

October 2023 | Initial Study/Negative Declaration

CITYWIDE ZONE AMENDMENT

City of Industry

Prepared for:

City of Industry

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Abbreviations and Acronyms

AB	Assembly Bill
APN	assessor's parcel number
AQMD	air quality management district
AQMP	air quality management plan
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
FHSZ	fire hazard severity zone
GHG	greenhouse gases
LRA	local responsibility area
ND	negative declaration
PRC	Public Resources Code
RPS	renewable portfolio standard
RTP/SCS	regional transportation plan / sustainable communities strategy
SB	Senate Bill
SCAG	Southern California Association of Governments
SoCAB	South Coast Air Basin
SRA	state responsibility area
VOC	volatile organic compound

Abbreviations and Acronyms

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1. Introduction

As proposed by the City of Industry (“City”), the project involves a general plan and zone amendment to change the general plan and zoning designations for 16 properties in the City. The general plan designation of 13 of the 16 properties is Institutional, with three having a general plan designation of Commercial. Similarly, 13 properties are zoned Institutional and three are zoned Commercial with Adult Business Overlay. Under the project, the general plan designation of 13 properties would be changed to Employment and three would be change to Commercial. Regarding the zoning designation, 10 of the properties would be changed to Industrial, three would be changed to Commercial, and three would be changed to Industrial with Commercial Overlay. The Adult Business Overlay would be removed as a part of the project.

The general plan and zoning designation amendments would allow the property owners to propose uses that are not currently permitted under the existing general plan and zoning designations but would be under the new general plan and zoning designations. It should be noted that the project analyzed in this Initial Study only involves an amendment to the general plan and zoning designations. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. The project comprises all City actions considered in this Initial Study.

1.1 PURPOSE OF CEQA AND THE INITIAL STUDY

CEQA (California Environmental Quality Act; Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) requires that before a lead agency¹ makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about and consider the project’s potential environmental impacts, inform the public about the project’s potential environmental impacts and provide an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The City—in its capacity as lead agency pursuant to CEQA Guidelines Section 15050—is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the City’s actions associated with the proposed project would have a significant impact on the environment. As part of the project’s environmental review and in its capacity as lead agency, the City authorized preparation of this Initial Study in accordance with the provisions of Section 15063 of the CEQA Guidelines. Pursuant to Section 15063(c), purposes of an Initial Study are to:

- Provide the lead agency information to use as the basis for deciding whether to prepare an environmental impact report (EIR) or negative declaration.

¹ Pursuant to Public Resources Code Section 21067, lead agency refers to the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.

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- Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration.
- Assist in the preparation of an EIR, if one is required.
- Facilitate environmental assessment early in the design of a project.
- Provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine whether a previously prepared EIR could be used with the project.

As further defined by Section 15063, an Initial Study is prepared to provide the City with information to use as the basis for determining whether an EIR, Negative Declaration (ND), or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for the proposed project.

In its preparation of this Initial Study, the City determined that the Initial Study has been prepared to support the adoption of an ND. An ND is a written statement by the lead agency that briefly describes the reasons why a project that is not exempt from the requirements of CEQA will not have a significant effect on the environment and, therefore, does not require preparation of an EIR (CEQA Guidelines Section 15371). The CEQA Guidelines require preparation of an ND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a significant effect on the environment (CEQA Guidelines Section 15070(b)).

The City has considered the information contained in this Initial Study in its decision-making processes. Although the Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the City.

1.2 ENVIRONMENTAL SETTING

1.2.1 Project Location and Existing Land Use

The project consists of 16 properties in the City (13 are privately owned, two are publicly owned, and one is owned by the school district), which is in the southeastern part of Los Angeles County. The City is bordered by the cities of Diamond Bar, Walnut, Pomona, West Covina, La Puente, Baldwin Park, El Monte, and Rowland Heights and by unincorporated Los Angeles County (see Figure 1, *Regional Location*). The properties lie in a lowland area in eastern San Gabriel Valley with the San Jose Hills to the north and the Puente Hills to the south. Figure 2, *Citywide Aerial and Local Vicinity*, shows the properties within the local context of the city.

1. Introduction

Table 1, *Zone Amendment Properties*, provides information on the 16 properties, including the address and/or assessor’s parcel number (APN) associated with each of the properties; the existing and proposed general plan and zoning designations; and a brief description of the existing conditions. Existing and proposed general plan and zoning designations are illustrated in Figures 3, *Existing General Plan Designations*, 4, *Existing Zoning Designations*, 5, *Proposed General Plan Designations*, and 6, *Proposed Zoning Designations*.

Table 1 Zone Amendment Properties

Address and/or Location Description and APN	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning Designation	Proposed Zoning Designation	Existing Conditions
Approximately 220 feet east of the intersection of Nogales Street and Walnut Drive North. On the north side of Walnut Drive North Industry 8760-002-030	Institutional	Employment	Institutional	Industrial	Parking lot and landscaping
3228 Gilman Road Industry 8565-024-009	Institutional	Employment	Institutional	Industrial	Large water tank
3228 Gilman Road Industry 8565-024-010	Institutional	Employment	Institutional	Industrial	Large water tank
255 N Hacienda Boulevard Industry 8208-025-030	Institutional	Employment	Institutional	Industrial With Commercial overlay	Industrial-Office building, parking lot, and landscaping
285 N Hacienda Boulevard Industry 8208-025-031	Institutional	Employment	Institutional	Industrial with Commercial overlay	Dirt parking lot
137 N Hudson Avenue Industry 8208-024-028	Institutional	Employment	Institutional	Industrial with Commercial overlay	Office building, parking lot and landscaping
13748 Valley Boulevard Industry 8112-007-053	Commercial	Employment	Commercial Adult Business Overlay	Industrial	Commercial use, tire shop
125 feet south of Valley Boulevard Industry 8112-007-080	Commercial	Employment	Commercial Adult Business Overlay	Industrial	Commercial use, tire shop
121 Workman Mill Road Industry 8112-007-081	Commercial	Employment	Commercial Adult Business Overlay	Industrial	Commercial use, tire shop
2500 Pellissier Place Industry 8125-018-913	Institutional	Employment	Institutional	Industrial	Puente Hills Materials Recovery Facility
2500 Pellissier Place Industry 8125-018-914	Institutional	Employment	Institutional	Industrial	Puente Hills Materials Recovery Facility

1. Introduction

Table 1 Zone Amendment Properties

Address and/or Location Description and APN	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning Designation	Proposed Zoning Designation	Existing Conditions
3318 Gilman Road 8565-02-4902	Institutional	Employment	Institutional	Industrial	Madrid Middle School
3318 Gilman Road 8565-02-4905	Institutional	Employment	Institutional	Industrial	Madrid Middle School
15710 Rausch Rd 8245-001-917	Institutional	Commercial	Institutional	Commercial	Priceless Pets Rescue
Approximately 130 feet west of the intersection of Rausch Rd & Mayor Dave Way 8245-001-918	Institutional	Commercial	Institutional	Commercial	Parking Lot
15626 E. Valley Blvd 8245-001-003	Institutional	Commercial	Institutional	Commercial	Two Story Office Building

1.2.2 Surrounding Land Use

The uses surrounding the 16 properties vary among commercial, office, and industrial.

1.2.3 Existing Zoning and General Plan

Refer to Table 1, *Zone Amendment Properties*, for the existing general plan and zoning designations of the 16 properties associated with the project. As shown in the table, the general plan designation of 13 of the 16 properties is Institutional, with the other three having a general plan designation of Commercial. Similarly, 13 properties are zoned Institutional and the other three are zoned Commercial Adult Business Overlay.

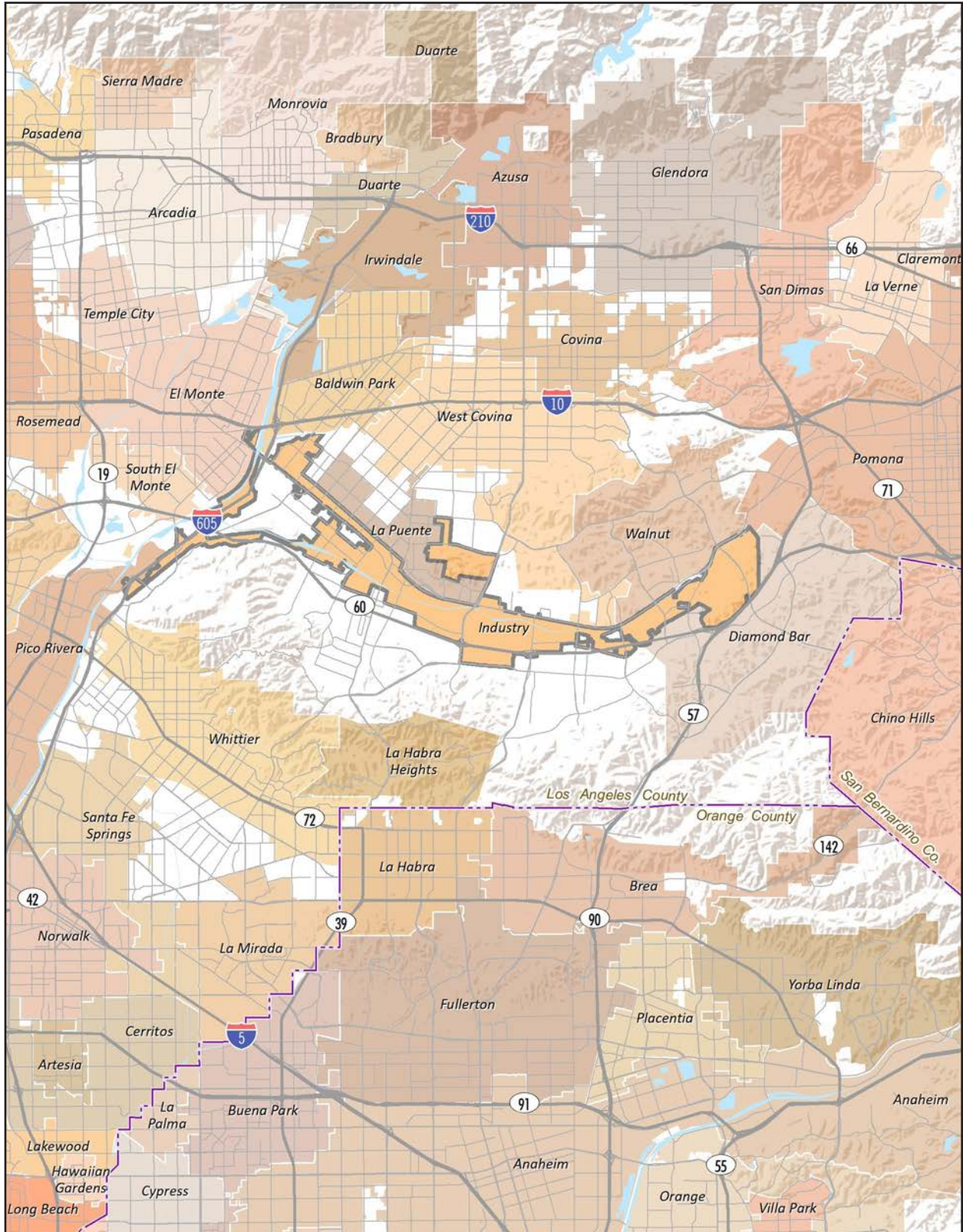
1.2.4 Environmental Resources

The 16 properties consist of developed and disturbed land. The properties contain no historic buildings, housing, scenic resources, mineral resources, or water bodies. Additional information regarding environmental resources on the properties—or the lack of such resources—can be found in Section 3 of this Initial Study, *Environmental Analysis*, under each respective environmental topic.

1.3 PROJECT DESCRIPTION

As proposed by the City, the project involves a general plan and zone amendment to change the general plan and zoning designations for 16 properties in the City (13 are privately owned, two are publicly owned, and one is owned by the school district), which are described in Table 1, *Zone Amendment Properties*. As shown in the table, the general plan designation of 13 of the 16 properties is Institutional and the other three are zoned Commercial. Similarly, 13 of the 16 properties are zoned Institutional and the other three are zoned Commercial Adult Business Overlay.

Figure 1 - Regional Location

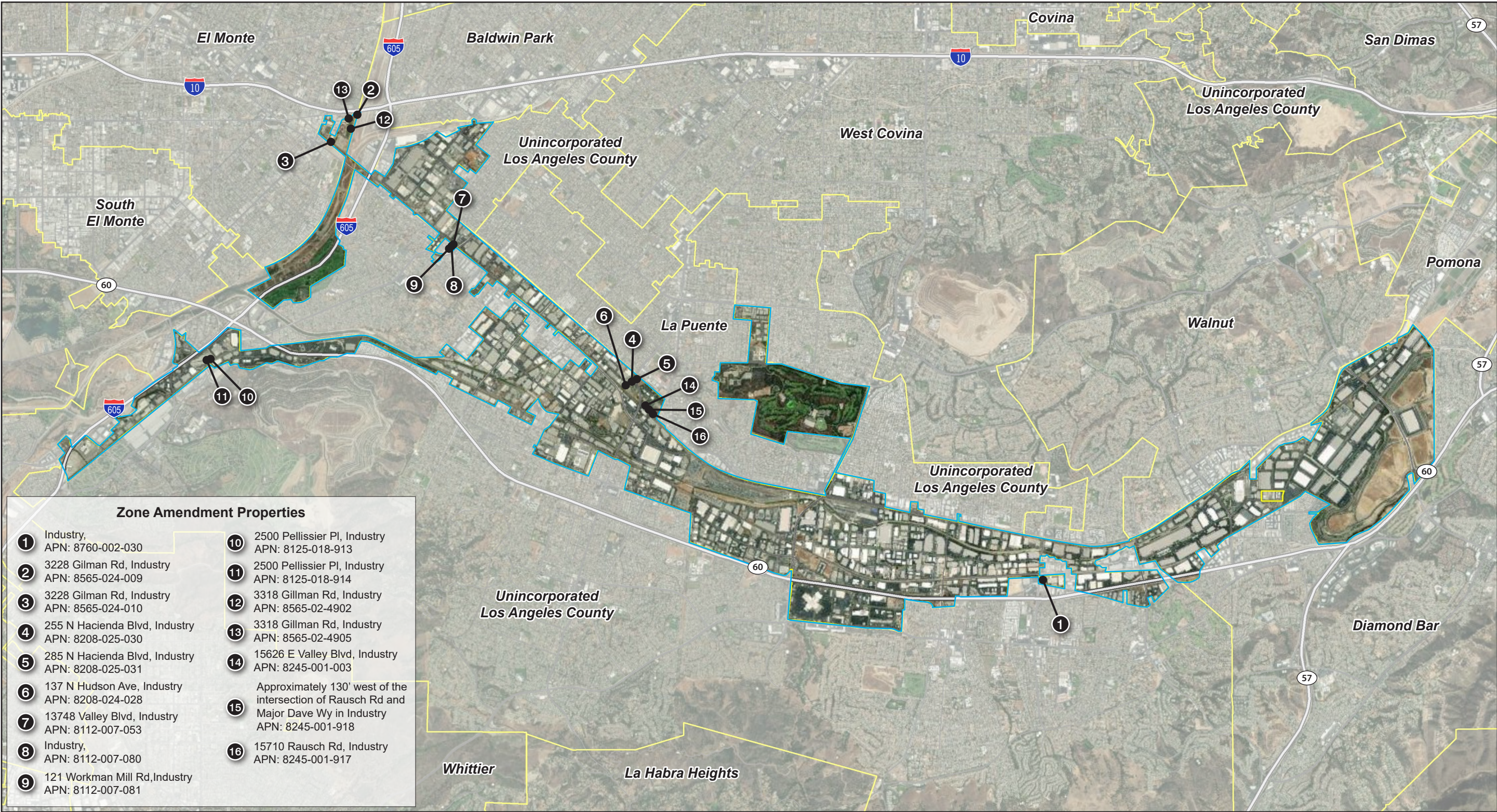


Source: ESRI, 2022

1. Introduction

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Figure 2 - Citywide Aerial and Local Vicinity



Zone Amendment Properties	
① Industry, APN: 8760-002-030	⑩ 2500 Pellissier Pl, Industry APN: 8125-018-913
② 3228 Gilman Rd, Industry APN: 8565-024-009	⑪ 2500 Pellissier Pl, Industry APN: 8125-018-914
③ 3228 Gilman Rd, Industry APN: 8565-024-010	⑫ 3318 Gillman Rd, Industry APN: 8565-02-4902
④ 255 N Hacienda Blvd, Industry APN: 8208-025-030	⑬ 3318 Gillman Rd, Industry APN: 8565-02-4905
⑤ 285 N Hacienda Blvd, Industry APN: 8208-025-031	⑭ 15626 E Valley Blvd, Industry APN: 8245-001-003
⑥ 137 N Hudson Ave, Industry APN: 8208-024-028	⑮ Approximately 130' west of the intersection of Rausch Rd and Major Dave Wy in Industry APN: 8245-001-918
⑦ 13748 Valley Blvd, Industry APN: 8112-007-053	⑯ 15710 Rausch Rd, Industry APN: 8245-001-917
⑧ Industry, APN: 8112-007-080	
⑨ 121 Workman Mill Rd, Industry APN: 8112-007-081	

— Project Boundary
— City Boundary

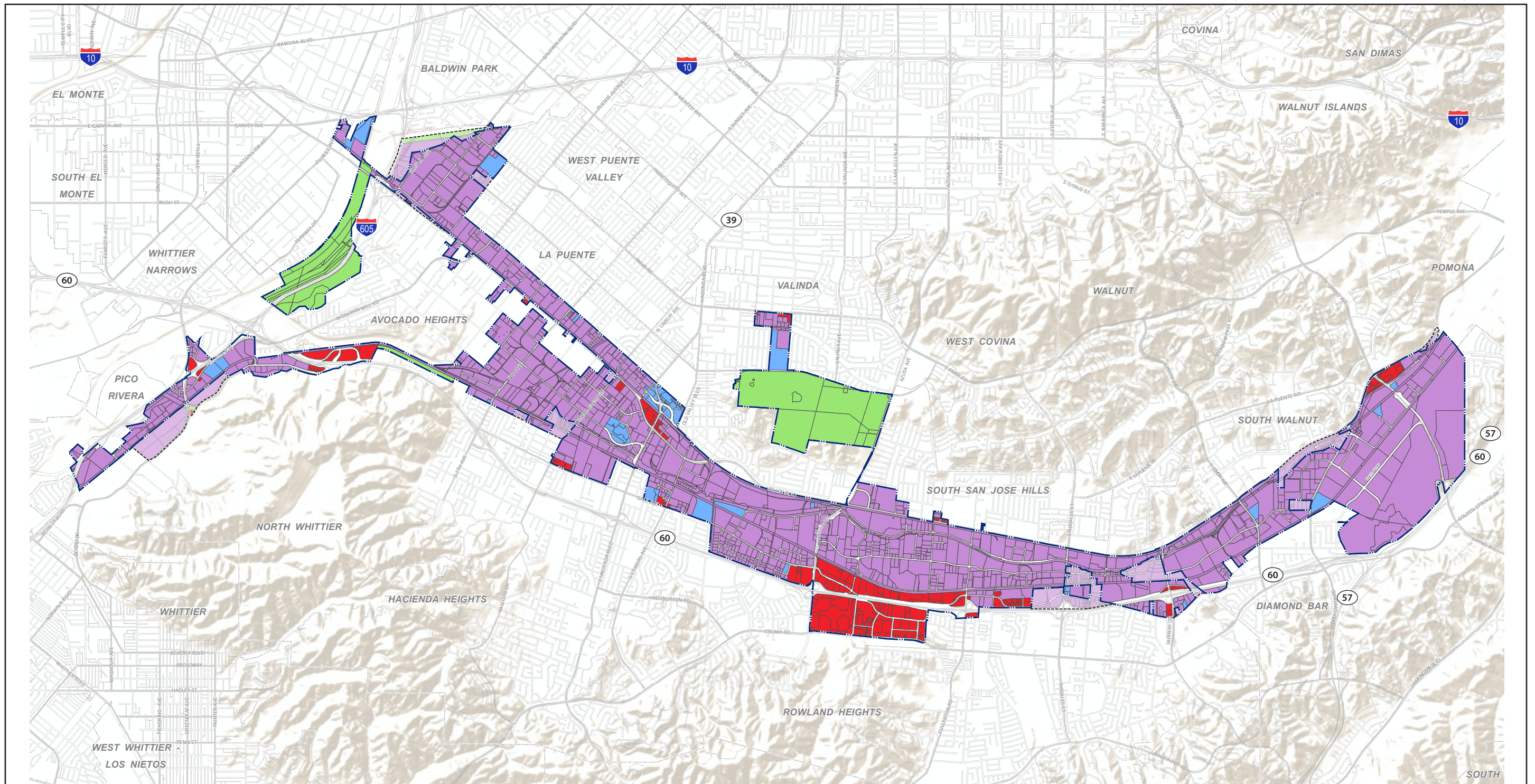
Source: ESRI, 2022



1. Introduction

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Figure 3 - Existing General Plan Land Use Designations

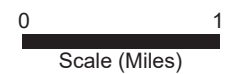


- General Plan**
- Employment
 - Commercial
 - Institutional
 - Recreation & Open Space

- General Plan Sphere**
- Employment
 - Commercial
 - Recreation & Open Space

- City of Industry
- Sphere of Influence Boundary

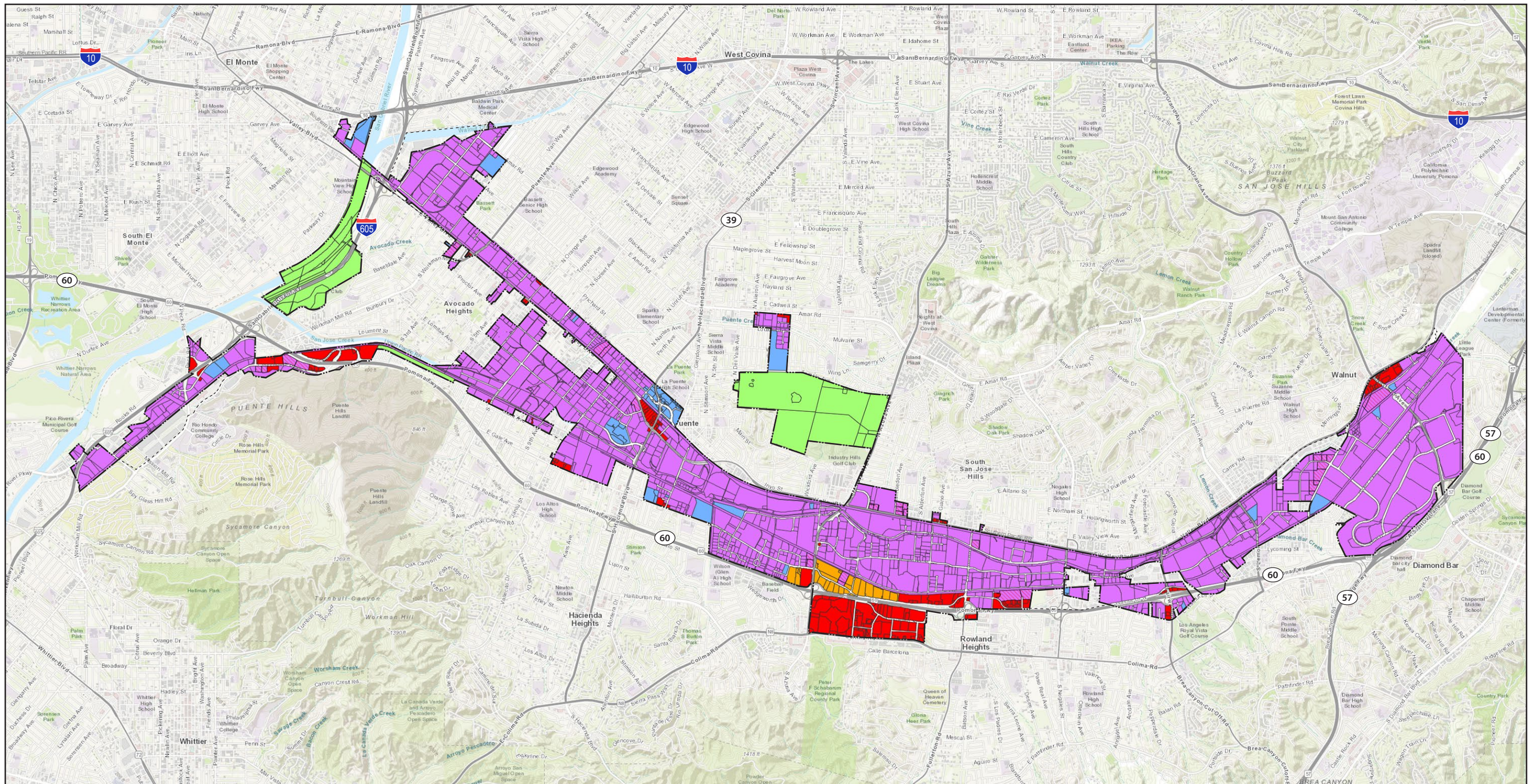
Source: PlaceWorks, 2014












1. Introduction

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Figure 4 - Existing Zoning Designations



Zoning Designation

- | | | |
|---|--|--|
|  Automobile Zone |  Industrial-Commercial Overlay |  City of Industry |
|  Commercial |  Institutional |  Sphere of Influence Boundary |
|  Commercial-Audit Business Overlay |  Recreation and Open Space Zone | |
|  Industrial | | |

0 1
Scale (Miles)

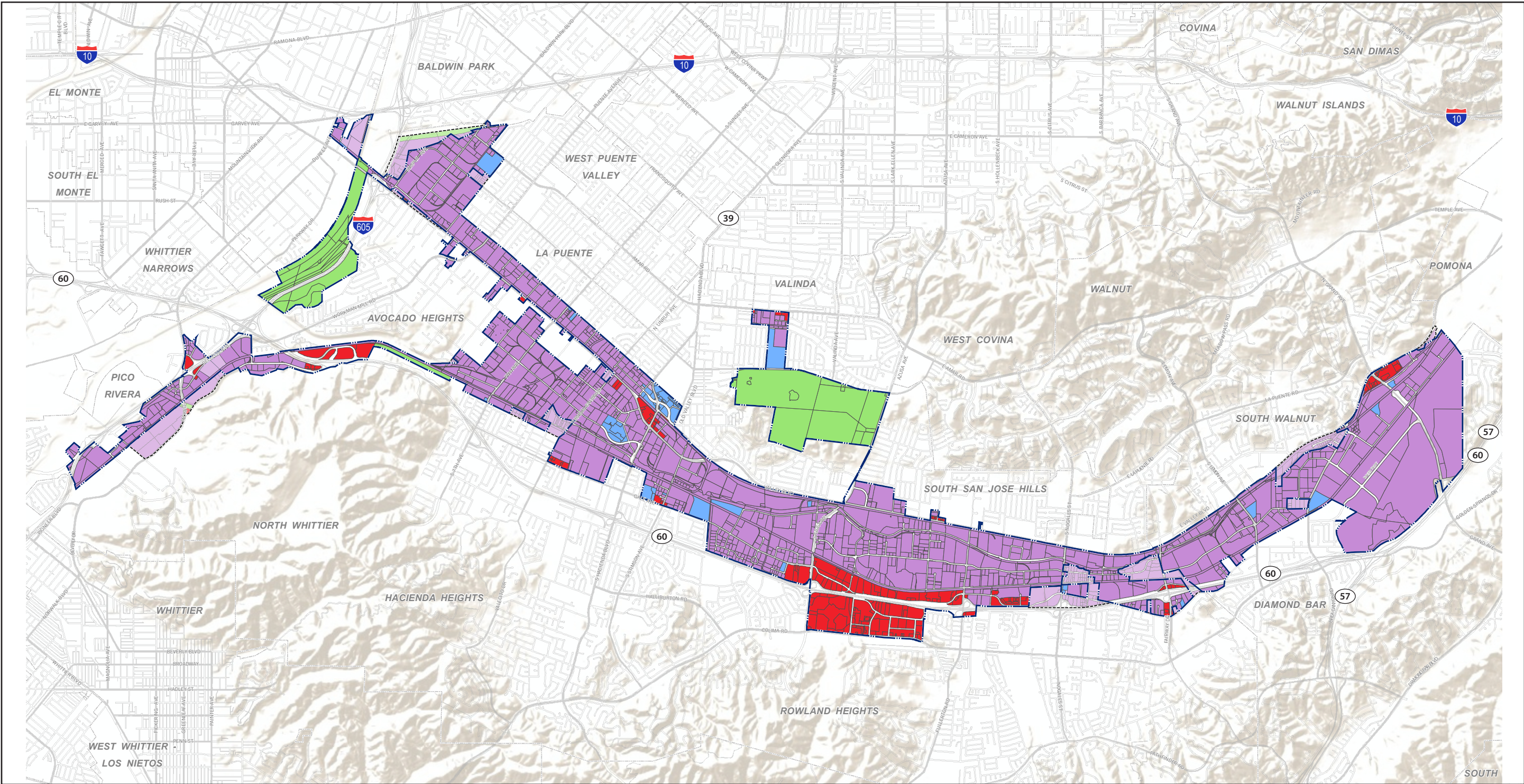


Source: City of Industry, 2023

1. Introduction

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Figure 5 - Proposed General Plan Land Use Designations



General Plan

- Employment
- Commercial
- Institutional
- Recreation & Open Space

General Plan Sphere

- Employment
- Commercial
- Recreation & Open Space

- City of Industry
- Sphere of Influence Boundary

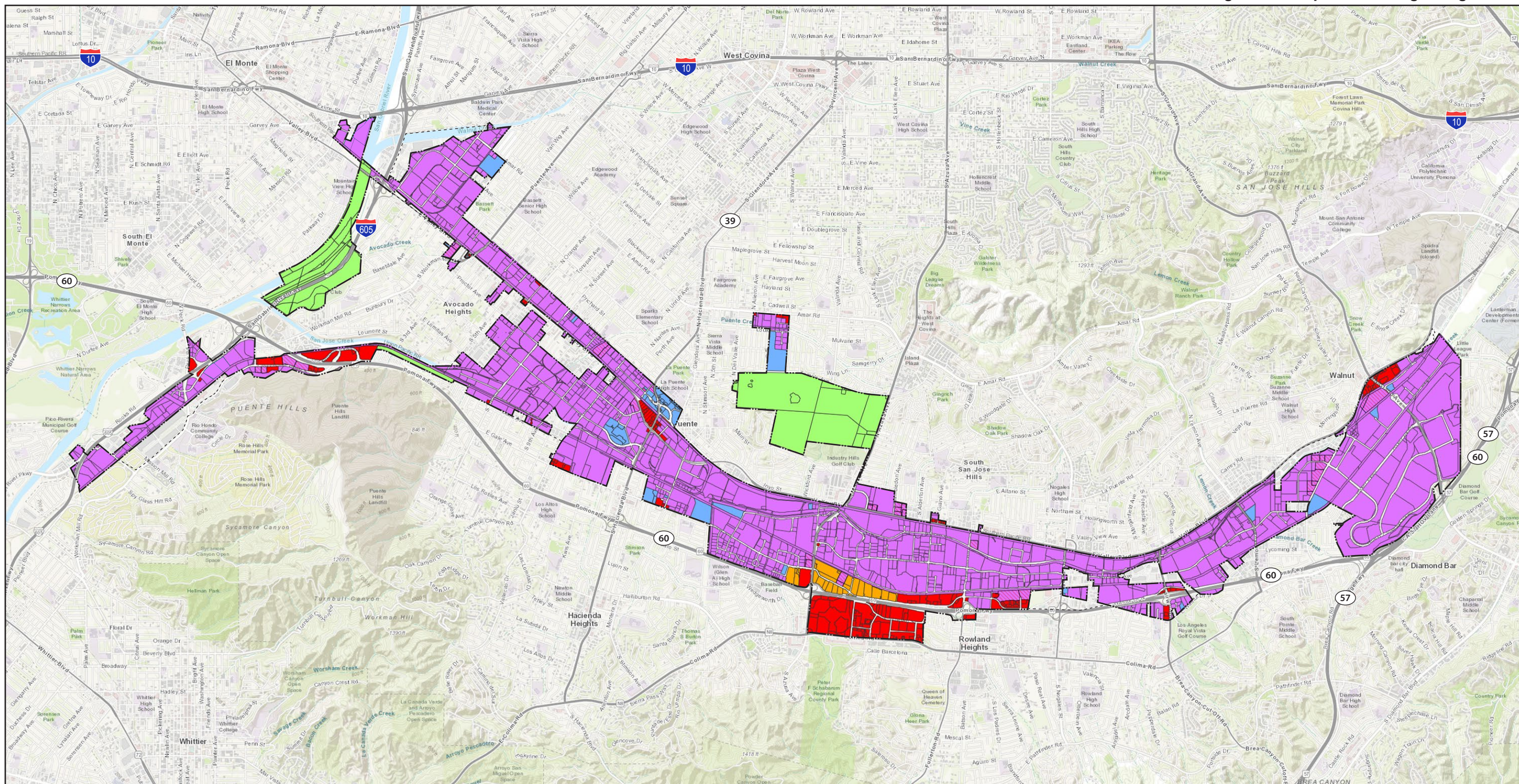
Source: PlaceWorks, 2014












1. Introduction

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Figure 6 - Proposed Zoning Designations



Zoning Designation

- | | | |
|---|--|--|
|  Automobile Zone |  Industrial-Commercial Overlay |  City of Industry |
|  Commercial |  Institutional |  Sphere of Influence Boundary |
|  Commercial-Audit Business Overlay |  Recreation and Open Space Zone | |
|  Industrial | | |

0 1
Scale (Miles)



Source: City of Industry, 2023

1. Introduction

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1. Introduction

Under the project and as shown in Table 1, the general plan designation of 13 of the properties would be changed to Employment and three would be change to Commercial. Regarding the zoning, 10 of the 16 properties would be changed to Industrial, three would be changed to Commercial, and three would be changed to Industrial with Commercial Overlay. The Adult Business Overlay would be removed as a part of the project. The general plan designation and zoning amendments would allow the property owners to propose uses that are not currently permitted under the existing general plan designations and zoning but would be under the new general plan designations and zoning.

It should be noted that the project analyzed in this Initial Study only involves an amendment to the general plan designations and zoning of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Any future development plans for the properties are not covered under this Initial Study and would be required to undergo a separate environmental review process.

1.4 CITY ACTION REQUESTED

A discretionary action is an action taken by a government agency (for the project, the government agency is the City of Industry) that calls for an exercise of judgment in deciding whether to approve a project. The City is the lead agency under CEQA and has the principal approval authority over the project.

Under CEQA Guidelines Section 15357, a discretionary action means a project that calls for an exercise of judgment or deliberation when the public agency (for the project, the public agency is the City of Industry) decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, regulations, or other fixed standards. Following is a list of the discretionary actions and approvals required for project implementation.

- Adoption of a Negative Declaration
- Adoption of a General Plan Amendment
- Adoption of a Zone Amendment

1. Introduction

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2. Environmental Checklist

2.1 PROJECT INFORMATION

1. **Project Title:** Citywide Zone Amendment

2. **Lead Agency Name and Address:**

City of Industry
15625 E. Stafford Street
City of Industry, California 91744-0366

3. **Contact Person and Phone Number:**

Bing Hyun, Assistant City Manager
626.333.2211

4. **Project Location:** The project consists of 16 properties in the City of Industry. Table 1, *Zone Amendment Properties*, provides information on the properties, including the address and/or assessor's parcel number associated with each of the properties.

5. **Project Sponsor's Name and Address:**

City of Industry
15625 E. Stafford Street
City of Industry, California 91744-0366

6. **General Plan Designation:** The general plan designation of 13 of the 16 properties is Institutional, and the other three have a general plan designation of Commercial.

7. **Zoning:**

Of the 16 properties, 13 are zoned Institutional and the other three are zoned Commercial Adult Business Overlay.

8. **Description of Project:** As proposed by the City, the project involves a general plan and zone amendment to change the general plan designations and zoning for 16 properties in the City. Under the project, the general plan designation of 13 of the properties would be changed to Employment and three would be changed to Commercial. The zoning of 10 of the 16 properties would be changed to Industrial, three would be changed to Commercial, and three would be changed to Industrial with Commercial Overlay. The Adult Business Overlay would be removed as a part of the project. The general plan and zoning designation amendments would allow the property owners to propose uses that are not currently permitted under the existing general plan and zoning designations but would be under the new general plan and zoning designations. It should be noted that the project analyzed in this Initial Study only involves an amendment to the general plan and zoning designations. No physical changes, construction, or development are

2. Environmental Checklist

proposed for any of the properties, and the existing uses and conditions of the properties would remain the same and not undergo any changes.

9. Surrounding Land Uses and Setting: The uses surrounding the 16 properties vary among commercial, office, and industrial.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participating agreement): Not applicable.

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

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

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

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

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

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

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

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

Signature

Date

2. Environmental Checklist

2.4 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 a lead agency 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 would 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 agency 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.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analyses 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. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
- the significance criteria or threshold, if any, used to evaluate each question; and
 - the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
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?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				X
i) result in a substantial erosion or siltation on- or off-site;				X
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				X
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
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?				X
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X
XVIII. TRIBAL CULTURAL RESOURCES.				
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 section 5020.1(k), or				X
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 Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the waste water 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?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
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?				X
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?				X
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?				X
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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.)				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

2. Environmental Checklist

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3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

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

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

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

No Impact. For purposes of determining significance under CEQA, a scenic vista is generally considered a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas can be officially designated by public agencies or informally designated by tourist guides. Vistas provide visual access or panoramic views to a large geographic area and are generally located at a point where surrounding views are greater than one mile away. Panoramic views are usually associated with vantage points over a section of urban or natural area that provide a geographic orientation not commonly available. Examples of panoramic views might include an urban skyline, valley, mountain range, a large open space area, the ocean, or other water bodies. A substantial adverse effect to a scenic vista is one that degrades the view from such a designated view spot.

The Industry General Plan does not designate any scenic vistas or corridors on or near any of the 16 properties associated with the project. Additionally, the properties and surrounding areas are in highly urbanized areas of the City. The areas surrounding the 16 properties are primarily dominated by commercial, office, and industrial

3. Environmental Analysis

uses. The urban landscape character and features of the properties and surrounding areas are consistent with and typical of urbanized areas of the City. The properties and surrounding area do not exhibit any significant visual resources or scenic vistas.

Furthermore, overall site topography of the properties can be characterized as relatively flat, with no notable change in elevation. There are no visible landforms (e.g., mountains, hills, creeks) from the properties or surrounding areas; and no landforms are on or within proximity of the properties. Also, there are no designated open space resources on any of the properties or in their vicinity, a designation typically used to determine the value of certain public vistas in order to gauge adverse effects.

Finally, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties and the existing uses, and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same.

Based on the preceding, no impact would occur and no mitigation measures are necessary.

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

No Impact. Scenic highways are a unique component of the region's circulation system as they traverse areas of scenic or aesthetic value. Per Caltrans, a highway may be designated as scenic depending on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view (Caltrans 2022a).

The 16 properties associated with the project are in urbanized areas of the City and are not on or near a state-designated or -eligible scenic highway, as designated on the California State Scenic Highway System Map of the California Department of Transportation (Caltrans 2022b). In fact, no highways within the City limits are eligible or officially designated state scenic highways. Additionally, there are no rock outcroppings or historic buildings on any of the properties.

The project only involves an amendment of the general plan and zoning designations of the properties associated with the project. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

Therefore, project implementation would not substantially degrade the visual character or quality of the sites and their surroundings. No impact would occur and no mitigation measures are necessary.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly

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accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The assessment of aesthetic impacts is subjective by nature. Aesthetics generally refers to the identification of visual resources and their quality, as well as an overall visual perception of the environment. A project is generally considered to have a significant aesthetic impact if it substantially changes the character or quality of the project site such that the site becomes visually incompatible with or visually unexpected in its surroundings.

The 16 properties associated with the project are in urbanized areas of Industry that are characterized by flat topography and urban development. Existing land use and conditions of the properties are described in Table 1, *Zone Amendment Properties*. All the properties are disturbed and/or developed. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties (including operations and any existing buildings, structures, and improvements), and the existing uses and conditions of the properties would remain the same and not undergo any changes.

Additionally, any future development for the properties as a result of project implementation would be controlled by the design standards and guidelines outlined in the Industry Municipal Code, such as the placement of buildings and structures; the design of setback areas; and landscaping and architectural design parameters. Future development proposed on any of the properties would be required to adhere to the established design standards and guidelines, which would be ensured through the City's development review process.

Finally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. Lighting effects are associated with the use of artificial light during the evening hours. There are two primary sources of light: light emanating from building interiors passing through windows and openings, and light from exterior sources (i.e., street lighting, building illumination, security lighting, parking lot lighting, landscape lighting, and signage). Excessive light and/or glare can impair vision, cause a nuisance, affect sleep patterns, and generate safety hazards when experienced by drivers. Uses such as residences, elderly care facilities, schools, and hotels are considered light sensitive, since occupants have expectations of privacy during evening hours and may be subject to disturbance by bright light sources. Light spill or trespass are considered a nuisance and are typically defined as the presence of unwanted light on properties adjacent to the property being illuminated. With respect to lighting, the degree of illumination may vary widely depending on the amount of

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light generated, height of the light source, presence of barriers or obstructions, type of light source, and weather conditions.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light on surfaces of buildings or objects, including highly polished surfaces such as glass windows or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. Perceived glare is the unwanted and potentially objectionable sensation experienced by a person as they look directly into the light source of a luminaire. Daytime glare generation is common in urban areas and is typically associated with buildings with exterior façades largely or entirely composed of highly reflective glass. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources such as automobile headlights. Daytime glare can also be generated by light reflecting off passing or parked cars. Glare generation is typically related to either moving vehicles or sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the day and year. Excessive glare not only impedes visibility, but also increases the ambient heat reflectivity in a given area. Glare-sensitive uses include residences, hotels, transportation corridors, and aircraft landing corridors.

The 16 properties associated with the project are in urbanized areas of the City. Existing land use and conditions of the properties are described in Table 1, *Zone Amendment Properties*. All the properties are disturbed and/or developed, with the majority of them having some form of nighttime lighting (e.g., interior and exterior building lights, parking area lights, and common area and security lights). The properties are primarily surrounded by commercial, office, and industrial uses, which are not considered light-sensitive receptors (land uses that are sensitive to lighting).

Following is a discussion of the potential day- and nighttime light and glare impacts in the project area as a result of project implementation.

Nighttime Lighting and Glare

Project implementation would not introduce new sources of artificial light to any of the 16 properties or surrounding areas. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including any existing light sources) would remain the same and not undergo any changes.

Additionally, the Industry Municipal Code contains lighting standards that would be applicable to any development activity associated with future development on any of the properties that would be accommodated by the project. For example, Section 17.16.026, Special Industrial Zone Development Standards, requires that outdoor lighting not exceed an intensity of one foot-candle of light throughout the facility. Other than the directives of Section 17.16.026 of the City's Code, the City does not have a lighting ordinance specifying the maximum amount of lighting that may be generated by new development projects. However, any future exterior lighting proposed on any of the properties would be required to be designed, arranged, directed, or shielded in such a manner as to contain direct illumination on-site in accordance with the provisions of Section 17.16.026. This section also requires that lighting and glare be deflected, shaded, and focused away from all adjoining property.

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Furthermore, future development on any of the properties would be required to comply with California’s Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations, which outlines mandatory provisions for lighting control devices and luminaires. For example, a development’s exterior lighting sources would be required to be installed in accordance with the provisions of Section 110.9, Mandatory Requirements for Lighting Control Devices and Systems, Ballasts, and Luminaires.

Therefore, no nighttime light and glare impacts would occur and no mitigation measures are necessary.

Daytime Glare

Project implementation would not introduce new sources of daytime glare on any of the 16 properties or surrounding areas. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, no daytime glare impacts would occur and no mitigation measures are necessary.

3.2 AGRICULTURE AND FORESTRY RESOURCES

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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. 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 16 properties associated with the project are mapped as Urban and Built-Up Land, not as farmland, on the California Important Farmland Finder maintained by the Division of Land Resource Protection (CDC 2016). All of the properties are in highly urbanized areas of the city and are surrounded by industrial, commercial, and office uses. The properties do not contain farmland or other agricultural uses and are not adjacent or in proximity to such uses. Also, the properties are not in agricultural use. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not convert mapped farmland to nonagricultural use. No impact would occur and no mitigation measures are necessary.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. Refer to Table 1, *Zone Amendment Properties*, for the existing zoning designations of the 16 properties associated with the project. As shown in the table, 13 of the 16 properties are zoned Institutional and the other three are zoned Commercial Adult Business Overlay. Under the project, the zoning designation of 10 of the properties would be changed to Industrial, three would be changed to Commercial, and three would be changed to Industrial with Commercial Overlay. None of the properties, either under existing or proposed conditions, are or would be zoned for agricultural use. No loss in land zoned for/or permitting agricultural uses would occur. Additionally, no physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

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Furthermore, the properties are in highly urbanized areas of the city and are disturbed and/or developed. The properties do not contain active farmland or other agricultural uses and are not adjacent or in proximity to such uses. Finally, none of the properties are subject to a Williamson Act contract (CDC 2018). Therefore, project implementation would not conflict with zoning for agricultural uses or a Williamson Act contract. Accordingly, no impact would occur and no mitigation measures are necessary.

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

No Impact. Forest land is defined as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (PRC Section 12220(g)). Timberland is defined as “land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees” (PRC Section 4526).

All of the properties are in highly urbanized areas of the City, are disturbed and/or developed, and are surrounded by industrial, commercial, and office uses. Existing trees on any of the properties are ornamental trees and are not cultivated for forest resources. Therefore, the properties do not meet the definition of lands designated as forestland or timberland in PRC Sections 12220(g), 4526, and 51104(g). Furthermore, none of the properties area designated or zoned for forest or timber land or used for forestry. As stated above, 13 of the 16 properties are zoned Institutional and the other three are zoned Commercial Adult Business Overlay. Under the project, the zoning designation of 10 of the 16 properties would be changed to Industrial, three would be changed to Commercial, and three would be changed to Industrial with Commercial Overlay. Finally, no physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would have no impact on forest land or resources and no mitigation measures are necessary.

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

No Impact. See response to Section 3.2.c, above. As substantiated in that section, no impact would occur and no mitigation measures are necessary.

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. See responses to Section’s 3.2.a, b, and c, above. As substantiated in these sections, no impact would occur and no mitigation measures are necessary.

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3.3 AIR QUALITY

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

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

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The South Coast Air Quality Management District (South Coast AQMD) adopted the 2016 Air Quality Management Plan (AQMP) on March 3, 2017. Regional growth projections are used by South Coast AQMD to forecast future emission levels in the SoCAB. For southern California, these regional growth projections are provided by the Southern California Association of Governments (“SCAG”) and are partially based on land use designations included in city/county general plans. Typically, only large, regionally significant projects have the potential to affect regional growth projections.

Changes in population, housing, or employment growth projections have the potential to affect SCAG’s demographic projections and therefore the assumptions in South Coast AQMD’s AQMP. The project does not include new construction and would therefore not affect the regional emissions inventory or conflict with strategies in the AQMP. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. In addition, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

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b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

No Impact. Construction activities associated with development projects result in the generation of criteria air pollutants. These emissions would primarily be 1) exhaust from off-road diesel-powered construction equipment; 2) dust generated by construction activities; 3) exhaust from on-road vehicles; and 4) off-gassing of volatile organic compounds (VOC) from paints and asphalt. In addition, typical long-term air pollutant emissions are generated by area sources (e.g., landscape fuel use, aerosols, architectural coatings, and asphalt pavement), energy use (natural gas), and mobile sources (i.e., on-road vehicles).

The project does not include any new construction and would therefore not result in an increase of criteria pollutants from construction or operational activities. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. The project does not include new construction and would therefore not result in an increase in substantial pollutant concentrations. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The threshold for odor is if a project creates an odor nuisance pursuant to South Coast AQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating

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operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities.

The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

3.4 BIOLOGICAL RESOURCES

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Would the project:

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- 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 or U.S. Fish and Wildlife Service?**

No Impact. Special-status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act, species otherwise given certain designations by the California Department of Fish and Wildlife, and plant species listed as rare by the California Native Plant Society. All 16 properties associated with the project are in highly urbanized areas of the City and surrounded by a mix of industrial, commercial, and office uses. Additionally, the properties are disturbed and developed and do not contain any natural habitat that could contain any sensitive species or other sensitive natural community. Considering the current disturbed and developed nature of the properties and their surroundings, the properties do not have capacity to support any candidate, sensitive, or special-status species. Furthermore, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. No riparian, sensitive, or undisturbed native/natural habitats exist within or adjacent to any of the 16 properties associated with the project (USFWS 2021a). The properties are disturbed and/or developed and are surrounded by highly urbanized uses. Additionally, no physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. No watercourse runs through or adjacent to any of the 16 properties associated with the project. Also, no wetland habitat exists on or within proximity to any of the properties (USFWS 2021a). The properties are disturbed and/or developed and are surrounded by highly urbanized uses. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, no impact would occur and no mitigation measures are necessary.

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- 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?**

No Impact. The 16 properties associated with the project are in highly urbanized areas of the City and are surrounded by a mix of industrial, commercial, and office uses. No critical habitat exists on or in proximity to any of the properties (USFWS 2021b). Neither do the properties and their surroundings represent a wildlife movement corridor nor route between open space habitats. Although the properties may provide some habitat for limited wildlife movement and live-in habitat—particularly for reptile and avian species and small to medium mammals that are adapted to urban settings—the properties do not function as wildlife corridors. Neither have the properties and environs been identified nor designated as wildlife corridors. Furthermore, no physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The 16 properties associated with the project are disturbed and developed. There are no biological resources that exist on or within the vicinity of the properties. Additionally, the City does not have a tree preservation ordinance or other ordinance that protects biological resources. No physical changes, construction, or development are proposed for any of the properties (including operations and any existing buildings, structures, and improvements), and the existing uses and conditions of the properties would remain the same and not undergo any changes. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The 16 properties associated with the project are in highly urbanized areas of the City and surrounded by a mix of industrial, commercial, and office uses. None of the properties are in a habitat conservation plan or natural community conservation plan (CDFW 2022). Therefore, no impact would occur and no mitigation measures are necessary.

3.5 CULTURAL RESOURCES

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The 16 properties associated with the project are in urbanized areas of the City. Existing land use and conditions of the properties are described in Table 1, *Zone Amendment Properties*. All the properties are disturbed and/or developed, with many including buildings and structures. However, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

Additionally, the properties and existing buildings and structures are not identified on any federal, state, or local historic registers—National Register of Historic Places or California State Historical Landmarks and Points of Historical Interest.

Furthermore, future development proposed on any of the 16 properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. All 16 properties associated with the project are disturbed and/or developed, with many including buildings and structures. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. There are no known human remains or cemeteries on or near any of the 16 properties associated with the project. The nearest cemeteries to the properties are the Rose Hills Cemetery in Whittier (a public cemetery) and Workman and Temple Family Homestead Museum, which includes a private cemetery that belonged to the pioneer Workman-Temple family. Both cemeteries are quite a distance from any of the properties.

Additionally, all the properties are in highly urbanized areas of the City, and all are disturbed or developed. The properties and surrounding areas have experienced substantial ground disturbance associated with the development of existing buildings, roadways, and other urbanized land uses. Therefore, the likelihood that human remains may be discovered during site clearing and grading activities associated with future development of the properties that would be accommodated by the project is considered extremely low.

Additionally, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

However, future development on any of the properties as a result of project implementation could have the potential to disturb previously undiscovered subsurface human remains, if any exist. For example, a future development project could involve grading and some excavation activities over the entire development site. In the unlikely event that human remains are uncovered during ground-disturbing activities, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall remain halted until the county coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in PRC Section 5097.98. The coroner is required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, who will contact the most likely

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descendant. The most likely descendant shall be granted access to the discovery and give recommendations or preferences for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods, if encountered, shall be treated in accordance with procedures and requirements in PRC Sections 5097.94 and 5097.98, Section 7050.5 of the California Health and Safety Code; and CEQA Guidelines Section 15064.5.

Based on the preceding, no impact would occur and no mitigation measures are necessary.

3.6 ENERGY

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

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?

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess potential impacts. Therefore, project implementation would not result in inefficient or unnecessary energy consumption. No impact would occur and no mitigation measures are necessary.

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

No Impact. The state’s electricity grid is transitioning to renewable energy under California’s Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-14-08, signed in November 2008, expanded the state’s renewable portfolios standard (RPS) to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill (SB) 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent

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by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also sets a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures. On September 10, 2018, Governor Brown signed SB 100, which supersedes the SB 350 requirements. Under SB 100, the RPS for publicly owned facilities and retail sellers consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Additionally, SB 100 established a new RPS requirement of 50 percent by 2026. The bill also established a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under SB 100 the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

The statewide RPS goal is not directly applicable to individual development projects, but to utilities and energy providers such as Southern California Edison, which is the utility that provides electricity to the 16 properties. The project only involves an amendment of the general plan and zoning designations of properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess potential impacts. Therefore, project implementation would not result in inefficient or unnecessary energy consumption. No impact would occur and no mitigation measures are necessary.

3.7 GEOLOGY AND SOILS

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

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

Would the project:

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. The project only involves an amendment of the general plan and zoning designations of 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess potential impacts. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project only involves an amendment of the general plan and zoning designations of 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance

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needed to assess potential impacts. Therefore, no impact would occur and no mitigation measures are necessary.

iii) Seismic-related ground failure, including liquefaction?

No Impact. The project only involves an amendment of the general plan and zoning designations of 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

iv) Landslides?

No Impact. The project only involves an amendment of the general plan and zoning designations of 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to assess its potential impacts. Therefore, no impact would occur and no mitigation measures are necessary.

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?

No Impact. The project only involves an amendment of the general plan and zoning designations for 16 properties. No physical changes, construction, or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required

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to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts. Therefore, no impact would occur and no mitigation measures are necessary.

- 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?**

No Impact. The project only involves an amendment of the general plan and zoning designations of 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project only involves an amendment of the general plan and zoning designations of 16 properties. No physical changes, construction, or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. However, future development proposed on any of the properties as a result of project implementation would include construction of sewer laterals to existing sewers in surrounding roadways. Future development projects would not involve the use of septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur and no mitigation measures are necessary.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. All 16 properties associated with the project are disturbed and/or developed, with many including buildings and structures. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

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3.8 GREENHOUSE GAS EMISSIONS

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

Would the project:

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

No Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Thus, project implementation would not generate greenhouse gas (GHG) emissions. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. Applicable plans adopted for the purpose of reducing GHG emissions include the California Air Resources Board's (CARB) Scoping Plan and SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

CARB Scoping Plan

On December 24, 2017, CARB adopted the Final 2017 Climate Change Scoping Plan Update (Scoping Plan) to address the 2030 interim target to achieve a 40 percent reduction below 1990 levels by 2030, established by

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SB 32 (CARB 2017b). The CARB Scoping Plan is applicable to state agencies and is not directly applicable to cities/counties and individual projects. Nonetheless, the Scoping Plan has been the primary tool that is used to develop performance-based and efficiency-based CEQA criteria and GHG reduction targets for climate action planning efforts.

Since adoption of the 2008 Scoping Plan, which was adopted to achieve the GHG reduction goals of Assembly Bill 32 (AB 32), state agencies have adopted programs identified in the plan, and the legislature has passed additional legislation to achieve the GHG reduction targets. Statewide strategies to reduce GHG emissions include the Low Carbon Fuel Standard, California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard, changes in the Corporate Average Fuel Economy standards, and other early action measures as necessary to ensure the state is on target to achieve the GHG emissions reduction goals of AB 32 and SB 32. In addition, new buildings are required to comply with the latest applicable Building Energy Efficiency Standards and CALGreen (California Green Building Standards).

The project only involves an amendment of the general plan and zoning designations of the associated 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

SCAG's Regional Transportation Plan/Sustainable Communities Strategy

SCAG adopted the 2020-2045 RTP/SCS (Connect SoCal) in September 2020. Connect SoCal identifies that land use strategies that focus on new housing and job growth in areas rich with destinations, and mobility options are consistent with a land use development pattern that supports and complements the proposed transportation network. The overarching strategy in Connect SoCal is to plan for the southern California region to grow in more compact communities in transit priority areas and priority growth areas; provide neighborhoods with efficient and plentiful public transit; establish abundant and safe opportunities to walk, bike, and pursue other forms of active transportation; and preserve more of the region's remaining natural lands and farmlands (SCAG 2020). Connect SoCal's transportation projects help more efficiently distribute population, housing, and employment growth, and forecast development is generally consistent with regional-level general plan data to promote active transportation and reduce GHG emissions. The projected regional development, when integrated with the proposed regional transportation network in Connect SoCal, would reduce per-capita GHG emissions related to vehicular travel and achieve the GHG reduction per capita targets for the SCAG region.

The Connect SoCal Plan does not require that local general plans, specific plans, or zoning be consistent with the SCS, but provides incentives to governments and developers for consistency. The project only involves an amendment of the general plan and zoning designations of the 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of

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the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

3.9 HAZARDS AND HAZARDOUS MATERIALS

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Would the project:

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes are proposed for any of the properties, and the existing uses and conditions of the properties (including operations) would not undergo any changes. Therefore, project implementation would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to assess potential impacts. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would not undergo any changes. Therefore, project implementation would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties. Further, as a part of any future development on the properties, the City would require the property owner/project applicant to prepare any necessary environmental site assessment of the properties, which would include a search of the hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result. Therefore, no impact would occur and no mitigation measures are necessary.

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- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The nearest airport or airstrip to the 16 properties associated with the project is the Whittier Air Strip, approximately 4.5 miles to the northwest of the City boundary. At this distance, project implementation would not result in a safety hazard or excessive noise for people residing or working in the project area. Additionally, there is one government- and one private-operated helipad within the vicinity of the 16 properties: these include the Los Angeles County Sheriff's station ground-level helipad at 150 Hudson Avenue and a private roof-top heliport at 450 Baldwin Park Boulevard (AirNav 2022). These airstrips are in proximity (less than two miles) of some of the properties; however, Project implementation would not alter the flight path of these helipads that would increase safety hazards or noise levels in the vicinity of the properties associated with the Project. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. A wildland fire hazard area is typically characterized by areas with limited access, rugged terrain, limited water supply, and combustible vegetation. The 16 properties associated with the project are in highly urbanized areas of the City and surrounded mainly by industrial, commercial, and office uses. The properties have good access and are served by adequate water infrastructure. There is no combustible wildland vegetation on or near any of the properties. Additionally, the properties are not in or near a Fire Hazard Severity Zone mapped by the California Department of Forestry and Fire Protection (CAL FIRE 2022).

Additionally, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

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Furthermore, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

3.10 HYDROLOGY AND WATER QUALITY

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				X
i) result in a substantial erosion or siltation on- or off-site;				X
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				X
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Would the project:

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would

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not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would not undergo any changes. Therefore, project implementation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

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

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes are proposed for any of the properties, and their existing uses (including operations) would remain the same. Therefore, project implementation would not result in substantial erosion or siltation on- or off-site.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties and

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the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

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?

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not 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.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

iv) Impede or redirect flood flows?

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not impede or redirect flood flows.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, none of the properties are located in a flood hazard, tsunami or seiche zone. Therefore, project implementation would not result in the risk of pollutants due to project inundation.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development.

Therefore, no impact would occur and no mitigation measures are necessary.

3.11 LAND USE AND PLANNING

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

Would the project:

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a) Physically divide an established community?

No Impact. The 16 properties associated with the project are in highly urbanized areas of the city and surrounded by a mix of industrial, commercial, and office uses. The project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Project implementation would not introduce new land use that would disrupt existing land use patterns, nor would it introduce a physical barrier that would separate land uses that are not already separated. Additionally, project implementation would not result in a physical change to the surrounding neighborhood street patterns or otherwise impede movement through the neighborhoods. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The City enforces numerous goals, policies, and regulations for the purpose of avoiding or mitigating an environmental effect. Adopted land use regulations applicable to the project include the Industry General Plan and Zoning Ordinance (Title 17 of the Industry Municipal Code). The development and design standards and regulations in the Industry Zoning Ordinance, which implements the Industry General Plan, constitute the zoning regulations that govern development of the project site.

As proposed by the City, the project involves a general plan and zone amendments to change the general plan and zoning designations for the 16 properties associated with the project. The general plan designation of 13 of the 16 properties is Institutional and the other three have a general plan designation of Commercial. Similarly, 13 of the 16 properties are zoned Institutional and the other three are zoned Commercial Adult Business Overlay. Under the project, the general plan designation of 13 of the properties would be changed to Employment and three would be change to Commercial. Regarding the zoning designation, 10 of the 16 properties would be changed to Industrial, three would be changed to Commercial, and three to Industrial with Commercial Overlay. The general plan and zoning designation amendments would allow the property owners to propose uses that are not currently permitted under the existing general plan and zoning designations but would be under the new general plan and zoning designations.

With City adoption of the general plan and zoning designation amendments, the project would be consistent with the Industry General Plan and Zoning Ordinance. Additionally, future development proposed on any of the properties would be required to adhere to the Industry General Plan goals and policies and the development and design standards and regulations of the Industry Zoning Ordinance.

Furthermore, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

Therefore, no impact would occur and no mitigation measures are necessary.

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3.12 MINERAL RESOURCES

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X

Would the project:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The 16 properties associated with the project are classified by the California Geologic Survey as Mineral Resource Zone 1 (MRZ-1), indicating that significant mineral deposits are absent or unlikely to be present (CGS 1994). No mineral resource areas that would be of value to the region and residents of the state exist on or near the properties. Additionally, no locally important mineral resource recovery sites are on or near the properties. The properties are also not in an area with active mineral extraction operations, nor do they support such operations.

Furthermore, mining would be incompatible with the surrounding uses and is not a permitted use under the existing (Institutional and Commercial Adult Business Overlay) or proposed (Commercial, Industrial, and Industrial with Commercial Overlay) zoning designations of the properties, which are in highly urbanized areas of the City and surrounded by industrial, commercial, and office uses.

Finally, no oil or energy extraction and/or generation activities exist on any of the properties. A review of California Geologic Energy Management Division’s well finder indicates that there are no oil or energy wells on any of the properties (CalGEM 2022).

Therefore, no impact would occur and no mitigation measures are necessary.

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?

No Impact. See response to Section 3.12.a, above. As substantiated in that section, no impact would occur and no mitigation measures are necessary.

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3.13 NOISE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
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?				X

Would the project result in:

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not temporarily or permanently increase existing ambient noise levels in the vicinity of the properties.

Furthermore, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result such development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore,

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project implementation would not generate groundborne vibration from temporary construction activities or long-term operational uses.

Furthermore, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

- 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 or airstrip to the 16 properties associated with the project is the Whittier Air Strip, approximately 4.5 miles to the northwest. At this distance, project implementation would not expose people residing or working in the project area to excessive levels. Additionally, there is one government- and one private-operated helipad within the vicinity of the 16 properties: these include the Los Angeles County Sheriff’s station ground-level helipad at 150 Hudson Avenue and a private roof-top heliport at 450 Baldwin Park Boulevard (AirNav 2022). These airstrips are in proximity (less than two miles) of a some of the properties; however, Project implementation would not alter the flight path of these helipads that would increase safety hazards or noise levels in the vicinity of the properties associated with the Project. Therefore, no impact would occur and no mitigation measures are necessary.

3.14 POPULATION AND HOUSING

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

Would the project:

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- 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)?**

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Additionally, residential uses are not permitted under the existing (Institutional and Commercial Adult Business Overlay) or proposed (Commercial, Industrial, and Industrial with Commercial Overlay) zoning designations of the properties; therefore, project implementation would not directly induce population growth in the area. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. No housing exists on any of the 16 properties associated with the project. Therefore, project implementation would not displace housing or people. No impact would occur and no mitigation measures are necessary.

3.15 PUBLIC SERVICES

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

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

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a) Fire protection?

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Project implementation would not result in an increase in calls for fire protection and emergency medical service, nor would it result in the need for new or expansion of fire facilities. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result. Therefore, no impact would occur and no mitigation measures are necessary.

b) Police protection?

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Project implementation would not result in an increase in calls for police protection, nor would it result in the need for new or expansion of existing police facilities. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to assess the potential impacts that could result from that development on the properties. Therefore, no impact would occur and no mitigation measures are necessary.

c) Schools?

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Project implementation would not result in the need for new or expansion of school facilities. Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to assess the potential impacts that could result.

Furthermore, the increase in student generation and the need for new or the expansion of existing school facilities is tied to population growth. Residential uses are not permitted under the existing (Institutional and Commercial Adult Business Overlay) or proposed (Commercial, Industrial, and Industrial with Commercial Overlay) zoning designations of the properties; therefore, project implementation would not directly induce population growth in the area and would not result in an increase in the student population in the City.

Finally, the need for additional school services and facilities is addressed by compliance with school impact assessment fees per Senate Bill 50, also known as Proposition 1A. SB 50—codified in California Government Code Section 65995—was enacted in 1988 to address how schools are financed and how development projects

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may be assessed for associated school impacts. Project applicants proposing future development for any of the 16 properties would be required to pay school impact fees to reduce any impacts to the school system, in accordance with SB 50. These fees are collected by school districts at the time of issuance of building permits.

Therefore, no impact would occur and no mitigation measures are necessary.

d) Parks?

No Impact. See response to Section 3.16.a, below. As substantiated in this section, no impact would occur and no mitigation measures are necessary.

e) Other public facilities?

No Impact. Demand for other public facilities, such as library services, is generated by the population in a library’s service area. No increase in population would occur as a result of project development. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Project implementation would not result in the need for new or expansion of library facilities.

3.16 RECREATION

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

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?

No Impact. The increase in the use of existing parks and recreational facilities and the need for new or the construction or expansion of existing recreational facilities is tied to population growth. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and

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improvements) would remain the same and not undergo any changes. Also, no residential development is proposed as a part of the project; therefore, no population growth or increase in the use of existing parks or other recreational facilities would occur. Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project does not involve the development of recreational facilities, and project implementation would not require construction of new or expanded recreational facilities, as substantiated in Section 3.16.a, above. Therefore, no impact would occur and no mitigation measures are necessary.

3.17 TRANSPORTATION

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

Would the project:

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

No Impact. The project involves an amendment of the general plan designations and zoning for 16 properties. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not result in a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result.

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Therefore, no impact would occur and no mitigation measures are necessary.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not result in the generation of new vehicle trips or vehicle miles traveled, nor would it result in a conflict with or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

d) Result in inadequate emergency access?

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. All existing on- and off-site emergency access features and facilities that serve the properties and their surroundings would remain in their existing condition. Therefore, project implementation would not result in inadequate emergency access.

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Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

3.18 TRIBAL CULTURAL RESOURCES

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES.				
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 section 5020.1(k), or				X
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 Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

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

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 section 5020.1(k), or**

No Impact. The 16 properties associated with the project are in urbanized areas of the City. Existing land use and conditions of the properties are described in Table 1, *Zone Amendment Properties*. All the properties are disturbed and/or developed, with many including buildings and structures. However, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction or development are proposed for any of the properties (including operations and any existing

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buildings, structures, and improvements) and the existing uses and conditions of the properties would remain the same and not undergo any changes.

Additionally, the properties are not identified on any federal, state, or local historic registers—National Register of Historic Places or California State Historical Landmarks and Points of Historical Interest.

Furthermore, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. The intent of the consultations is to provide an opportunity for interested Native American contacts to work together with the lead agency (in this case, the City of Industry) during the project planning process to identify and protect tribal cultural resources.

The provisions of CEQA, PRC Sections 21080.3.1 et seq. (also known as AB 52), require meaningful consultation with California Native American tribes on potential impacts to tribal cultural resources. As defined in PRC Section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe.

As part of the AB 52 process, a Native American tribe must submit a written request to the relevant lead agency if it wishes to be notified of projects that require CEQA public noticing and are within its traditionally and culturally affiliated geographical area. The lead agency must provide written, formal notification to the tribes that have requested it within 16 days of determining that a project application is complete or deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Consultation concludes when either 1) the parties agree to mitigation measures to avoid a significant effect, if one exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. AB 52 also addresses confidentiality during tribal consultation per PRC Section 21082.3(c).

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In accordance with the provisions of AB 52, the City sent letters on May 16, 2022, to the following tribes: Gabrieleño Band of Mission Indians – Kizh Nation, Gabrielino Tongva Tribe, and Soboba Band of Luiseño Indians. The 30-day noticing requirement under AB 52 ended on June 16, 2022 (approximately 30 days from the date the tribes received the notification letter). One tribe responded to the City’s AB 52 consultation notification letter: Gabrieleño Band of Mission Indians–Kizh Nation (Kizh Nation). In its response letter, Kizh Nation provided general comments about the project but did not request any consultation. Therefore, the City completed the tribal consultation process in accordance with the provisions of AB 52.

Furthermore, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Based on the preceding, no impact would occur and no mitigation measures are necessary.

3.19 UTILITIES AND SERVICE SYSTEMS

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the waste water 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?				X
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?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Would the project:

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- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not result in the need for additional water supply.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

- c) **Result in a determination by the waste water 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?**

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not result in the generation of additional wastewater or the need for additional wastewater treatment.

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Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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?

No Impact. The project only involves an amendment of the general plan and zoning designations of the 16 properties associated with the project. No physical changes, construction or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes. Therefore, project implementation would not result in the generation of additional solid waste or impair the City’s attainment of solid waste reduction goals.

Additionally, future development proposed on any of the properties as a result of project implementation would be required to undergo a separate environmental review process to determine the level of environmental documentation and clearance needed to assess the potential impacts that could result from future development on the properties.

Therefore, no impact would occur and no mitigation measures are necessary.

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

No Impact. See response to Section 3.2.d, above. As substantiated in that section, no impact would occur and no mitigation measures are necessary.

3.20 WILDFIRE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
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?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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?				X

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

Local responsibility areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRAs. The LRA hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area. The Los Angeles County Fire Department currently provides fire protection and emergency medical services to the City.

Fire Hazard Severity Zones (FHSZ) are identified by Moderate, High and Very High in an SRA, and Very High in an LRA.

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?

No Impact. The 16 properties associated with the project are not in or near an SRA or lands classified as very high FHSZ by CAL FIRE (CAL FIRE 2022). Additionally, the properties are in highly urbanized, heavily disturbed areas of the City and are surrounded by industrial, commercial, and office uses.

Furthermore, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

Therefore, project implementation would not substantially impair an adopted emergency response plan or emergency evacuation plan related to wildfire. No impact would occur and no mitigation measures are necessary.

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- 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?**

No Impact. As noted above, the 16 properties are not in or near an SRA or lands classified as very high FHSZ by CAL FIRE (CAL FIRE 2022). Additionally, the properties are in highly urbanized, heavily disturbed areas of the city and are surrounded by industrial, commercial, and office uses.

Furthermore, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes, construction, or development are proposed for any of the properties, and the existing uses and conditions of the properties (including operations and any existing buildings, structures, and improvements) would remain the same and not undergo any changes.

Therefore, project implementation would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no impact would occur.

- 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?**

No Impact. As noted above, the 16 properties are not in or near an SRA or lands classified as very high FHSZ by CAL FIRE (CAL FIRE 2022). Additionally, the properties are in highly urbanized, heavily disturbed areas of the city and are surrounded by industrial, commercial, and office uses.

Furthermore, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes are proposed for any of the properties, and the existing uses and conditions would not undergo any changes.

Therefore, project implementation would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. No impact would occur and no mitigation measures are necessary.

- 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?**

No Impact. As noted above, the 16 properties are not in or near an SRA or lands classified as very high FHSZ by CAL FIRE (CAL FIRE 2022). Additionally, the properties are in highly urbanized, heavily disturbed areas of the City and are surrounded by industrial, commercial and office uses.

Furthermore, the project only involves an amendment of the general plan and zoning designations of the properties. No physical changes are proposed for any of the properties, and the existing uses would remain the same.

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Therefore, project implementation would not expose people or structure to significant risks as a result of runoff, post-fire slope instability, or drainage changes. No impact would occur and no mitigation measures are necessary.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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.)				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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?**

No Impact. The 16 properties and surrounding areas are in highly urbanized areas of the City. The project areas are primarily dominated by commercial, office, and industrial uses. As demonstrated in Section 3.4, *Biological Resources*, no impact on biological resources would occur as a result of project implementation. Additionally, as demonstrated in Section 3.5, *Cultural Resources*, no historic resources were identified on any of the properties, and therefore the project does not have the potential to eliminate important examples of California history or prehistory. As also demonstrated in Sections 3.5, no impact to archeological resources would occur.

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- 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.)**

No Impact. The issues relevant to 16 properties are confined to the immediate properties and surrounding areas. Additionally, the properties are in highly urbanized areas of the city where supporting utility infrastructure (e.g., water, wastewater, and drainage) and services (e.g., solid waste collection, police and fire protection) currently exist. As substantiated in this Initial Study, project implementation would not require the construction of new or expansion of existing utility infrastructure or services.

Furthermore, impacts related to other topical areas such as air quality, GHG, hydrology and water quality, and traffic would not be cumulatively considerable with project implementation in conjunction with other cumulative projects.

In consideration of the preceding factors, the project’s contribution to cumulative impacts would be rendered not significant; therefore, project impacts would not be cumulatively considerable.

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

No Impact. The project’s potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. As discussed in the respective topical sections of this Initial Study, implementation of the project would not result in significant impacts, either directly or indirectly, in the areas of air quality, GHG, geology and soils, hazards and hazardous materials, hydrology and water quality, noise or wildfire, which may cause adverse effects on human beings.

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