conditions, and therefore would not substantially exacerbate these existing conditions. The Project would be required to implement an approved fuel modification plan to provide defensible space around each proposed home as well as along the proposed fire lane/driveway, which would also act as a fuel break within the currently undeveloped portions of the Site. Therefore, the potential for the Project, due to slope, prevailing winds, and other factors, to substantially exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact. The Project would construct a private drive road for the ingress and egress of residents or guests, which would also serve as a fire lane with adequate width and turn-around design for emergency vehicles. The proposed private drive would be ungated at the main entrance from Vallecito Drive, and would have a secondary emergency-use access point from the proposed cul-de-sac to Via Cielo, which would be gated and equipped with a Knox Box or similar device to allow emergency vehicle access and egress. Five new fire hydrants would be installed along the private drive/fire lane, which would be required to demonstrate adequate fire-flow water volume and pressure. No overhead power lines are proposed.

The new road will act as a fire break and facilitate access for emergency responders, and the Project would be required to maintain adequate fuel modification around the proposed homes and along the private drive. No additional roads or fuel breaks would not be required. Electrical lines serving the residences would be similar to existing development and no major expansion of electrical infrastructure would be required. As such, the proposed Project would not substantially exacerbate fire risks due to infrastructure that may result in temporary or ongoing impacts to the environment. Project impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact. The potential for the Project to increase runoff that may cause flooding is discussed in Sections 10.c. Further, the stability of Project slopes due to seismicity and landslides is addressed

[67] Los Angeles County Fire Department, 2017-2021 Strategic Plan, Accessed on September 15, 2021 at: https://fire.lacounty.gov/wp-content/uploads/2019/09/LACoFD-Strategic-Plan-2017-2021.pdf.
[68] Los Angeles County Department of Regional Planning, General Plan Figure 12.5: Fire Hazard Severity Zones Policy Map, May 2014.

in Section 7.a. The Project design features and regulatory requirements for slope stability and drainage that would reduce flooding and landslides from non-fire conditions would also aid in reducing these risks after wildfires.

The Project would retain approximately 76 percent of the Project Site as open space and thus would not affect the potential for post-fire slope instability changes for most of the Site. According to the Project's Wildfire Assessment, there is no mass grading or realignments of the existing site drainage features proposed that would result in significant risks to flooding, runoff and slope stability. Additionally, the Project's Approved Drainage Report[69] includes consideration of burned peak flow in the calculations for designing BMPs. Also, the Project's geotechnical report and addenda found that the proposed slopes would be stable under design conditions. Therefore, the potential to 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 would be less than significant.

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

Less Than Significant Impact. The Project Site is in a VHFHSZ among low-density hillside development near the Hacienda Hills open space area. While residents of the eight new homes that would be constructed on the Site would be exposed to wildfire-related risks similar to those of existing residences on the Site and the surrounding properties, the Project would not substantially exacerbate the existing wildfire risks as it would be required to provide adequate access, fuel modification, and fire hydrants for compliance with LACoFD requirements, and all structures would be required to be constructed to meet or exceed current fire code requirements. Therefore, Project's potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be less than significant.

[69] Canon, Addendum 1 to Approved Drainage Report Barrera SFR, May 24, 2021.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 with Mitigation Incorporated. As evaluated above, the potential for the Project to substantially degrade the quality of the environment would be less than significant with the cited mitigation measures. No additional impacts beyond those discussed above would be anticipated. Impacts would not rise to the level of substantially degrading the quality of the environment, substantially reducing the habitat of fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restricting the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory, as cited in the checklist question. Therefore, impacts would be less than significant or less than significant with mitigation previously identified.

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 with Mitigation Incorporated. The Project would construct eight additional single-family homes on the property that is currently developed with two single-family homes and that is surrounded by single-family home development on adjacent properties. All potential impacts would be less than significant, or less than significant with mitigation As evaluated in Section 3. Air Quality, the Project's emissions would not exceed SCAQMD thresholds that apply to project level and cumulative impacts. Additionally, the eight additional homes would not induce substantial growth in the community and therefore would not have a cumulatively considerable contribution to potential impacts typically related to increased population, such as GHG emissions and energy use, public services, utilities, population and housing, noise, and traffic. Potential impacts associated with site-specific conditions on the property and the near vicinity, such as aesthetics, cultural resources, geology, hydrology, would be less than significant and would be limited to the Project itself, and would not substantially contribute to cumulative impacts of development elsewhere in the community or region. Therefore, the Project's potential cumulative impacts would be less than significant or less than significant with mitigation previously identified.

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

Less Than Significant Impact with Mitigation Incorporated. The Project Site is surrounded by single-family home development and is currently developed with two single-family homes. The Project would subdivide the property into ten lots, retain the two existing homes, and construct eight additional single-family homes and a private drive/fire lane to access each of the ten lots. Approximately 76 percent of the Project Site would be retained as open space. The proposed roadway and homes would be constructed to meet or exceed all relevant regulations and standards including fire code requirements regarding emergency vehicle access and infrastructure, as well as fuel modification buffers. As evaluated above, potential impacts affecting human beings (i.e., air quality, hazards, noise, and wildfire) would be less than significant or reduced to less than significant with mitigation. Therefore, the Project's potential to have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly would be less than significant with mitigation previously identified.