

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Broadway Avenue Apartments / Project No. PRJ2022-000557-(4) / Case Nos. General Plan Amendment No. RPPL2022001526, Zone Change No. RPPL2022001527, Environmental Plan No. RPPL2023003948

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

Contact Person and phone number: Carl Nadela, 213-974-6411

Project sponsor's name and address: Marisela Garcia, 20520 Entradero Ave Torrance, CA 90503

Project location: 7914 Broadway Ave., Whittier, CA 90606
APNs: 8173-023-020 *USGS Quad:* Whittier

Gross Acreage: 0.85 acres

General plan designation: H9 (Residential 9 – 0-9 du/net ac)

Community/Area wide Plan designation: N/A

Zoning: R-1 (Single-Family Residence)

Description of project: The Project is for a General Plan Amendment and a Zone Change to change the land use policy designation from H9 (Residential 9 – 0-9 du/net ac) to H50 (Residential 50 – 20-50 du/net ac) and the zone from R-1 to R-3, respectively, to allow for the development of a five story, 60-unit apartment building on two parcels, one of which is currently vacant and the other is developed with a Single-Family Residence. The Project also includes a ministerial Site Plan Review to authorize the actual development of the proposed building and an Administrative Housing Permit to allow for a density bonus of 17 additional units in addition to the base density of 43 units allowed for the 0.85-acre Project Site as an incentive for providing 7 affordable units as part of the Project. Any grading associated with the Project will be limited to the 0.85-ac Project Site. Since the Project Site has already been previously disturbed and developed, potential impacts to cultural resources associated with the Project are expected to be minimal.

Surrounding land uses and setting: The Project Site is located on the southern edge of a single-family residential neighborhood that is primary located to the north. The Project site is immediately adjacent to various commercial and industrial uses to the south that are oriented towards Washington Boulevard, particularly around its intersection with Broadway Avenue. On its eastern side is the southern side of a school grounds. Due to its location, the impacts of the proposed Project will primarily be on the SFRs located on the northern and western sides of the Project Site. The Project has been designed to be aesthetically pleasing to these areas to the greatest extent possible. A major redevelopment project is underway for a mixed-use project on the other side of the intersection within the City of Santa Fe Springs. The intersection will also be the location of a future station for the Metro L (Gold) Line southeast extension as part of the Eastside Transit Corridor Phase 2 Project. The proposed five-story, 60-unit apartment building is compatible with both present and future developments in the area. These developments will transition the general vicinity of the Project Site into a much denser and more mixed-use area. The proposed Project will provide a buffer for the

residential areas to the north and will help ensure that any redevelopments that occurs in the area will end at the block where the Project Site is located.

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

Yes. Notification was requested by the Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno Tongva-San Gabriel Band of Mission Indians, and the Gabrielino Tongva Indians of California. Consultation was requested by the Gabrieleno Band of Mission Indians – Kizh Nation. Consultation was conducted through email on September 21, 2023. Consultation was concluded on September 22, 2023 when the tribe indicated that the mitigation measures incorporated into the Project’s Mitigation Monitoring and Reporting Program (MMRP) “looks good”.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Los Angeles County</u>	<u>Building Permits</u>
<u>Department of Public Works</u>	
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>SFS Mixed Use Project</u>	<u>Mixed Use Project, Under Construction</u>
<u>Metro L Station</u>	<u>Construction of Metro Station, Planning work ongoing</u>
_____	_____

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

County Reviewing Agencies

- Department of Public Works
- Fire Department
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

Regional Significance

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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


- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Carl Nadela 

Signature (Prepared by)

3/11/2024

Date



Maria Masis
Signature (Approved by)

3/11/2024

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed July 7, 2015). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These “Significant Ridgelines” (“Major Ridgelines” on Santa

Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

There are no significant scenic resources that exist on the Project Site and in the surrounding area.

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

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

The proposed new structure has the potential to have some impacts on the existing visual character of the area. However, the structure has been designed in compliance with the Los Angeles County Zoning Code, which requires structures to be appropriately setback from the property lot lines. In addition, there is a 28-foot-wide setback from the northern property line, which faces the single-family residential neighborhood to the north. The best mitigation for the potential visual impacts is the planting of trees around the perimeter of the site to break up and soften the façade of the proposed building and improve the overall aesthetics of the structure.

The proposed new structure has the potential to create new sources of shadows in the periphery of the Project Site. However, the structure has been set back from the property lot lines, particularly from the north. In addition to the width of Broadway Avenue, this site design helps ensure that the impact of shadows, light or glare from the proposed structure on the nearby residential neighborhoods will be less than significant. On the western side are an industrial storage use and school grounds and on the south is a commercial use that has the potential of being redeveloped into a multi-story mixed-use or commercial use, given its very close proximity to the future location of the proposed Metro L Line station. Given the nature of the uses located in these areas, the impacts of shadows, light or glare on these sides of the Project Site will not be significant.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California’s agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are

located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Resource Areas (ARAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to ARAs, the County has two agricultural zones: A-1 (Light Agriculture) and A-2 (Heavy Agriculture).

California Public Resources Code section 12220(g) defines forest land 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.” California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that 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. Commercial species shall be determined by the State Board of Forestry and Fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines “Timberland production zones” or “TPZ” as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the CalFire’s FRAP to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example.

The project site is located in a developed, sub-urban area. The project site is not located on any farmland of forest land, nor is it zoned for agriculture or designated as Agriculture Resource Areas.

3. AIR QUALITY

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, 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 Project proposes to develop a 60-unit apartment building at a currently single-family residential lot. The Project Site is located very near to the proposed location of the Metro L (Gold) Line station. The substantial increase in residential density at a location where a high-quality transit stop will reduce overall Vehicle Miles Travelled per capita in the area and will help with the implementation of adopted air quality plans in Los Angeles County.

There are no major sources of pollutants in the area that the residents of the proposed apartment building will be exposed to, except for the regular air pollution from the vehicles travelling along Washington Boulevard and Broadway Avenue, as well as the 605 Freeway located about three-fourths of a mile to the west.

The Project Site will remain to be residential property and will not result in any other type of pollutant that are already being emitted by the existing residential uses at and around the Project Site.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States or California, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 22.102), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44)?

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas “in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.

The Project Site is located in a developed, sub-urban area. There are no habitats of sensitive or special status species, sensitive natural communities, wetlands, fish or wildlife species, oak woodlands, protected biological resources or other sensitive environmental areas in the vicinity.

5. CULTURAL RESOURCES

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

There are also no known cemeteries in the area, either formal or informal.

6. ENERGY

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

7. GEOLOGY AND SOILS

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water, and debris. The County General Plan prohibits the construction of most structures for human occupancy adjacent to new faults until a comprehensive fault study that addresses the potential for fault rupture has been completed. .

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep-seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The Project Site is located about 4 miles west of the Whittier Fault. The Project Site is subject to strong seismic ground shaking as much as any other part of Los Angeles County. The Project Site is located in a Liquefaction Zone. The Project Site is not in a landslide zone and does not contain unstable or expansive soil. The Project Site has a very flat topography and is already developed with single-family residence on one lot. The Project will not result in any substantial soil erosion or loss of topsoil. The Project is not located on expansive soil. The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This will ensure that the negative effects of any seismic and geologic hazard are adequately addressed as prescribed by State and County regulations.

The Project also does not propose any onsite wastewater treatment facility.

The Project Site is also not in a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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EVALUATION OF ENVIRONMENTAL IMPACTS:

The Project proposes to develop a 60-unit apartment building at a currently single-family residential lot. The Project Site is located very near to the proposed location of the Metro L (Gold) Line station. The substantial increase in residential density at a location where a high-quality transit stop will reduce overall Vehicle Miles Travelled (VMT) per capita in the area and will help with the County’s efforts to reduce GHG emissions within the County and with the implementation of County’s Community Climate Action Plan (CCAP).

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within an area with inadequate water and pressure to meet fire flow standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The Project Site will remain to be residential property and will not utilize any other hazardous materials that are already being emitted by the existing residential uses at and around the Project Site. The Project Site is currently developed with single-family residence. It does not contain any hazardous materials or waste that may be released into the environment.

The Project Site is also not in the vicinity of any airport.

The proposed project is limited to a relatively small development footprint and will not interfere with any emergency or evacuation plan.

The site is also not located within a Fire Hazard zone. The design and water pressure of the project are required to meet the Fire Code requirements. The Project Site is located in an area primarily developed with single-family residences with some commercial, multi-family residential, and storage uses in the vicinity as well. It is not in proximity to land uses that have the potential for dangerous fire hazard. The proposed 60-unit apartment building will not be significantly more of a fire hazard than the existing single-family residence at the Project Site.

10. HYDROLOGY AND WATER QUALITY

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California’s Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California’s Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project’s runoff and discharges based upon the size of the project site.

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County’s watersheds by preserving drainage paths and natural water supplies in order to ‘...retain, detain, store, change the timing of, or filter stormwater or runoff.’

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the

location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The proposed 60-unit apartment building is similar to a number of other apartment buildings located just south of the Project Site. The Project will not result in substantially different waste discharge from these other existing uses in the vicinity of the Project Site.

The Project will be served by public water systems and will not draw from groundwater systems. It will also not result in the creation of impervious surfaces aside from those already contemplated by the General Plan for the Project Site. It will not result in any impacts on the groundwater supply in the area.

The final structural, grading and drainage plan of the project will be reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable Low Impact Development requirements and other applicant regulations. This will ensure that any potential issues regarding erosion, siltation, and surface runoff are adequately addressed as prescribed by State and County regulations.

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

The Project will be served by public wastewater services and is required to obtain confirmation from the relevant service provider that the Project can be adequately served by the provider's existing capacity. The Project will not utilize an onsite wastewater treatment system.

11. LAND USE AND PLANNING

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is located near Washington Boulevard, which is a major thoroughfare, and at the southern edge of a residential community. Thus, it does not physically divide any established community.

The Los Angeles County General Plan currently designates the site as H9 (Residential 9 – 0 to 9 dwelling units per net acre), which is intended for single family residences. The Project proposes a Plan Amendment to H50 (Residential 50 – 20 to 50 dwelling units per net acre) to allow for the proposed 60-unit apartment building at the site. Given its location at the southern edge of the sing-family residential neighborhood, adjacent to existing commercial and storage uses and proximity to the future location the a Metro L (Gold) line station, the proposed Plan Amendment does not conflict with the General Plan policies governing such amendments.

The Project Site is also not located within or in the vicinity of any Hillside Management Areas or Significant Ecological Areas.

12. MINERAL RESOURCES

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California’s Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Chapter 22.190) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

The Project Site is located in a developed suburban area. There are no known mineral resources in the area. The project site is not located in, nor is it in the vicinity of, any Mineral Resource Zones as indicated in the General Plan or the State of California’s Geological Survey.

13. NOISE

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project result in:

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|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

While the proposed project will result in some noise impacts, it will not be substantially different from what is already occurring at the existing single-family residence at the Project Site or at the other residences located to the north nor at the existing commercial and multi-family uses located to the south. The proposed use will also need to comply with the Los Angeles County Noise Ordinance. In order to ensure that the Project complies with the Construction Noise Requirements of County Code 12.08.440 for both mobile and stationary equipment, mitigation measures have been incorporated into the Project's MMRP to reduce the noise impacts of the Project.

Existing background noise levels at the site were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA), at the subject property located at 11401 Washington Blvd, Whittier, CA 90606 on September 26, 2023. These noise level results exceeded L50, L25, L8.3, L1.7 and L0 standards. As a result, the background noise levels become the exterior noise standard. Based on the proposed site plan and findings, noise generated from the proposed project operations (i.e., trash pickup, vehicle idling, exhaust, and alarms) would likely not exceed the exterior noise standards due to the construction of the proposed 8-foot cement block wall which would likely attenuate common noise generated.; the common outdoor area being surrounded by four sides of the building.; and residential parking primarily not being located along the perimeter.

The project site is not located within the vicinity of any airport or airstrip what would result in significant levels of noise impact on the project.

14. POPULATION AND HOUSING

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city’s or county’s projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is located in the Gateway Planning Area. As per the General Plan, there are currently 25,559 housing units in the Planning Area based on assessor parcel data and the projected buildout in 2035 is 27,797 units. The maximum allowable housing capacity in the Planning area is 92,124 units, based on the adopted General Plan land use designations. SCAG has also established the County’s RHNA allocation at 90,052 units. The proposed Project will not result in a substantial unplanned population growth and will instead help the County achieve its RHNA goals.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
	<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>
			<i>No Impa ct</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 22 battalions providing services to 58 cities and the whole unincorporated area of Los Angeles County. The LACoFD uses national guidelines of a 5-minute response time for the 1st-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas, and 8-minute response time for the 1st-arriving unit and 12 minutes for advanced life support (paramedic) unit in suburban areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-

population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the General Plan, the Library's planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 gross square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The current fees are listed in County Code Section 22.246.040.

The project site is not located in a Fire Hazard zone and is served by the LA County Fire Department Station 17.

The project is also served by the LA County Sheriff's Department Pico Rivera Station.

The project is located within the Whittier City Elementary School District and the Whittier Union High School District.

The nearest county libraries to the site are the Los Nietos and the Sorensen Libraries.

The Project proposed a net increase of 59 dwelling units at the Project Site. This increase has been determined to be within the existing capacity of the public utility providers currently serving the Project Site. It is not expected that the Project will have any significant effects on public utilities and facilities in the area.

16. RECREATION

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County’s unincorporated areas, and six acres of regional parkland per 1,000 residents of the County’s total population.

The Project proposed a net increase of 59 dwelling units at the Project Site. This increase has been determined by the Los Angeles County Department of Parks and Recreation to be within the existing capacity of the neighborhood parks and recreational facilities in the vicinity of the Project Site. It is not expected that the Project will have any significant effects on the parks and other recreational facilities in the area.

The project also does not include the development of any new neighborhood and regional parks, multi-use trails or other recreational facilities. The Project Site is not located in the vicinity of any regional trails or contiguous regional open spaces.

17. TRANSPORTATION

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection’s maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The Project proposes to develop a 60-unit apartment building at a currently single-family residential lot. The Project Site is located northeast of the intersection of Washinton Boulevard and Broadway Avenue, which are both heavily travelled roadways. The Project Site is located very near to the proposed location of the Metro L (Gold) Line station. The Project Site is also located along an existing Class II Bike Path.

The substantial increase in residential density at a location where a high-quality transit stop is a proposed and a Class II bike path is existing will reduce overall Vehicle Miles Travelled per capita in the area and support the programs, plans, and policies of the General Plan regarding the promotion of transit, bicycle and pedestrian facilities.

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

The Los Angeles County Fire Department has also reviewed the project and has determined that the project has adequate emergency access.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant</i>			
<i>Potential</i>	<i>Impact</i>	<i>Less</i>		
<i>ly</i>	<i>with</i>	<i>Than</i>		
<i>Significa</i>	<i>Mitigation</i>	<i>Significa</i>	<i>No</i>	
<i>nt</i>	<i>Incorporat</i>	<i>nt</i>	<i>Impa</i>	
<i>Impact</i>	<i>ed</i>	<i>Impact</i>	<i>ct</i>	

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

was buried where they died. Therefore, isolated burials are more concentrated and likely to occur in proximity to our trade routes, especially the major trade routes.

The Tribe has reviewed the Project's MMRP and has indicated that it is sufficient from their perspective.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant</i>		
<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Imp act</i>

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and

enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements LID standards at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the LID standards prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The project site will utilize existing public utilities at the site, including public water and sewer. Water will be provided by the San Gabriel Water Company; electricity will be provided by Southern California Edison; wastewater treatment services will be provided by the Sanitation Districts of Los Angeles County; and solid waste management service is provided by Waste and Recycling Services, Inc.. The relevant utilities have sent letters indicating their Intent to Serve the site.

20. Wildfire

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The proposed project is located in a suburban area that is outside a high fire hazard area and has adequate emergency and evacuation access. The proposed project is located in a relatively flat area and is not within an area prone to flooding.

The proposed project is located in a suburban area that is not at high risk of wildfires.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in a developed, sub-urban area where there are no significant habitats of fish or wildlife species or plants. The Project is not expected to have any significant impacts on these species.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The substantial increase in residential density at a location where a high-quality transit stop is proposed and a Class II bike path is existing supports the long-term environmental goal of promoting the increased of transit, bicycle and pedestrian facilities.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A mixed-use project is currently underway at the southwest corner of Washington Boulevard and Broadway Avenue. The proposed construction of the proposed Metro L (Gold) Line Station will likely result in in the development of more mixed-use and multi-family residential uses in this vicinity. While these future possible projects will result in cumulatively considerable impacts, they are in line with and in support of the General Plans goals and policies of locating high-density uses in areas with high quality transit.

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

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

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Plant and maintain trees along the western and southern property lines.				
1.1.1	Aesthetics	The project applicant/developer shall plant a total of eleven (11) 15-gallon Box Elder (or equivalent as approved by County Planning) trees on the property. Four (4) trees shall be spread out evenly to the greatest extent feasible along the western property line and five (5) trees shall be spread out evenly to the greatest extent feasible on the northern property line. The trees shall be continuously maintained in a good and healthy condition. If any tree dies, a replacement tree shall be planted within 30 days of the death of the tree.	Plant and maintain nine Western Sycamore (or equivalent) trees on the property.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
1.1.2	Aesthetics	The project applicant/developer shall plant a total of nine (9) 15-gallon Western Sycamore (or equivalent as approved by County Planning) trees on the property. Four (4) trees shall be spread out evenly to the greatest extent feasible along the western property line and seven (7) trees shall be spread out evenly to the greatest extent feasible on the northern property line. The trees shall be continuously maintained in a good and healthy condition. If any tree dies, a replacement tree shall be planted within 30 days of the death of the tree.	Plant and maintain eleven Box Elder (or equivalent) trees on the property.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Construct and maintain a six-foot high decorative block wall along the northern, southern and eastern property lines of the Project Site.				
1.2.1	Aesthetics	The project applicant/developer shall construct and continuously maintain in good condition a six-foot high block wall along the northern, southern and eastern property lines of the Project Site. Any damage shall be repaired within 30 days. Any graffiti shall be removed within 24 hours.	Construct and maintain a six-foot high decorative block wall along the northern, southern and eastern property lines of the Project Site.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
13.1	Noise	Implement Noise Mitigation Measures during construction activities				
13.1.1	Noise	Stationary noise sources (e.g. generators and compressors) shall be located as far from residential receptor locations as is feasible.	Locate stationary noise sources as far from residential zones as possible	Prior to start of construction activities	Applicant	Regional Planning/Public Health
13.1.2	Noise	A temporary sound barrier shall be installed at the property lines of the proposed Project Site to mitigate noise impacts on all surrounding properties.	Install temporary sound barrier at property lines	Prior to start of construction activities	Applicant	Regional Planning/Public Health

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

13.1.3	Noise	No Heating, Ventilation, and Air Conditioning (HVAC) unit will be installed outdoors.	No HVAC unit shall be intalled outdoors.	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Health
18.1	Tribal Cultural Resources	Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities				
18.1.1	Tribal Cultural Resources	The project applicant/developer shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”) - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading,. excavation, drilling, and trenching.	Retain Native American Monitor	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.2	Tribal Cultural Resources	A copy of the executed monitoring agreement shall be provided to the lead agency prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.	Provide copy of executed monitoring agreement	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.3	Tribal Cultural Resources	The project applicant/developer shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.	Provide minimum 30 day notice of commencement of Ground-Disturbing Activities	Minimum of 30 days prior to commencement of Ground Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.4	Tribal Cultural Resources	The project applicant/developer shall hold at least one (1) pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where at a senior member of the Tribe will inform and educate the project’s construction and managerial crew and staff members (including any project subcontractors and consultants) about the TCR mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project’s compliance with the TCR mitigation measures.	Hold at least one (1) pre-construction sensitivity educational meeting	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

18.1.5	Tribal Cultural Resources	The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.	Complete daily monitoring logs	During Ground-Disturbing Activities	Native American Monitor	Applicant and subsequent owner(s)
18.1.6	Tribal Cultural Resources	Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase (known by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.	Conclude Native American Monitoring for the project.	Upon receipt of written confirmation and notice	Applicant and subsequent owner(s)	Regional Planning / Native American Monitor
18.2	Tribal Cultural Resources	Discovery of TCRs, Human Remains, and/or Grave Goods.				
18.2.1	Tribal Cultural Resources	Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.	Cease all construction activities in the immediate vicinity of the discovery	Discovery of TCR	Applicant and subsequent owner(s)	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

18.2.2	Tribal Cultural Resources	The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.	Recover and retain all discovered TCR's	Discovery of TCR	Native American Monitor	Applicant and subsequent owner(s)/Regional Planning
18.2.3	Tribal Cultural Resources	If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American "human remains" are defined to include "an inhumation or cremation, and in any state of decomposition or skeletal completeness." (Pub. Res. Code § 5097.98 (d)(1).) Funerary objects, referred to as "associated grave goods," shall be treated in the same manner and with the same dignity and respect as human remains. (Pub. Res. Code § 5097.98 (a), d)(1) and (2).)	Cease all construction activities	Discovery or recognition of Native American human remains and/or grave goods on the project site	Applicant and subsequent owner(s)	Regional Planning
18.2.4	Tribal Cultural Resources	Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code Regs. § 15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. § 15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.	Report to County Coroner Office	Discovery of human skeletal remains or human remains	Applicant and subsequent owner(s)	Regional Planning
18.2.5	Tribal Cultural Resources	Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)	Tribe determines that resuming construction activities are acceptable	Determination that resuming construction activities are acceptable	Native American Monitor	Regional Planning/Applicant and subsequent owner(s)

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

18.2.6	Tribal Cultural Resources	Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.	Preservation in place	Discovery or recognition of Native American human remains and/or grave goods on the project site	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.2.7	Tribal Cultural Resources	Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.	Curation and/or donation of historical archaeological material that is not Native American in origin	Discovery of historical archaeological material that is not Native American in origin	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.2.8	Tribal Cultural Resources	Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.	Keep confidential any discovery of human remains and/or grave goods discovered and/or recovered at the site	Upon discovery of human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3	Tribal Cultural Resources	Procedures for Burials, Funerary Remains, and Grave Goods				
18.3.1	Tribal Cultural Resources	As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.	Implement Koo-nas-gna Burial Policy	Upon discovery of Native American human remains and/or grave goods	Native American Monitor	Applicant/Regional Planning
18.3.2	Tribal Cultural Resources	If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.	Creation of separate treatment plan	Upon discovery of human remains that include four (4) or more burials	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.3	Tribal Cultural Resources	The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated "grave goods" (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.	Treat prepared soil and cremation soil in the same manner as bone fragments that remain intact. Remove cremations by bulk or by means necessary to ensure complete recovery of all sacred materials	Upon discovery of Native American human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

18.3.4	Tribal Cultural Resources	In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.	Cover remains with muslin cloth and steel plate or posting of 24-hour guard outside of working hours	If discovered human remains cannot be fully recovered and documented on the same day	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.5	Tribal Cultural Resources	In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.	Designate site location within the Project Site for the respectful reburial of the human remains and/or ceremonial objects. Protect in perpetuity reburial/repatriation site.	If preservation in place for Native American human remains and/or grave goods discovered at the site is not possible	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.6	Tribal Cultural Resources	Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.	Storage and reburial of human remains and association grave goods	Upon discovery of Native American human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.7	Tribal Cultural Resources	The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery and data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.	Data recovery	If data recovery is approved by the Tribe	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

22	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning
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