

California Environmental Quality Act
**Environmental Checklist
Form/Initial Study**



City of Bradbury
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Project Title and File No.: 1901 Royal Oaks Drive Project, CPR 15-013

Related File No(s): none

Submittal Date: _____

Lead Agency: City of Bradbury

Project Contact: Jeff Causey, AIA

Project Sponsor: Ken He

Project Location: 1901 Royal Oaks Drive, Bradbury, California 91008

Project Description: _____

The proposed project would involve demolition of an existing single-family residence, appurtenant structures, and horse corrals on the southern portion of an approximately 12.4-acre site and construction of 8 residential units on the southern portion of the site. The 8 new residential lots would range from approximately 43,600 square feet to 102,500 square feet in size. The proposed new residential structures would range from 5,000 square feet to 8,000 square feet in size. A private street is also proposed for the site, which would provide access from Royal Oaks Drive at the southwest corner of the site. The private street would extend north-south along the western site boundary before curving to the east and extending east-west across the southern portion of the property. To the south of the east-west portion of the private street would be 4 residential units and to the north would be 4 residential units. The lots to the north of the private street would be slightly larger than those located on the south side of the proposed private street. The residential units would each be two levels above grade. The proposed project would require approval of a specific plan for the site, which would establish site-specific setbacks, among other development controls.

Figure 1 – Regional Location Map

See the attached Figure 1, Regional Map.

Figure 2 – Subject Site/General Vicinity Map

See the attached Figure 2, Project Site Map.

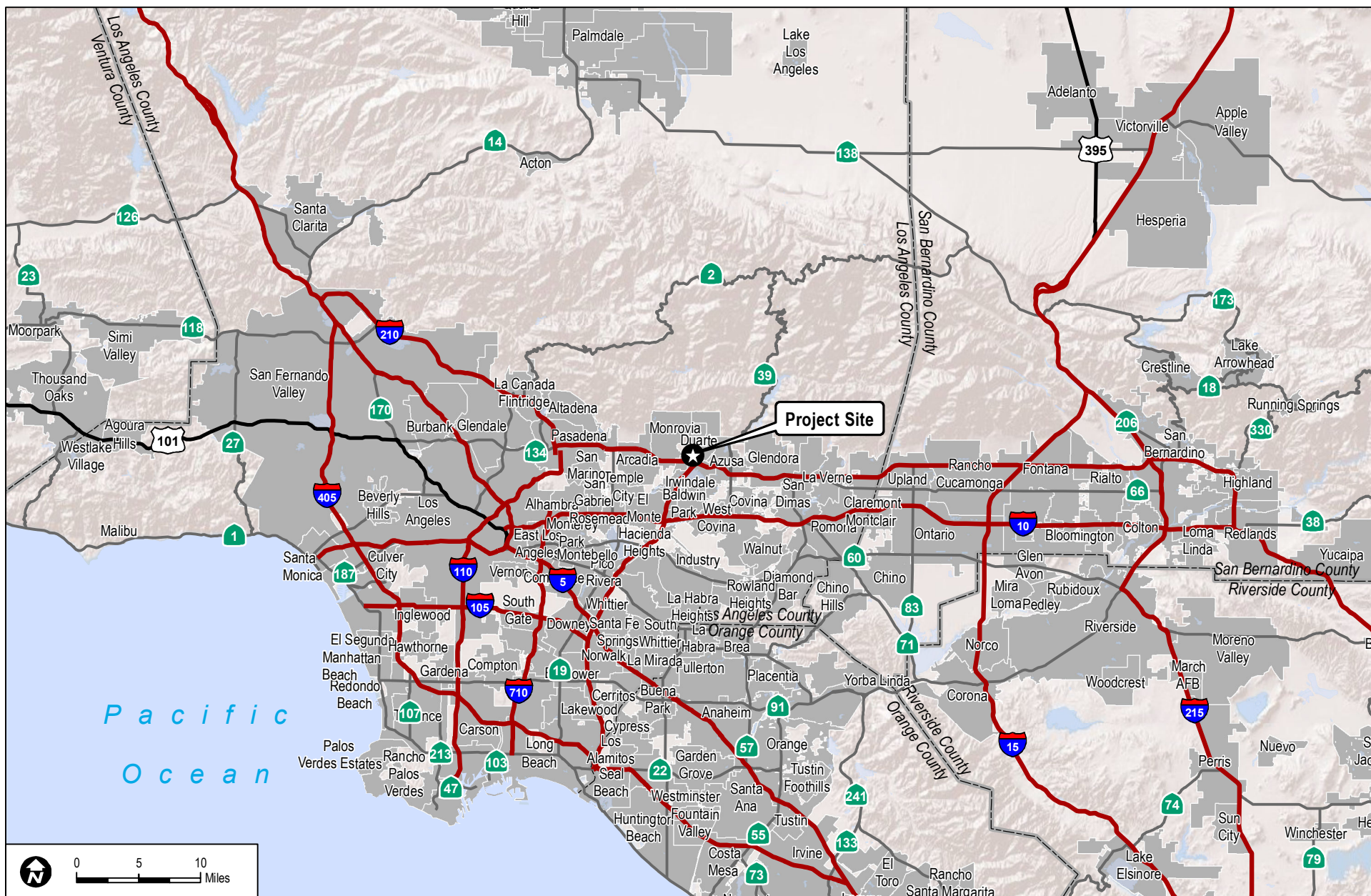
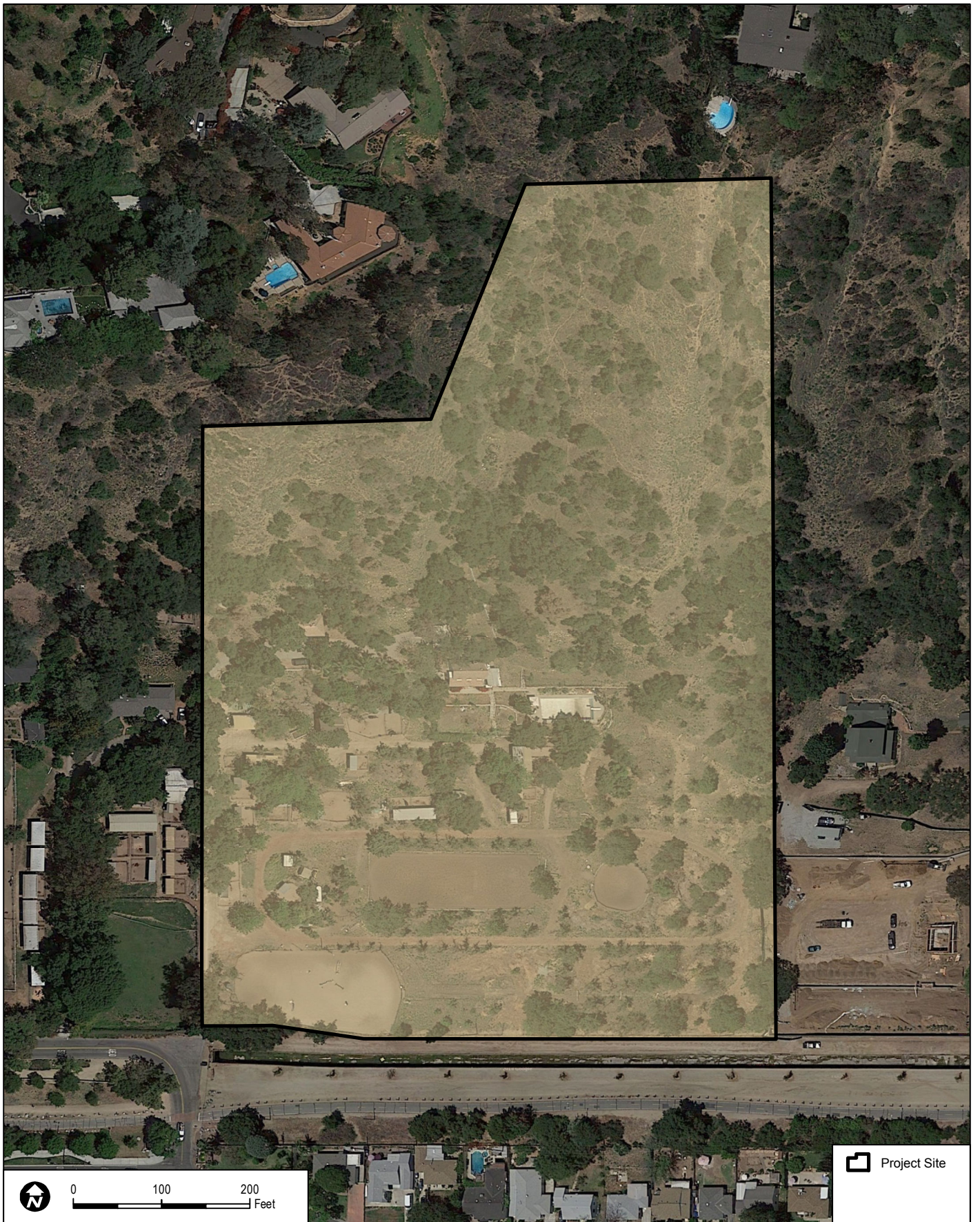



FIGURE 1
Regional Map



 Project Site

DUDEK

9147

SOURCE: Google Maps

1901 Royal Oaks Drive Project

FIGURE 2
Project Site Map

General Plan Designation: Residential Estate

Zoning Designation: Agriculture Residential Estate (A-1)

Surrounding Zoning and Land Uses:

Properties zoned A-1 are located to the east and west of the project site. To the north are properties zoned Agriculture Residential Estate (A-2), and to the south is the City of Duarte.

Immediate Adjacent Zoning and Land Uses:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|----------------|---------------------------|
| North | A-2 | Single-family residential |
| South | City of Duarte | Single-family residential |
| East | A-1 | Single-family residential |
| West | A-1 | Single-family residential |

Site Size (AC./ SQ. FT.): 12.4 acres

Assessor's Parcel No(s): 8527-021-037 & 041

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> NPDES |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings |

ENVIRONMENTAL CHECKLIST

Aesthetics

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Less Than Significant Impact. There are no officially designated scenic vistas within the City of Bradbury (City); however, the Bradbury [Municipal Code (Municipal Code)] defines public vistas as “Any significant public vista or view corridor as seen from a secondary, collector, or major arterial” and states that such vistas “should be protected and enhanced where feasible” (City of Bradbury 2013). Portions of the project site may be visible from nearby roadways, such as Bradbury Hills Road and Woodlyn Lane. Both of these roadways extend along the hillside adjacent to the northern boundary of the project site. Views of the San Gabriel Valley may be experienced to the south from these roadways. However, because these roadways are situated north of the project site and are higher in elevation than the portion of the site proposed for development, views from Bradbury Hills Road and Woodlyn Lane would not be obstructed by the proposed residences. The proposed development would be confined to the southern half of the site, would not involve any development on the ridgeline located near the northern site boundary, and the proposed structures would be a maximum of two stories in height.

The project site may also be visible from public areas located to the south, including the Duarte Bike Trail, which is located just south of Los Angeles County Flood Control District (LACFCD) wash that borders the southern boundary of the project site. Portions of the project site are visible from this trail as it passes in front of the site. However, the trail is separated from the project site by the wash and two chain-link fences that are located on the north and south sides of the wash. Furthermore, the portion of the site that is proposed for development currently contains equestrian uses, several structures, and a single-family residence. While the project would involve an intensification of development on the project site and would change the appearance of a portion of the site,

the undeveloped hillsides visible to the north would remain in place. For these reasons, impacts would be **less than significant**. No mitigation is anticipated to be required.

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

No Impact. The nearest officially designated State Scenic Highway is a portion of State Highway 2 that extends through the San Gabriel Mountains, beginning just north of the City of La Cañada Flintridge (Caltrans 2011). The portion of State Highway 2 that is officially designated as a State Scenic Highway is located approximately 10 miles northwest of the proposed project site. Due to this distance, the proposed project site is not within the viewshed of this State Scenic Highway. Therefore, **no impact** on scenic resources within a state scenic highway would occur as a result of implementing the proposed project.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact. The proposed project would alter the existing visual character and quality of the southern portion of the site by demolishing a single-family residence, appurtenant structures, and horse corrals, and replacing these uses with eight residential units and a private street. The proposed construction activities would introduce the use of machinery such as dump trucks, excavators, concrete trucks, scissor lifts, and other equipment required for demolition and construction activities. The presence of the construction equipment, as well as the construction activities associated with the project such as grading, would temporarily alter the visual character of the project site, as demolition/construction activities would be visible from surrounding areas. However, since construction activities would be temporary, no substantial long-term degradation of views would occur due to project construction. Impacts would be **less than significant**. No mitigation is anticipated to be required.

During project operation, the northern portion of the project site, which currently consists of an undeveloped hillside, would remain in place. The southern portion of the project site, which currently supports residential and equestrian uses, would undergo a change in visual character and quality, as these existing uses would be replaced with eight residential units and a private street. However, because this area of the project site supports existing development, an increase in the number of residential units on the project site and the elimination of equestrian uses would not create a substantial degradation in the visual character or quality of the site. The proposed residential units would not extend above two stories in height and would be located on lots of one to two acres, thereby preserving the rural, low-density character of the area. For these reasons, impacts would be **less than significant**. No mitigation is anticipated to be required.

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

Less Than Significant Impact. The City supports rural residential development, which is typically characterized by lower levels of light and glare relative to urbanized areas. However, single-family residential developments are located to the north, east, south, and west of the project site. As such, the introduction of eight new residential units to the project area would not create a new source of substantial light or glare to the extent that day or nighttime views in the area would be adversely affected. Furthermore, exterior lighting on the project site would be required to comply with Section 9.06.030.100 of the City's Municipal Code, which requires lighting to be hooded and to be reflected away from adjoining properties and streets (City of Bradbury 2013). Due to the consistency of the proposed project with the surrounding land uses, and upon compliance with the lighting provisions established in the Municipal Code, effects related to light and glare would be **less than significant**. No mitigation is anticipated to be required.

References

Caltrans (California Department of Transportation). 2011. California Scenic Highway Mapping System. Last updated September 7, 2011. Accessed August 26, 2015.
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

City of Bradbury. 2013. *Bradbury Municipal Code*. Accessed August 26, 2015.
<http://www.cityofbradbury.org/city-services/planning-department>.

Agriculture and Forestry Resources

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (FMMP 2015). As such, the project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and **no impact** would result.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less Than Significant Impact. No areas that are under a Williamson Act contract exist on the project site. However, the project site is zoned Agriculture Residential Estate (A-1) (City of Bradbury 2007). As early as 1952, the southern portion of the project site was an orchard. The orchards began to be replaced with horse corrals around 2002 (NETR 2015). While scattered fruit trees remain on the project site, the southern portion of the site is primarily developed with a single-family residence, appurtenant structures, and horse corrals. The proposed project would demolish these existing uses and replace these uses with eight residential units. As such, the existing equestrian uses would no longer be present on the site under the proposed project, and the potential to return the site to orchard land uses would be precluded. However, residential uses are allowed within the Agriculture Residential Estate zoning district, and properties zoned for A-1 are not required to support agricultural land uses. Furthermore, while the existing horse corrals would be demolished, the eight proposed residential lots would still have the capacity to support equestrian uses, in the event that the future homeowners desire to do so. For these reasons, while the proposed project would involve removal of existing equestrian facilities, it would not conflict with the zoning of the site. Impacts would be **less than significant**. No mitigation is anticipated to be required.

Comment [MW1]: Applicant: Please confirm that this is an accurate statement.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by*

Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. Zoning districts within the City consist of single-family residential zones, agriculture residential estate zones, and an open space zone. As such, the City does not contain zoning for forest land, timberland, or timberland production areas. While the project site supports numerous trees, no forest land, timberland, or Timberland Production areas (as defined in California Public Resources Code Sections 12220(g), 4526, and 51104(g)) are located within or adjacent to the project area. Therefore, the proposed project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as none exist. **No impact** to forest land or timberland would occur.

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

No Impact. As characterized above, no forest land is located on the project site; as such, no forest land would be converted or otherwise affected by the proposed project, and **no impact** would occur.

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. The project site is bordered to the east and west by properties zoned A-1. These properties may support some equestrian-related uses. However, the proposed project would not result in removal or conversion of these adjacent uses. Aside from the on-site equestrian uses discussed above under item (b), no farmland or forest land would be otherwise converted to a non-agricultural or non-forest use. **No impact** would occur.

References

City of Bradbury. 2007. *City of West Bradbury Official Zoning Map*. March 20, 2007. Accessed August 26, 2015. <http://www.cityofbradbury.org/city-services/planning-department>.

Farmland Mapping and Monitoring Program. 2015. *Los Angeles County Important Farmland 2012*. [map]. 1:120,000. Sacramento, CA: Farmland Mapping and Monitoring Program. January 2015. Accessed August 26, 2015. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/>.

NETR (Nationwide Environmental Title Research). 2015. "Historic Aerials – 1901 Royal Oaks Drive, Bradbury, CA; 1952–2012." Accessed August 27, 2015. <http://www.historicaerials.com/>.

Air Quality

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Less Than Significant Impact. The proposed project is located in the South Coast Air Basin (SCAB), which is within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The most recent applicable air quality plan is the SCAQMD 2012 Final Air Quality Management Plan (AQMP) (SCAQMD 2013), which includes reduction and control measures to mitigate emissions based on existing and projected land use and development. The AQMP is designed to meet applicable federal and state requirements for ozone (O₃) and particulate matter with an aerodynamic diameter less than or equal to 2.5 microns (PM_{2.5}). Projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the SCAQMD AQMP.

The proposed project would generate minimal air pollutant emissions during short-term construction activities and additional operational vehicle trips associated with the net increase of seven residential units on the site.

Due to the minor nature of these construction and operational activities, the proposed project would not result in inconsistencies with the growth in socioeconomic factors projected in the regional plans used to develop the AQMP. The employment for construction workers would be met by the existing and future labor market in Los Angeles County, and the vehicle trips that would be required during construction would be negligible relative to regional vehicle trips and would result in minimal, temporary air

Comment [MW2]: Applicant. The project narrative that you provided on 8/26 indicates that there is an apartment on the site in addition to this single-family residence. Is this outbuilding a single-family unit, or would it be considered multi-family?

We have conservatively stated that the net increase in residential units on the site would be 7. However, please confirm in light of our question above.

pollutant emissions. Likewise, the addition of seven single-family residential units to the site would be well within the growth projections of regional plans, and the addition of vehicle trips associated with these uses would be minor relative to regional vehicle trips and would result in minimal, temporary air pollutant emissions.

As such, the proposed project would not generate substantial air pollutant emissions and would not cause a change in socioeconomic conditions. Therefore, construction and operation of the proposed project would not conflict with the implementation of the applicable AQMP, and impacts would be **less than significant**. No mitigation is anticipated to be required.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Unless Mitigated. It is not anticipated that the proposed project would violate air quality standards or contribute substantially to an existing or projected air quality violation. However, further study is required to make a substantiated impact determination. As such, the following actions are recommended to ensure that impacts would be below a level of significance:

Air Quality Analysis. Prior to the City taking action on the project, prepare a quantitative air quality analysis to determine the significance of construction and operational impacts. If potentially significant impacts are identified in the air quality analysis, develop measures to reduce these impacts.

Condition of Project Approval. Comply with measures identified in the air quality analysis, if any are recommended.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Unless Mitigated. It is not anticipated that the proposed project would result in a cumulatively considerable net increase of criteria pollutants for which the region is non-attainment. However, further study is required to make a substantiated impact determination. The actions identified under item (b) (Air Quality Analysis and a condition of project approval) would ensure that that impacts would be below a level of significance.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Unless Mitigated. Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The California Air Resources Board has identified the following groups who are most likely to be affected by air pollution: children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. Sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

The area surrounding the project site is primarily developed with single-family residential uses. The Royal Oaks senior living community is located approximately 0.15 mile west of the project site, Foothill Oaks Academy is located approximately 0.15 mile southeast of the project site, Royal Oaks Elementary School is located 0.5 mile east of the project site, and the Duarte Bike Trail is located approximately 70 feet south of the project site.

As such, residential sensitive receptors, schools, a retirement home, and an athletic facility are located near the project site. While it is not anticipated that these receptors would be significantly affected by the proposed project, further study is necessary to make a substantiated impact determination. The actions identified under item (b) (Air Quality Analysis and a condition of project approval) would ensure that impacts would be below a level of significance.

e) Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Odors are a form of air pollution that is most obvious to the general public and can present problems for both the source and surrounding community. Although offensive odors seldom cause physical harm, they can be annoying and cause concern.

Potential sources that may emit odors during construction activities include diesel equipment, gasoline fumes, and the application of architectural coatings and other exterior finishes. However, due to the limited nature of construction activities in terms of types of equipment, number of hours of use, duration of activity, and the limited area requiring architectural coatings, the odors generated by equipment exhaust and other activities would be minimal. In addition, odors from these sources would be localized and generally confined to the project site. Furthermore, the proposed project would utilize typical construction techniques in compliance with applicable SCAQMD rules. Operation of the residential uses is not anticipated to generate odors. Potential odor impacts resulting from the proposed project would therefore be **less than significant**. No mitigation is anticipated to be required.

Reference

SCAQMD. 2013. *Final 2012 Air Quality Management Plan*. Revised February 2013.

Biological Resources

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Potentially Significant Unless Mitigated.

Special-Status Plant Species

A biological reconnaissance survey was conducted by Dudek on March 5, 2015. No special-status plant species were identified within the site during this survey. Furthermore, there is no U.S. Fish and Wildlife Service (USFWS)-designated critical habitat for listed plant species within the project site (Dudek 2015). No federally or state listed plant species have the potential to occur within the project site. However, two special-status plant species were identified as having a moderate potential to occur within the portion of the project site containing chaparral and/or coast live oak woodland communities. The majority of this habitat occurs in the northern portion of the site, which is not proposed to be developed. However, isolated areas of coast live oak woodland and disturbed coast live oak woodland occur within the southern portion of the site, which is proposed for development. The two special-status plant species that were identified as having the potential to occur in the chaparral and/or coast live oak woodland communities are Plummer's mariposa lily (*Calochortus plummerae*, California Rare Plant Rank [CRPR] 1B.2) and Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*, CRPR 1B.2). In the event that Plummer's mariposa lily and/or Robinson's pepper-grass were to be located on the site, the proposed project may result in direct and/or indirect impacts to these special-status plant species, depending on where the plants are located within the site. To determine whether impacts may result and to determine whether measures are required to protect special-status plants, the following actions are recommended to ensure that impacts remain below a level of significance:

Focused Plant Survey. Prior to the City taking action on the project, a qualified botanist knowledgeable of the local flora must conduct focused special-status plant surveys consistent with California Native Plant Society protocols. Surveys must be conducted during the blooming season (May–July for Plummer's mariposa lily and January–July for Robinson's pepper-grass).

Condition of Project Approval. If special-status plants are observed during the focused surveys, measures must be developed and applied to the project to reduce impacts below a level of significance, as necessary.

Special-Status Wildlife Species

There were no special-status wildlife species detected within the project site, and no USFWS-designated critical habitat for listed wildlife species exists within the project site (Dudek 2015). However, the site has the potential support eight special-status wildlife species, as these species have either been documented in the near vicinity of the site and/or suitable habitat exists on the site. These eight species are as follows: coast (Blainville's) horned lizard (*Phrynosoma blainvillei*, California Department of Fish and Wildlife [CDFW] Species of Species Concern [SSC]), coast range newt (*Taricha torosa*, SSC), Cooper's hawk (*Accipiter cooperii*, CDFW Watch List species [WL]), southern

California rufous-crowned sparrow (*Aimophila ruficeps canescens*, SSC), coastal California gnatcatcher (*Poliophtila californica californica*, USFWS federally threatened [FT], SSC), western mastiff bat (*Eumops perotis californicus*, SSC), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*, SSC), and big free-tailed bat (*Nyctinomops macrotis*, SSC). Additionally, pallid bat (*Antrozous pallidus*, SSC) has a potential to forage within the project site. In the event that these special-status wildlife species were to occur on the project site, the proposed project may result in direct and/or indirect effects to these species. To determine whether impacts may result and to determine whether measures are required to protect special-status wildlife, the following actions are recommended to ensure that impacts remain below a level of significance:

Coastal California Gnatcatcher Treatment Plan: Consultation with USFWS is recommended to determine whether protocol-level surveys for coastal California gnatcatcher would be required for the project site. If it is determined that coastal California gnatcatcher surveys are required, then surveys must be conducted in accordance with the currently accepted USFWS protocol (USFWS 1997). If protocol-level surveys are negative, no additional mitigation is required. If protocol-level surveys are positive, consultation with USFWS would be required and/or an incidental take permit (ITP) from the USFWS would be required, which would include appropriate mitigation.

Condition of Project Approval. Prior to construction, a presence/absence pre-construction survey must be conducted for special-status wildlife species. Additionally, any abandoned buildings within the project site must be examined for bat roosts and signs (i.e., guano). In the event that a sign is observed, a bat detection survey may be required to determine the species. If special-status wildlife species or bats are identified, avoidance and minimization measures must be developed and implemented prior to and during construction, as necessary.

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

Potentially Significant Unless Mitigated. The project site does not support any sensitive vegetation communities (Dudek 2015). However, two drainages were identified on the site that have the potential to support riparian habitat. The proposed project has the potential to directly and/or indirectly affect riparian habitat within these drainages. To determine whether impacts may result, the following action is recommended:

Jurisdictional Delineation. Prior to the City taking action on the project, conduct a delineation of jurisdictional waters to confirm the presence/absence of jurisdictional waters within the project site. State and/or federal permits, including appropriate

Comment [MW3]: Applicant: According to the latest site plans, the northern most of the proposed residences does not extend above the existing drainage. Would the drainages remain undeveloped? If so, we could change this determination.

mitigation, would be required prior to impacting jurisdictional waters, if they are determined to be present.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Potentially Significant Unless Mitigated. As described under item (b), two drainages were identified on the site that have the potential to support riparian habitat. The proposed project has the potential to directly and/or indirectly affect these drainages. Implementation of the action identified under item (b) (Jurisdictional Delineation) would identify whether any federally protected wetlands are present on the site.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Potentially Significant Unless Mitigated. The project site provides suitable habitat for nesting birds. As such, nesting birds could be disturbed and affected during construction activities. The following condition of project approval is recommended to ensure that impacts remain below a level of significance:

Condition of Project Approval. If ground disturbance and/or vegetation removal would occur during avian nesting season (February 1–August 31), conduct preconstruction surveys to determine whether nesting birds are present. If they are present, develop and implement avoidance measures to protect nesting birds.

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

Potentially Significant Unless Mitigated. There are numerous trees on the project site that are protected under Chapter 9.06.090 of the Municipal Code. A Tree Preservation and Landscaping Plan has been prepared to identify potential direct and indirect impacts to trees and to recommend mitigation measures. The report identifies that direct impact to 70 coast live oaks and encroachment on an additional 20 oak trees (including 13 coast live oaks and 2 Engelmann oaks) would require mitigation tree planting. In accordance with the recommendations of the Tree Preservation and Landscaping Plan, the following measure is recommended to ensure that impacts remain below a level of significance:

Condition of Project Approval. Replace the impacted trees with 393 trees. The replacement trees should focus on container oak plantings into the built landscape and

hillside oak woodlands. A variety of other tree species can be used, though proportionally the plantings should focus on coast live oaks. Of the existing protected trees that would be impacted, 13 are considered candidates for relocation. While not required, the applicant may elect to relocate these trees instead of replacing them. If relocation is conducted, it should be performed by an experienced tree relocation contractor.

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

No Impact. The City is not within a regional conservation plan, as designated by the state (CDFW 2014). Therefore, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat plan, as none apply to the project area. **No impact** would occur as a result of the proposed project.

References

CDFW (California Department of Fish and Wildlife). 2014. *California Regional Conservation Plans* [map]. August 2015. Accessed August 26, 2015.
<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>.

Dudek. 2015. *Royal Oaks Biological Constraints Analysis*. March 2015.

Dudek. 2015. *Royal Oaks Project (APN: 8527-021-041) Tree Preservation and Protection Plan*. October 2015.

Cultural Resources

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) ***Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?***

Potentially Significant Unless Mitigated. The existing single-family residence was built prior to 1945. If this existing structure is determined to be historically significant, the proposed demolition of these structures could result in a potentially significant impact, unless the impact is mitigated. To determine whether impacts may result and to determine whether mitigated is required to protect a potentially historic resource, the following action is recommended to ensure that impacts remain below a level of significance:

Historic Evaluation. Evaluate and record the property on a State of California Department of Parks and Recreation Series 523 Form (DPR Form). It is assumed that nothing significant will be found on the site. However, if the property is determined to be potentially significant, preparation of a historic report is recommended for the property, subsequent to preparation of the DPR Form.

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

Potentially Significant Unless Mitigated. During construction and associated ground-disturbing activities, there is the potential for archaeological resources to be uncovered. In the event that an archaeological resource were to be disturbed, a potentially significant impact to that resource could result. Furthermore, the proposed project involves implementation of a specific plan, which requires compliance with Senate Bill (SB) 18. To ensure compliance with SB 18 and to ensure that potentially significant impacts to archaeological resources do not occur, the following actions are recommended before the City takes action on the project:

SB 18 Compliance: Contact the California Native American Heritage Commission (NAHC) to request the official SB 18 consultation list. Once the list is received, the City must send SB 18 notification letters to all groups identified by the NAHC. Tribes have 90 days from receipt of the letter to respond and request consultation. The City must also send a notice to all tribes 45 days prior to taking action on the proposed specific plan.

Records Search: Conduct a California Historical Resources Information Systems (CHRIS) records search of the project site and a one-mile radius at the South Central Coastal Information Center, which houses cultural resource records for Los Angeles County. The purpose of the records search is to identify any previously recorded cultural resources that may be located within the project area.

Sacred Lands File Search: Request a Sacred Lands File search of the project area from the NAHC. The NAHC will provide a list of Native American individuals/organizations

that may have knowledge of cultural resources within and around the project area. Send letters to each of the contacts requesting any additional information concerning cultural resources within or around the project area.

Treatment Plan for Archeological Resources: If any archeological resources are identified on the site in the record search results, develop and implement a treatment plan for the resource(s) prior to commencement of construction activities.

The following condition of project approval is further recommended to ensure that potentially significant impacts to archaeological resources do not occur:

Condition of Project Approval (Protection of Archeological Resources): In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, evaluates the significance of the find and determines whether or not additional study is warranted. Depending upon the significance of the find as determined by the archaeologist, the archaeologist may decide to record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Preservation in place shall be the preferred means of mitigation, if determined to be feasible by the archaeologist and the City.

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

Potentially Significant Unless Mitigated. The project site is not known to be associated with any paleontological resources or unique geologic features. However, the possibility of a paleontological discovery during the ground-disturbing activities associated with construction of the proposed project cannot be discounted. In the event that a paleontological resource were to be discovered on the project site, the ground-disturbing activities associated with construction of the proposed project would have the potential to destroy the resource, resulting in a potentially significant impact. To ensure that potentially significant impacts to paleontological resources do not occur, the following condition of project approval is recommended for the project:

Condition of Project Approval (Protection of Paleontological Resources): In the event that paleontological resources (fossil materials) are exposed during construction activities for the proposed project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, can assess the nature and importance of the find. Depending upon the significance of the find, the paleontologist may record the find and allow work to

continue, or may recommend salvage and recovery of the resource. All recommendations will be made in accordance with the Society of Vertebrate Paleontology's 1995 guidelines and shall be subject to review and approval by the City. Work in the area of the find may only resume upon approval of a qualified paleontologist.

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

Potentially Significant Unless Mitigated. There is no indication that human remains are present within the boundaries of the project area. However, in the unlikely event that excavation activities inadvertently discover buried human remains, a potentially significant impact could result. To ensure that potentially significant impacts to human remains do not occur, the following condition of project approval is recommended for the project:

Condition of Project Approval (Human Remains): In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the NAHC in Sacramento within 48 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

Geology and Soils

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|------------------------------|-------------------------------------|
| Publication 42. | | | | |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) ***Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:***

i) ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***

Less Than Significant Impact. The site is located within an Alquist-Priolo fault zone. The active Duarte Fault crosses north of the property. However, there are no known active faults crossing the property (CLE and QCI 2014); as such, fault rupture is not anticipated to occur on the site. However, the geotechnical engineering investigation report prepared for the proposed project states that a fault trace study may be required to determine whether an unknown fault may cross the site. This fault study was prepared in September 2015. As stated in the fault study, observations indicate that there are no active faults beneath the project site. As such, no measures designed to avoid or minimize potential effects related to surface fault rupture were recommended (Earth Consultants 2015). Impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

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

Potentially Significant Unless Mitigated. The project area is located within the seismically active Southern California region and, like all locations within the region, is subject to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with existing federal, state, and City engineering and design standards. While the number of occupants on the project site who may be exposed to ground shaking would increase upon implementation of the proposed project due to the net increase of seven residential units, the risk of loss, injury, or death would not be adverse relative to other inhabited areas throughout Southern California. Furthermore, the density on the site would be consistent with that of surrounding areas. Implementation of the condition of project approval identified below would ensure that impacts related to increasing the risk of loss, injury, or death related to seismic activity in the project area would not be potentially significant.

Condition of Project Approval. Comply with the recommendations and measures provided in the geotechnical engineering investigation report prepared for the proposed project.

iii) ***Seismic-related ground failure, including liquefaction?***

Potentially Significant Unless Mitigated. Liquefaction is the process in which saturated silty to cohesionless soils below the groundwater table temporarily lose strength during strong ground shaking as a consequence of increased pore pressure during conditions such as those caused by an earthquake. Earthquake waves cause water pressure to increase in the sediment and the sand grains to lose contact with each other, leading the sediment to lose strength and behave like a liquid. Areas susceptible to liquefaction have been identified to the north and northwest of the project site (California Geological Survey 2014). The proposed project would be designed and constructed in accordance with existing federal, state, and City engineering and design standards. While the number of occupants on the project site who may be exposed to seismic-related ground failure would increase upon implementation of the proposed project due to the net increase of seven residential units, the risk of loss, injury, or death would not be adverse relative to other inhabited areas throughout Southern California. Implementation of the condition of project approval identified under item (a)(ii) would further ensure that impacts related to increasing the risk of loss, injury, or death related to seismic-related ground failure on the project site would be reduced to a level below significance.

iv) ***Landslides?***

Potentially Significant Unless Mitigated. Earthquake-induced landslide zones have been mapped within, and adjacent to, the northern portion of the project site (California Geological Survey 2014). As such, landslides would have the potential to occur at the project site. However, the geotechnical engineering investigation report concluded that the existing slope is grossly stable. Implementation of the condition of project approval identified under item (a)(ii) would further ensure that impacts related to increasing the risk of loss, injury, or death related to landslides are reduced to a level below significance.

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

Potentially Significant Unless Mitigated. The proposed project would involve grading activities within the southern portion of the site to prepare the eight proposed lots for the development of residences. These grading activities would result in the loss of topsoil on the site and may also cause erosion. However, there are a variety of state and federal regulations that guide the prevention of erosion and loss of topsoil during construction. The construction contractor would be required to comply with these regulations. This would include preparation of, and compliance with, a Storm Water Pollution Prevention Plan (SWPPP), which would include erosion control measures. Compliance with applicable regulations involving erosion control would reduce the effects of the proposed project relative to soil erosion and loss of topsoil. Implementation of the condition of project approval identified under item (a)(ii) would further ensure that impacts related to soil erosion are reduced to a level below significance.

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

Potentially Significant Unless Mitigated. One of the major types of liquefaction-induced ground failure is lateral spreading of mildly sloping ground. Lateral spreading primarily involves side-to-side movement of earth materials due to ground shaking, and is evidenced by near-vertical cracks to predominantly horizontal movement of the soil mass involved. As discussed under item (a)(iii), the project site has not been identified as being at risk for liquefaction.

Subsidence is the lowering of surface elevation due to changes occurring underground, such as the extraction of large amounts of groundwater, oil, or gas. When groundwater is extracted from aquifers at a rate that exceeds the rate of replenishment, overdraft occurs, which can lead to subsidence. However, the proposed project does not include the

extraction of any groundwater, oil, or gas from the project area. Therefore, subsidence would not occur as a result of implementing the proposed project.

Collapsible soils consist of loose, dry materials that collapse and compact under the addition of water or excessive loading. Collapsible soils are prevalent throughout the southwestern United States, specifically in areas of young alluvial fans. Soil collapse occurs when the land surface is saturated at depths greater than those reached by typical rain events. The earth materials on the project site include fill and alluvial fan deposits. Implementation of the condition of project approval identified under item (a)(ii) would ensure that potential impacts related to soil collapse are reduced to a level below significance.

- d) ***Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

Potentially Significant Unless Mitigated. Expansive soils are clay-based soils that tend to expand (increase in volume) as they absorb water, and shrink (lessen in volume) as water is drawn away. If soils consist of expansive clays, foundation movement and/or damage can occur if wetting and drying of the clay does not occur uniformly across the entire area. Portions of the project area are underlain by alluvium consisting of brown silty sand, with some fine to coarse gravel (CLE and QCI 2014). Proper site preparation, foundation design, and compliance with the condition of project approval identified under item (a)(ii) would ensure that potential impacts related to expansive soils are at a level below significance.

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

No Impact. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, **no impact** associated with the use of such systems would occur as a result of implementing the proposed project.

References

- California Geological Survey. 2014. *Earthquake Zones of Required Investigation – Azusa Quadrangle*. [map]. 1:24,000. Sacramento, CA: California Geological Survey. November 6, 2014. Accessed August 27, 2015. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>.
- CLE and QCI (Cal Land Engineering and dba Quartech Consultants). 2014. *Report of Geotechnical Engineering Investigation*. April 22, 2014.

Earth Consultants. 2015. *Executive Summary – Fault Investigation for the Properties at 1849 and 1901 Royal Oaks Drive, in the City of Bradbury, Los Angeles County, California*. September 10, 2015.

Greenhouse Gas Emissions

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Potentially Significant Unless Mitigated. Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind, lasting for an extended period (decades or longer). Gases that trap heat in the atmosphere are often called greenhouse gases (GHGs). Principal GHGs include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and water vapor (H₂O). The greenhouse effect traps heat in the troposphere through a threefold process: (1) short-wave radiation emitted by the Sun is absorbed by the Earth; (2) the Earth emits a portion of this energy in the form of long-wave radiation; and (3) GHGs in the upper atmosphere absorb this long-wave radiation and emit this long-wave radiation into space and back toward the Earth. This “trapping” of the long-wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The greenhouse effect is a natural process that contributes to regulating the Earth’s temperature. Climate change concerns are focused on whether human activities are leading to an enhancement of the greenhouse effect, including the global warming that has been observed over the past century.

The effect each GHG has on climate change is measured as a combination of the mass of its emissions and the potential of a gas or aerosol to trap heat in the atmosphere, known as its global warming potential (GWP), which varies between GHGs. Total GHG emissions are expressed as a function of how much warming would be caused by the

same mass of CO₂. Thus, GHG gas emissions are typically measured in terms of pounds or tons of CO₂ equivalent (CO₂E).¹

Climate change is the result of numerous, cumulative sources of GHGs. Thus, GHG impacts are recognized as exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA 2008). This approach is consistent with that recommended by the California Natural Resource Agency, which noted in its Public Notice for the proposed CEQA amendments that the evidence indicates in most cases, the impact of GHG emissions should be considered in the context of a cumulative impact, rather than a project-level impact (CNRA 2009a). Similarly, the *Final Statement of Reasons for Regulatory Action* for amendments to the CEQA Guidelines confirms that an environmental impact report or other environmental document must analyze the incremental contribution of a project to GHG levels and determine whether those emissions are cumulatively considerable (CNRA 2009b). While unlikely, the proposed project would have the potential to contribute to cumulatively considerable emissions. The below action is recommended to ensure that impacts would be below a level of significance:

Greenhouse Gas Analysis: Prior to the City taking action on the project, prepare a quantitative air quality analysis to determine the significance of construction and operational impacts to greenhouse gas emissions.

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

Potentially Significant Unless Mitigated. In the unlikely event that the proposed project were to generate cumulatively considerable emissions, it would have the potential to conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. The action identified under item (a) (Greenhouse Gas Analysis) would ensure that impacts are below a level of significance.

¹ The CO₂ equivalent for a gas is derived by multiplying the mass of the gas by the associated GWP, such that metric tons of CO₂E = (metric tons of a GHG) × (GWP of the GHG). CalEEMod assumes that the GWP for CH₄ is 21, which means that emissions of 1 metric ton of CH₄ are equivalent to emissions of 21 metric tons of CO₂, and the GWP for N₂O is 310, based on the Intergovernmental Panel on Climate Change (IPCC) Second Assessment Report. Although the IPCC has released subsequent Assessment Reports with updated GWPs, CARB reporting and other statewide documents utilize the GWP in the IPCC Second Assessment Report. As such, it is appropriate to use the hardwired GWP values in CalEEMod from the IPCC Second Assessment Report.

References

- CAPCOA (California Air Pollution Control Officers Association). 2008. *CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. February 2008.
- CNRA (California Natural Resources Agency). 2009a. "Notice of Public Hearings and Notice of Proposed Amendment of Regulations Implementing the California Environmental Quality Act." Sacramento, California: CNRA. http://www.ceres.ca.gov/ceqa/docs/Notice_of_Proposed_Action.pdf.
- CNRA. 2009b. Final Statement of Reasons for Regulatory Action: Amendments to the State CEQA Guidelines Addressing Analysis and Mitigation of Greenhouse Gas Emissions Pursuant to SB97. December 2009.

Hazards and Hazardous Materials

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Less Than Significant Impact. Relatively small amounts of commonly used hazardous substances such as gasoline, diesel fuel, lubricating oil, adhesive materials, grease, solvents, and architectural coatings would be used during construction of the proposed project. These materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a

significant risk to the public or environment. Once construction is complete, fuels and other petroleum products would no longer remain on-site.

Hazardous materials that could be used once the residences are constructed include chemical reagents, solvents, fuels, paints, cleansers, pesticides, fertilizers, pool chemicals, and miscellaneous organics and inorganics that are used as part of building and grounds maintenance, as well as vehicle maintenance by residents. Residents would be able to dispose of their hazardous wastes at Solvents/Automotive/Flammables/Electronics (S.A.F.E) Collection Centers, which are open every weekend. As such, implementation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts are considered **less than significant**. No mitigation is anticipated to be required.

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

Less Than Significant Impact. Project construction activities may involve the use of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the construction contractor would be required to implement a SWPPP during construction activities, which would prevent contaminated runoff from leaving the project site. Therefore, no significant impacts would occur during construction activities.

The proposed project would not be a large-quantity user of hazardous materials. Small quantities of hazardous materials would likely be used on-site, including cleaning solvents (i.e., degreasers, paint thinners, and aerosol propellants), paints (both latex- and oil-based), acids and bases (which are included in many cleaners), disinfectants, chlorine (pools, if any), pesticides, and fertilizers. The potential risks posed by the use and storage of these hazardous materials are primarily limited to the immediate vicinity of the materials. As discussed under item (a) above, residents would be able to dispose of their hazardous wastes at S.A.F.E Collection Centers. Based on the small quantities of hazardous materials used by residential uses, as well as compliance with household hazardous waste disposal regulations, it is unlikely that implementation of the proposed project would release substantial amounts of hazardous materials into the environment that pose a threat to human health or the environment. As such, impacts are **less than significant**. No mitigation is anticipated to be required.

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

Less Than Significant Impact. Foothill Oaks Academy is located approximately 0.15 mile southeast of the project site. Project construction activities may involve the use of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance with these statutes and regulations would ensure that children, teachers, staff, and visitors at the nearby schools are not exposed to hazardous materials.

The proposed project would operate as a typical residential development and would not be expected to introduce a substantial risk to human health through the release of hazardous materials. Potential hazardous materials would include household products and cleaning supplies as described previously. These substances would be stored in secure areas and would comply with all applicable storage, handling, usage, and disposal requirements. The potential risks posed by the use and storage of these hazardous materials are primarily limited to the immediate vicinity of the materials. As discussed under item (a) above, residents are also able to dispose of their hazardous wastes at nearby S.A.F.E Collection Centers. As such, potential impacts are **less than significant**. No mitigation is anticipated to be required.

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

Potentially Significant Unless Mitigated. Because the project site has supported orchard and equestrian uses, there is the potential for contamination associated with pesticides or with chemicals used for animal husbandry. In the event that soil and/or groundwater contamination is detected on the project site, contaminated soils and/or groundwater would be required to be removed or remediated prior to construction of the proposed project. Additionally, there is the potential for the project site to be listed as a hazardous materials site pursuant to Government Code Section 65962.5. In the event that soil and/or groundwater contamination were present on the project site and/or in the event that the project site is listed as a hazardous materials site, development of the proposed project could result in a potentially significant impact. To ensure that any issues pertaining to hazardous materials are addressed, the following actions are recommended:

Records Search. Prior to the City taking action on the project, conduct a search of hazardous materials sites lists prepared pursuant to Government Code Section 65962.5 to

determine whether the project site is a listed hazardous materials site. In the event that the project site is listed as a hazardous materials site, determine whether the proposed project would result in a potentially significant impact. If a potentially significant impact would result, develop measures (as necessary) to address the impact.

Site Survey. Prior to the City taking action on the project, survey the project site for potential soil and/or groundwater contamination. If soil and/or groundwater contamination is identified, prepare a treatment plan for soil removal and/or groundwater remediation prior to implementation of the proposed project.

Condition of Project Approval. If any measures are identified as a result of the records search and site survey, comply with such measures.

- 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 for people residing or working in the project area?*

No Impact. The project site is not located within a two-mile radius of any public airport. The proposed project would not create an airport safety hazard for people residing or working in the project area, and **no impact** would occur.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located within the vicinity of a private airstrip. Therefore, **no impact** would occur.

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

No Impact. The proposed project involves development of eight residential structures in an existing residential neighborhood. The proposed project would not obstruct emergency access routes, nor would it otherwise impair implementation of an emergency response plan or emergency evacuation plan. **No impact** would result.

- h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Less Than Significant Impact. The proposed project involves development of eight residential units that would be constructed approximately 1.3 miles south of the Angeles National Forest. Additionally, the northern portion of the project site would remain undeveloped under the proposed development. As such, wildland fire fuels would remain

on the site during project operation. For these reasons, the proposed residential structures and residents would be susceptible to risk associated with wildland fires. Additionally, the proposed project would result in a net increase of seven residential units in the project area, thereby exposing additional people and structures to risks involving wildland fires. However, the proposed project would be located in an existing residential neighborhood, with other residences to the north, east, south, and west of the project site. The proposed development would be consistent with surrounding uses and would, therefore, not result in isolated residential uses. Furthermore, fire protection services would be available in the event of a wildland fire, and the project would be designed and constructed in accordance with fire access requirements. Impacts would be **less than significant**.

Hydrology and Water Quality

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|-------------------------------------|--------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Because construction of the proposed project would require land disturbance of greater than one acre, the proposed project will be required to prepare and implement a SWPPP. A SWPPP requires the construction contractor to implement water quality best management practices to ensure that water quality standards are met, and that stormwater runoff from the construction work areas do not cause degradation of water quality in receiving water bodies (in this case the regional storm drain system). Some of these best management practices include appropriate handling and disposal of contaminants, fertilizer and pesticide application restrictions, litter control and pick up, and vehicle and equipment repair and maintenance in designated areas. The project applicant would also be required to implement a spill contingency plan. The project would also need to comply with the applicable NPDES permit. Compliance with City and state requirements involving stormwater discharges during construction and operation would ensure that impacts are **less than significant**. No mitigation is anticipated to be required.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. The proposed project would not deplete or substantially interfere with the local groundwater table because no groundwater wells are proposed. The site is currently developed with one residence, several appurtenant structures, and horse corrals. The development of eight residential units and one private street on the project site would decrease the amount of pervious surface on the project site that currently allows for groundwater recharge. However, the intensification of development on the project site would not interfere with groundwater recharge to the extent that there would be a net deficit in aquifer volume or a lowering of the groundwater table.

Additionally, the increase in water use that would be caused by the net increase in seven residences on the project site would not increase water use to the extent that groundwater supplies would become substantially depleted. For these reasons, impacts would be **less than significant**. No mitigation is anticipated to be required.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

Less Than Significant Impact. There are two natural drainages in the northern portion of the project site. The proposed project would not affect the upper portions of these drainages, since no development would occur within the northern portion of the project site. However, the development of eight residences and a private street within the southern portion of the project site would alter the discharge of these drainages. The proposed project would include storm drains and stormwater infrastructure, which would direct stormwater flows into existing facilities. As such, while the existing drainage pattern of the project site would be altered, stormwater would be directed and managed such that substantial erosion or siltation would not result. Impacts would be **less than significant**. No mitigation is anticipated to be required.

- d) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

Less Than Significant Impact. As described under item (c), the project site contains two existing natural drainages, which would remain mostly intact under the proposed project. Stormwater infrastructure would be developed in conjunction with the proposed residences and private street, such that flooding would not be increased on- or off-site. Impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

- e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact. The proposed drainage system on the project site would be required to conform to LACFCD requirements, thereby ensuring that stormwater flows from the proposed project site do not exceed the capacity of LACFCD's stormwater drainage system.

Pollutants of concern for residential developments are usually associated with private vehicle maintenance (i.e., car washing and grease/oils associated with maintenance/repairs), yard work (i.e., improper/excessive use of pesticides, herbicides, and/or fertilizers), and/or trash (i.e., due to improper waste disposal). However, the addition of eight single-family residences to the project site would not be anticipated to substantially increase the amount of runoff or polluted runoff from the project site. For these reasons, impacts would be **less than significant**. No mitigation is anticipated to be required.

f) Would the project otherwise substantially degrade water quality?

No Impact. There are no other means, other than those described above under items (a) through (e), by which the project would substantially degrade water quality. Therefore, there would be **no impact**.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The proposed project is not located within a 100-year flood hazard area (DWR 2015). **No impact** would result.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The proposed project is not located within a 100-year flood hazard area (DWR 2015). **No impact** would result.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. It is not anticipated that the project site would be subject to flooding as a result of levee or dam failure. The risk of loss, injury, or death would not be adverse relative to many other inhabited hillside areas throughout southern California. Impacts would be **less than significant**. No mitigation is anticipated to be required.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Unless Mitigated. Seiches are oscillations generated in enclosed bodies of water, usually as a result of earthquake-related ground shaking. A seiche wave has the potential to overflow the sides of a containing basin to inundate adjacent or

downstream areas. There are no large enclosed bodies of water directly upstream from the project site. As such, the project site would not be subject to inundation by a seiche.

Tsunamis are large ocean waves caused by the sudden water displacement that results from an underwater earthquake, landslide, or volcanic eruption. Tsunamis affect low-lying areas along the coastline. The project area is located over 20 miles northeast of the Pacific Ocean. As such, the project site would not be susceptible to inundation by a tsunami.

The project site is located within an area susceptible to landslides. Under the “Geology and Soils” section above, a condition of project approval is recommended that would ensure that impacts related to landslides are reduced to a level below significance.

Reference

DWR (Department of Water Resources). 2015. *Best Available Maps*. Accessed September 1, 2015. <http://gis.bam.water.ca.gov/bam/>.

Land Use and Planning

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

No Impact. The proposed project would involve the development of additional residences within a property located in a residential neighborhood. The proposed project would not involve features such as a highway, aboveground infrastructure, or an easement through an established neighborhood that would have the potential to divide an established community. The proposed residential development on the project site would be consistent with the surrounding land uses to the north, east, south and west. For these reasons, **no impact** would occur.

- b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant Impact. The proposed project is subject to the City's General Plan and the Zoning Ordinance. The project would require reduced front yard and side yard setbacks relative to current zoning ordinance requirements and a street width with a minimum of 30 feet. However, implementation of the proposed project would involve approval of a specific plan for the site, which would include site-specific setbacks and street width requirements. Upon approval of this specific plan, the proposed project would be consistent with the General Plan and Zoning Ordinance. Impacts would, therefore, be **less than significant**.

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The City is not within a regional conservation plan, as designated by the state (CDFW 2014). Therefore, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat plan, as none apply to the project area. **No impact** would occur as a result of implementing the proposed project.

Reference

CDFW (California Department of Fish and Wildlife). 2014. *California Regional Conservation Plans* [map]. August 2015. Accessed August 26, 2015.
<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>.

Mineral Resources

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

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no oil, gas, geothermal, or other known wells located within the project site (DOGGR 2015).

The project site is located within the San Gabriel Valley, which is an important source for portland cement concrete-grade aggregate. However, the project site has not been identified by the California Geological Survey as being located in an area where significant portland cement concrete-grade aggregate resources are present (California Geological Survey 2010). Because the project site is not mapped as, or known to contain an important mineral resource, the proposed project would not have the potential to cause a loss in availability of a known mineral resource that would be of value to the region and to the residents of the state. **No impact** would occur as a result of implementing the proposed project.

- b) *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

No Impact. As discussed under item (a), no active oil wells exist within the project area, and the project site has not been mapped as an area where significant mineral deposits are present. The City consists of a low-density, rural residential community containing some agricultural land uses. In the event that a locally important mineral resource were to be located on the project site, the existing character of the City and the neighborhood would likely preclude development of mineral extraction activities on the project site. For these reasons, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site, and **no impact** would result.

References

- California Geological Survey. 2010. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. [map]. 1:100,000. 2010. Accessed August 28, 2015. <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>.
- DOGGR (California Department of Conservation, Division of Oil, Gas, and Geothermal Resources). 2015. DOGGR Well Finder. Accessed August 28, 2015. <http://maps.conservation.ca.gov/doggr/index.html#close>.

Noise

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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"/> |
| f) For a project within the vicinity of a private airstrip, 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"/> |

- a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Unless Mitigated. Short-term construction activities would create intermittent elevated noise levels at and near the project area generated by construction equipment, delivery of materials, and construction worker trips. Long-term operational activities would consist of vehicle trips to and from the proposed residential subdivision. Due to the rural residential character of the project area, the ambient noise environment is anticipated to be relatively quiet. As such, the short-term construction activities may expose persons to noise levels in excess of applicable standards. Conditions of project approval are provided below that will reduce the amount of construction noise that is experienced by nearby receptors. Upon implementation of these conditions, construction noise would still be generated and would be audible over the existing ambient noise. However, these conditions of project approval would reduce construction-related noise, and construction-related noise would be short-term and intermittent.

Due to the minor increase in operational vehicle trips that would result, it is not anticipated that operation of the proposed residential subdivision would result in exposure of persons to, or generation of, noise levels in excess of applicable standards. It is anticipated that operational noise would be similar to or equivalent to that of existing conditions.

Condition of Project Approval: Require the construction contractor to implement the following construction noise best management practices:

- All mobile or fixed noise-producing equipment used on the project site, which is regulated for noise output by a local, state, or federal agency, shall comply with such regulation(s) while in the course of construction activity.
- Electrically powered equipment instead of pneumatic or internal combustion powered equipment shall be used, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Construction site and haul-road speed limits shall be established and enforced during the construction period.
- The hours of construction including noisy maintenance activities and all spoils and material transport shall be restricted to the periods and days permitted by the City's Municipal Code (i.e., between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 7:00 p.m. on weekends and holidays) (Municipal Code Chapter 9.06.110 – Noise).
- The use of noise-producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
- The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the City shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant Impact. Operation of certain types of construction equipment can cause vibrations that spread through the ground and diminish in strength with distance. Construction activities associated with the proposed project may involve the temporary, intermittent use of certain types of construction equipment (e.g., a large bulldozer) that are typically associated with groundborne vibration. However, due to the size of the project site and its distance from nearby sensitive receptors, it is unlikely that such vibrations would expose persons to excessive groundborne vibration or groundborne noise levels, as vibration attenuates quickly with distance. Construction impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

Operation of the proposed residential subdivision would not involve heavy construction equipment resulting in vibration. **No impact** would result during operation of the proposed project.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact. While ambient noise levels would increase during construction, impacts would be temporary. As described under item (a), operational noise would be primarily associated with the minor increase in vehicle trips resulting from the net increase of seven residential units on the project site. However, as explained under item (a), these additional vehicle trips in the project area would not substantially increase ambient noise levels in the project vicinity above levels existing without the proposed project. Impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Unless Mitigated. As discussed under item (a), construction activities associated with the proposed project would temporarily increase the ambient noise levels in the project vicinity above levels existing without the proposed project. However, the condition of project approval identified under item (a) would ensure that impacts are reduced to a level below significance.

- e) *Would the project be 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 expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site is not located within two miles of a public airport. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels from public aircraft use. **No impact** would occur.

- f) *Would the project be within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels related to private aircraft use. **No impact** would occur.

Reference

City of Bradbury. 2013. *Bradbury Municipal Code*. Accessed August 26, 2015.
<http://www.cityofbradbury.org/city-services/planning-department>.

Population and Housing

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact. While the proposed project would result in a net increase of seven residential units within the City, the increase in population that would

result would be minor. It is anticipated that this increase would fall within growth projections for the City and region. The proposed project would include development of a private road through the project site to provide access to the proposed residential units. However, this road would be constructed solely to provide access to the proposed residential development and would not facilitate or enable additional growth beyond the eight residential units that are being proposed. As such, impacts would be **less than significant**. No mitigation is anticipated to be required.

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

No Impact. The proposed project would involve the demolition of a single-family residence that is currently located on the project site. The project site also includes an outbuilding with the potential to serve as an additional residential unit. As such, the proposed project would have the potential to displace two households. However, the proposed project would result in a net increase in housing on the project site. As such, the displacement of the existing residence would not entail displacement of substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. For these reasons, **no impact** would result.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project would involve removal of one single-family residence. The site also includes an outbuilding with the potential to serve as an additional residential unit. As such, the proposed project would have the potential to displace two households. However, this would not be considered a substantial displacement of people. Furthermore, the proposed project would result in a net increase in the number of residential units on the project site, and would therefore, not necessitate the construction of replacement housing elsewhere. For these reasons, **no impact** would result.

Public Services

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police 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"/> |

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--------------------------|------------------------------|--|-------------------------------------|--------------------------|
| Parks? | <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"/> |

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

Fire Protection

Less Than Significant Impact. The need for new or altered fire facilities is typically associated with an increase in population. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. It is not anticipated that the development of these units would substantially alter service ratios, response times, or other performance objectives to the extent that new or expanded fire protection facilities, equipment, or staff would be required. Impacts to fire protection would be **less than significant**. No mitigation is anticipated to be required.

Police Protection

Less Than Significant Impact. The need for new or altered police facilities is typically associated with an increase in population. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. It is not anticipated that the development of these units would substantially alter service ratios, response times, or other performance objectives to the extent that new or expanded police protection facilities, equipment, or staff would be required. Impacts to police protection would be **less than significant**. No mitigation is anticipated to be required.

Schools

Less Than Significant Impact. The need for new or altered schools is typically associated with an increase in population. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. It is not anticipated that the development of these units would substantially alter the ability of existing schools to accommodate students to the extent that new or expanded school facilities, materials, or staff would be required. Impacts to schools would be **less than significant**. No mitigation is anticipated to be required.

Parks

Less Than Significant Impact. The need for new or altered parks is typically associated with an increase in population. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. It is not anticipated that the development of these units would substantially alter the ability of parks to serve the region to the extent that new or expanded parks would be required. Impacts to parks would be **less than significant**. No mitigation is anticipated to be required.

Other Public Facilities

Less Than Significant Impact. Other public facilities include libraries and City administrative services. The need for new or altered libraries or City administrative services is typically associated with an increase in population. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. It is therefore not anticipated that the development of these units would substantially alter the ability of parks to serve the region to the extent that new or expanded parks would be required. Impacts to parks would be **less than significant**. No mitigation is anticipated to be required.

Recreation

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

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. Increase in the use of parks is generally associated with an increase in residential population. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. The resulting minor increase in residential population is not anticipated to increase the use of existing parks to the extent that substantial physical deterioration of park facilities would occur or be accelerated. Impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

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

No Impact. The proposed project does not include recreational facilities. As described under “Population and Housing,” the proposed project would result in a net increase of seven single-family residential units in the City. The resulting minor increase in residential population is not anticipated to require new or expanded recreational facilities. The recreation needs of the seven new households would be accommodated by existing facilities. As such, **no impact** would result and the construction or expansion of recreation facilities would not be required.

Transportation and Traffic

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a 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"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Less Than Significant Impact. During project construction, traffic would be generated in association with construction trucks and construction workers traveling to and from the project site. However, due to the small-scale development proposed (i.e., the construction of eight residential units) and the associated limited duration of construction, it is not anticipated that construction would result in a significant increase in traffic to the extent that the performance of the circulation system in the City or in adjacent jurisdictions would be substantially affected. During operation, the proposed project would result in a

net increase in daily trips due to the net increase of seven residential units on the project site. However, the proposed project site is located in an area of low-density residential development with minimal through traffic. As such, the minor incremental increase in traffic within the vicinity of the project site would not result in a significant increase in traffic to the extent that the performance of the circulation system in the City or in adjacent jurisdictions would be substantially affected. For these reasons, impacts would be **less than significant**. No mitigation is anticipated to be required.

- b) *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

Less Than Significant Impact. The applicable congestion management program (CMP) for the project area and the metropolitan area that extends south of the City is the Los Angeles County Metropolitan Transportation Authority's 2010 CMP. This program monitors and sets performance indicators for a transportation network of numerous highway segments, freeways, and key roadway intersections throughout Los Angeles County (called the CMP Highway and Roadway System) (Metro 2010).

As discussed under item (a), it is anticipated that traffic associated with the proposed project would be minor. The construction vehicles and vehicles associated with the residential development could use roadways and freeways that are part of the CMP Highway and Roadway System to access the project site from the surrounding Los Angeles metropolitan area. However, due to the minimal number of trips associated with the proposed project relative to existing traffic volumes throughout Los Angeles County, the proposed project would not result in substantial increases in traffic levels over existing conditions. As such, the proposed project would not conflict with existing level-of-service standards established in the CMP. Therefore, the impact to county congestion management agency roads and highways as a result of implementing the proposed project would be **less than significant**. No mitigation is anticipated to be required.

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. An increase in air traffic is generally caused by residential development that creates population growth to the extent that the use of area airports increases. A net increase in seven residential units in the City would create an increase in air traffic that is negligible relative to existing air travel in the Los Angeles metropolitan area and in the San Gabriel Valley. Furthermore, the proposed residential structures would be no more than two stories in height. As such, the proposed project would not create a substantial safety risk related to air traffic. For these reasons, **no impact** would result.

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

Less Than Significant Impact. The project site is currently accessed from the southwest corner of the property. At this corner, Royal Oaks Drive North, which is an east-west facility in the City, curves and extends southward for approximately 150 feet before intersecting with the east-west Royal Oaks Drive within the City of Duarte. This entrance to the site would be maintained under the proposed project. During construction, construction vehicles may enter and exit the project site from this location. During operation, a minor increase in ingress/egress from this existing site entrance would also occur due to the increase in residential units on the project site. However, the entrance is visible to both eastbound traffic on Royal Oaks Drive North and to northbound traffic along the small segment of Royal Oaks Drive North that extends north-south. Furthermore, due to the minor nature of the increase in ingress/egress from the project site and the existing low traffic levels, any hazards associated with this curve would not substantially increase upon implementation of the proposed project. For these reasons, impacts would be **less than significant**. No mitigation is anticipated to be required.

- e) *Would the project result in inadequate emergency access?*

Less Than Significant Impact. The ingress/egress for the proposed project and the proposed private street would be required to be designed in accordance with fire department requirements for access, turnaround space, clearance, etc. The proposed project would undergo a plan check from the fire department prior to implementation to ensure that the design complies with requirements for emergency access. Impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

- f) *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Less Than Significant Impact. There is a pedestrian, bicycle, and equestrian trail adjacent to the wash that runs along the southern boundary of the project site (the Duarte Bike Trail). While visitors to this trail would be temporarily subject to an increase in noise and dust during construction, these effects would be limited to the duration of construction, and the performance and safety of the trail would not be compromised by construction activities at the proposed project site, as construction would not take place on the trail. During operation, the use of the trail may increase incrementally due to the introduction of seven new residential units to the area immediately north of the facility. However, this increase would be negligible due to the minimal number of additional units, and the performance and safety of the facility would not be substantially affected. Because the project site is located within a rural residential area, no other designated

transit, bicycle, or pedestrian facilities exist in the vicinity. For these reasons, the proposed project would not conflict with policies regarding transit, bicycle, or pedestrian facilities. Impacts would, therefore, be **less than significant**. No mitigation is anticipated to be required.

Reference

Metro (Los Angeles County Metropolitan Transportation Authority). 2010. *2010 Congestion Management Program for Los Angeles County*. Accessed October 17, 2014.
http://www.metro.net/projects/congestion_mgmt_pgm/.

Utilities and Service Systems

| Would the project: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) 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"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) ***Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

Less Than Significant Impact. The only wastewater treatment requirements that would apply to the proposed project would be in regards to stormwater runoff due to its

potential to carry pollutants. The proposed project would be required to comply with Chapter 4, Storm Water and Urban Runoff Pollution Control, in the City's Municipal Code. This chapter describes the wastewater requirements of the Los Angeles Regional Water Quality Control Board and the State Water Resources Control Board, with which the project would need to comply, as well as City requirements. Upon compliance with applicable City and state provisions, impacts would be **less than significant**. No mitigation is anticipated to be required.

- b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No Impact. The project only proposes installation of on-site water and wastewater collection/distribution systems and does not include construction of new on-site water or wastewater treatment facilities or the expansion of existing facilities. Furthermore, the water and wastewater needs of the proposed project would be a minor fraction of the total water and wastewater service provided by regional purveyors. As such, there would be **no impact** as a result of implementing the proposed project. No mitigation is required.

Comment [MW4]: Applicant. Are any on-site wells for drinking water being proposed? Or would the City provide water service to the site?

- c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant Impact. The proposed drainage system on the project site would be required to conform to LACFCD requirements, thereby ensuring that stormwater flows from the proposed project site do not exceed the capacity of LACFCD's stormwater drainage system. As such, the proposed project would not require or result in the construction or expansion of any off-site stormwater drainage facilities. Therefore, the impact would be **less than significant**. No mitigation is required.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. Water usage from the project site may increase due to the net increase of seven residential units that would occur under the proposed project. However, the water needs of the project would be minor relative to the total water service provided by regional purveyors. As such, it is anticipated that while water usage on the project site may increase, it would be accommodated by existing entitlements and resources. For this reason, impacts would be **less than significant**. No mitigation is anticipated to be required.

- e) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. Prior to approval of building plans, the applicant would be required to demonstrate that sewer impact fees have been paid and that the proposed sewer connection has been authorized. It is not anticipated that the proposed eight residential units would exceed wastewater treatment capacities. Therefore, impacts would be **less than significant**. No mitigation is anticipated to be required.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant Impact. During construction, demolition waste would be produced as the existing on-site structures are being demolished. Construction waste could also include scrap lumber, concrete, residual wastes, packing materials, and plastics. Construction waste would be recycled or disposed of in accordance with existing applicable regulations. Operation of the proposed project would represent an increase in intensity of uses on the project site and would likely be associated with an increased generation of solid waste. The project would be required to comply with Article 1, Chapter 5 of the City's Municipal Code (Solid Waste and Recyclable Material Collection), including the "Source Reduction and Recycling Element" and the "Household Hazardous Waste Element." While landfill capacity within Los Angeles County is generally limited, the incremental increase in solid waste produced during operation of the proposed project would be negligible in a regional context. Furthermore, the proposed project would be required to comply with all applicable federal, state, and local requirements involving solid waste. Therefore, impacts involving solid waste production and solid waste regulations would be **less than significant**. No mitigation is anticipated to be required.

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

No Impact. The proposed project would comply with federal, state, and local statutes and regulations related to solid waste. As discussed under item (f), construction waste would be recycled or disposed of in accordance with existing applicable regulations. All materials would be handled and disposed of in accordance with existing local, state, and federal regulations. **No impact** would occur as a result of implementing the proposed project.

NPDES

| Would the project result in: | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|------------------------------|--|-------------------------------------|-------------------------------------|
| a) Storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage delivery or loading docks or other work areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A significantly environmental harmful increase in the flow or volume of storm water runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A significantly environmental harmful increase in erosion of the project site or surrounding areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetlands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Harm to the biological integrity of drainage systems and water bodies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project result in storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage delivery or loading docks or other work areas?*

Less Than Significant Impact. The proposed project consists of an eight-unit residential subdivision. During construction, vehicle or equipment fueling may occur on the project site and hazardous materials typical of construction activities may be present on the project site. However, during construction, best management practices would be implemented in accordance with the required SWPPP to prevent contaminated runoff from leaving the project site. During operation, household vehicle maintenance activities, including washing, would likely occur. However, stormwater infrastructure would be developed in conjunction with the proposed residences and private street. This infrastructure would direct runoff to existing facilities. Impacts would therefore be **less than significant**. No mitigation is anticipated to be required.

- b) *Would the project result in a significantly environmental harmful increase in the flow or volume of storm water runoff?*

Less Than Significant Impact. See discussion under “Hydrology and Water Quality” item (e). Impacts would be **less than significant**. No mitigation is anticipated to be required.

- c) ***Would the project result in a significantly environmental harmful increase in erosion of the project site or surrounding areas?***

Less Than Significant Impact. See discussion under “Hydrology and Water Quality” item (c). Impacts would be **less than significant**. No mitigation is anticipated to be required.

- d) ***Would the project result in storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetlands, etc.)?***

No Impact. Stormwater would drain to existing LACFCD infrastructure. **No impact** would result.

- e) ***Would the project result in harm to the biological integrity of drainage systems and water bodies?***

Potentially Significant Unless Mitigated. See discussion under “Biological Resource” items (b) and (c). Implementation of the action identified under “Biological Resources” item (b) (Jurisdictional Delineation) would identify whether impacts would occur to the two drainages that are present on-site.

Mandatory Findings of Significance

| | Potential Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|--|------------------------------------|---|------------------------------------|--------------------------|
| 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?*

Potentially Significant Unless Mitigated. As discussed under the “Biological Resources” section, the project has the potential to affect biological resources that may occur on the project site. While some sensitive biological resources may be present on the project site, the site is limited in size, is partially developed and disturbed, and is surrounded on all sides by residential development. For these reasons, increasing the intensity of development within the southern portion of the project site would not substantially reduce habitat, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

While no known cultural resources have been identified on the project site, implementation of the actions identified under the “Cultural Resources” section would be required to determine the presence or absence of important examples of California history or prehistory on the project site. However, if such resources are identified on the project site, conditions of approval have been provided under the “Cultural Resources” section of this document to ensure that potentially significant impacts would not occur to such resources. Upon implementation of these conditions, it is not anticipated that the proposed project would eliminate any important examples of the major periods of California history or prehistory.

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

Potentially Significant Unless Mitigated. Upon implementation of the actions identified in the sections above under Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise, cumulatively considerable impacts are not anticipated to occur.

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

Potentially Significant Unless Mitigated. Upon implementation of the actions identified in the sections above under Air Quality, Biological Resources, Cultural Resources,

Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise, adverse effects on human beings are not anticipated to occur.

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