

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: R2015-00347/Tentative Parcel Map No. PM73391/Community Standards District Modification No. RCSD201500007/Environmental Assessment No. RPPL201500217

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

Contact Person and phone number: Peter Chou (213) 974-6433

Project sponsor's name and address: Paulina Ho, 9033 East Youngdale Street, San Gabriel, CA 91775

Project location: 5561 N. Burton Avenue, San Gabriel
APN: 5387-037-016 *USGS Quad:* El Monte

Gross Acreage: 0.42 gross/0.37 net acres

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

Community/Area wide Plan designation: NA

Zoning: A-1 (Light Agricultural)/East Pasadena-San Gabriel Community Standards District

Description of project: The project consists of a tentative parcel map to create one multi-family parcel with three detached residential condominium units on 16,500 net square feet and a Community Standards District modification to allow reduced street frontage of 60 feet instead of the required street frontage of 70 feet and average lot width of 60 feet instead of the required minimum average parcel width of 85 feet. The existing single-family residences and accessory structures will be demolished prior to final map recordation.

Surrounding land uses and setting: Surrounding properties are zoned A-1 and developed with single-family residences.

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

<i>Public Agency</i>	<i>Approval Required</i>
Department of Public Works	Demolition Permit
Department of Public Works	Final Map

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
N/A	N/A

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- California State University, Fullerton
 - California Historical Resources Information Center

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- DPW:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

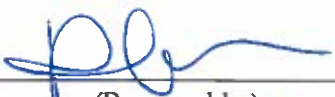
The environmental factors checked below would be potentially affected by this project.

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

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

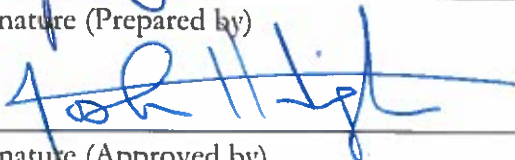
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



Signature (Prepared by)

05-01-19

Date



Signature (Approved by)

5-1-19

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

There are no significant scenic vistas or ridgelines located on or near the subject property. The edge of Angeles Forest is located more than four miles north of the project site. The project site is located within an established urbanized residential community and the creation of two detached condominium units will not have an adverse effect on elevated viewpoints.

b) Be visible from or obstruct views from a regional riding or hiking trail?

There are no regional hiking trails near the property. According to Los Angeles County’s 2012 Bicycle Plan, there is a proposed Class 1 bicycle path along the Eaton Wash approximately 1/2 mile away from the property. The project will not be visible from the Class 1 bike route along the Eaton Wash.

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

The project site is not located near, and cannot be viewed from any scenic highways, ridgelines or view sheds. The project also cannot be viewed from any officially adopted trails and does not contain rock-outcroppings or registered historic buildings. Additionally, no trees are proposed to be removed as part of the subdivision request.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The applicant is requesting to create one multi-family parcel with a reduction in street frontage and average parcel width. The East Pasadena-San Gabriel Community Standards District (“CSD”) requires a minimum of 70 feet of street frontage and 85 feet average parcel width. The applicant is proposing 60 feet. The requested reduction will not introduce a new development pattern to the area as approximately 13 of the 18 lots on the same block have a lot width of 60 feet. Lots similar in size and scale are located to the northwest, north, south, and east of subject site. Since the proposed project will conform to all other CSD requirements, it should not substantially degrade the existing visual character or quality of the site and its surroundings.

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

The applicant is requesting to create one multi-family parcel with a reduction in street frontage and average parcel width. Although the applicant is requesting lesser street frontage and parcel width, the project will conform to all other Title 22 and East Pasadena-San Gabriel CSD requirements including meeting the minimum required area, building setbacks, and prescribed height limitations. Title 22 also prohibits residential structures from using glossy, reflective, or polished metal exterior siding to avoid creating new glare sources. Compliance with these development standards should prevent the creation of substantial shadows, glare, and light.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site is not comprised of any farmland. The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland, or any other types of Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).</p>				
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site is zoned Light Agricultural; however, the site is not currently used for agricultural purposes and single-family residences are permitted in such zones. The project site is not designated as an Agricultural Opportunity Area. There are no agricultural Williamson Act contract lands in unincorporated Los Angeles County except for Catalina Island. There is no forest land on the project site.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There is no forest land or timberland zoned Timberland Production within the vicinity of the project site.

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

There is no forest land within the vicinity of the project site.

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?

There is no forest land or farmland within the vicinity of the project site, and the project will not result in the loss of either type of land.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

The proposed project entails changing one existing single-family residential parcel with one existing residential structure to one multi-family parcel with three proposed detached residential condominium units in the Zone A-1. The project site is located within the South Coast Air Quality Management District (“SCAQMD”). The proposed project is consistent with the underlying land use designation; therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The proposed project entails changing one existing single-family residential parcel with one existing residential structure to one multi-family parcel with three proposed detached residential structures in Zone A-1. The project will not violate any applicable federal or state air quality standards or substantially contribute to an existing or projected air quality violation.

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)?

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The proposed project entails changing one existing single-family residential parcel with one existing residential structure to one multi-family parcel with three proposed detached residential structures in Zone A-1. This project, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds as no additional residential parcels are being proposed and the project is in keeping with the density set forth in the underlying land use plan.

d) Expose sensitive receptors to substantial pollutant concentrations?

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. Although, residential neighborhoods are more susceptible to poor air quality, the proposed use is no more intense, in terms of land use, than what already exists. The subdivision of an existing single-family residential parcel into a multi-family parcel for three detached condominium units, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

e) Create objectionable odors affecting a substantial number of people?

The proposed project of subdividing of an existing single-family residential parcel into a multi-family parcel for three detached condominium units should not create objectionable odors affecting a substantial number of people. The proposed project is subject to AQMD Rule 402, which states: “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health or safety of any of those persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property.” The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

4. BIOLOGICAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

The project site is relatively flat with some non-native grasses and several mature trees and 1 oak tree along the perimeter of the property. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area. The California Natural Diversity Database and California Native Plant Society Inventory of Rare and Endangered Plants include records of observation for 91 special-status species within the project region; however, most of these are not expected to utilize the site because of a combination of factors relating to geographical range and habitat suitability, in combination with the history of human occupancy of the site and immediately surrounding area. The exception to this is the possibility that pallid bat (*Anatropous pallidus*) may roost on-site within structures or mature trees.

Project conditions will include a requirement that pre-construction surveys for roosting common and special-status species be conducted, and the potential impact to special-status species is therefore considered to be less than significant. Nesting birds, which are protected by state and federal law, are present within virtually all portions of the County and impacts to nesting birds are addressed under (d), below.

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

The project site is entirely developed with existing structures, landscaping, and disturbed areas, and does not support any sensitive natural communities.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The project site does not contain any drainage courses or wetlands meeting the jurisdictional criteria of either USACE or CDFW.

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?

On-site structures and landscaping provide suitable roosting and nesting habitat for native bat and bird species. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (“MBTA”) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game

Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

Project conditions requiring pre-construction surveys and avoidance measures for roosting bats and nesting birds will reduce potential impacts to these resources to a less than significant level.

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

There is no oak tree present on the subject property. The subject property would not be considered an oak woodland and any proposed development is not encroaching on the oak tree, dripline, or protected zone. There will be less than significant impact.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within a Significant Ecological Area (“SEA”), SEA Buffer Area, Sensitive Environmental Resource Area (“SERA”), or Wildflower Reserve Area. There is no oak tree located on the project site.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain historical resources as defined in CEQA Guidelines §15064.5. All structures are proposed to be demolished.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance. A report conducted by the South Central Coastal Information Center of California State University, Fullerton indicated on November 06, 2018, that no archeological sensitivity is known on site and recommends that no archaeological work is needed prior to approval of the project plans.

In the event that paleontological resources are encountered during the demolition/construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known paleontological resources on or near the site. There are no unique geological features or rock formations on or near the project site. If the project is approved, the following text will be a condition of the approval:

In the event that paleontological resources are encountered during the demolition/construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries?

There is no record of human remains on the project site. If the project is approved, the project will be conditioned to require the subdivider to halt construction in the vicinity of the discovered human remains, leaving the remains in place. From that point, the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (“NAHC”) must be notified by telephone within 24 hours. Sections 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

The project is subject to and shall comply with the Los Angeles County Green Building Standards Code.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

The project is required to comply with the LA County Green Building Standards Code related to construction. Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

7. GEOLOGY AND SOILS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, people or structures on the project site will not be exposed to potentially substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

ii) Strong seismic ground shaking?

The project site is located approximately two miles southwest of the Raymond Fault. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

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

The project site is not located within a designated soil liquefaction area (Source: GIS-Net Liquefaction Zone Layer).

iv) Landslides?

The project site is not located within any identified landslide zone. (Source: California Geological Survey).

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

The project site is located within an urbanized area. The proposed project entails changing one existing single-family residential parcel with one existing residential structure to one multi-family parcel with three proposed detached residential structures in Zone A-1. 80 cubic yards of cut and fill grading is proposed as part of the subdivision, which is considered insignificant, and a connection to the Municipal Separate Storm Sewer System (MS4) is not required for the small-scale development. Future construction of residential units will be subject to grading and/or site drainage review and must comply with the County's Low Impact Development ("LID") Ordinance. LID sets forth requirements to manage storm water runoff and lessen the potential for erosion resulting from storm water runoff. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

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?

The project site is not located within a designated soil liquefaction area (Source: California Department of Conservation). The proposed project will be subject to construction standards imposed by the Department of Public Works and should therefore not cause soil to become unstable or result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

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?

The project site is not located on soil identified as expansive. The proposed project would be required to comply with Los Angeles County building codes, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

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

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

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

The project entails a subdivision of an existing residential parcel into one multi-family parcel on 0.37 net acres. Considering the project is required to comply with the County’s Green Building Ordinance related to construction and is relatively small in scale, GHG emissions resulting from water delivery, electricity generation, and construction activities will not have a significant impact on the environment.

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

The project entails a subdivision of an existing residential parcel into one multi-family parcel on 0.37 net acres. Considering the relatively small scale of the project and required compliance with the County’s Green Building Ordinance, it is not expected that the project will generate GHGs that will have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHGs emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. The proposed project includes the demolition of existing structures which will involve the handling and transport of resulting materials and debris that could include asbestos and lead-based paint. If hazardous materials are discovered, the construction crew is required to comply with local, state, and Federal laws regulating the handling, transport, storage, and disposal of such materials. During the construction phase of the project, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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

The proposed project could use hazardous materials such as paints, cleaning agents, aerosol cans, landscaping-related chemicals, and common household substances such as bleaches during construction activities on the proposed project site. All uses, and storage of these materials would be subject to federal, state, and local laws pertaining to the use, storage and transportation of these hazardous materials. Most of the hazardous materials indicated above can be disposed of at the local Class II and Class III landfills that serve the proposed project site. Since the proposed project would be required to abide by federal, state, and local laws pertaining

to the use, storage, and transportation of these materials, the likelihood of an accidental release occurring and creating a significant hazard to the public would be minimal. Therefore, impacts would be less than significant.

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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

The subdivision of one existing residential parcel into one multi-family parcel for three detached condominium units will not generate hazardous emissions or result in the handling of acutely hazardous materials, substances or waste. The demolition phase of the project could involve the handling, transport, and disposal of hazardous materials and the construction phase could include the minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. However, current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within 500 feet of the project site.

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

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>).

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?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

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?

The project site is not located within the vicinity of a private airstrip.

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

The project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

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

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project site is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The water purveyor confirmed, in a letter dated January 08, 2018, the existing water system can support the required fire flow as set forth by the Fire Department.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project site is not located within proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses. The proposed project would be required to comply with all the requirements of the Los Angeles County Fire Code.

v) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The proposed residential subdivision resulting in one multi-family parcel does not entail the regular use of large amounts of hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is connected to an existing municipal wastewater system. A sewer area study was approved by the Department of Public Works for the proposed multi-family residential parcel. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the LID Ordinance in order to control and minimize potentially polluted runoff. Compliance with these standards should prevent the violation of any water quality or waste discharge requirements.

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"/>
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The project site will be served by a public water system and will not make use of local groundwater.

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"/>
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The project entails subdividing the one existing residential parcel into one multi-family parcel. The site is relatively level and does not contain any existing drainage courses. The creation of a multi-family parcel with two proposed detached condominium units will not substantially alter the existing drainage pattern of the site as grading is not proposed as part of the subdivision request. Any future development of the residential parcels will be required to submit an approved drainage plan and comply with LID requirements.

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"/>
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The project entails subdividing the one existing residential parcel into one multi-family parcel. The site is relatively level and does not contain any existing drainage courses. The land division will not substantially alter the existing drainage pattern of the site as no grading is proposed as part of the subdivision request. Any future development of the residential parcels will be required to submit an approved drainage plan and comply with LID requirements.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The subdivision of one existing residential parcel into one multi-family parcel, with no immediate plans to construct single-family homes, would not increase habitat for mosquitoes and other vectors resulting in increased pesticide use. No water features are being proposed.

f) 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?

Subdividing the project site resulting in one multi-family parcel would not create additional impervious surfaces that would exceed the capacity of existing or planned stormwater drainage systems. Future construction of residences will be subject to site drainage review and the LID Ordinance. The County’s storm drainage conveyance system (“MS4”) collects residential stormwater discharge that is not absorbed onsite and is required to comply with its National Pollutant Discharge Elimination System (“NPDES”) permit.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The project will be required to comply with the NPDES requirements and any future construction of residences will be subject to the County’s LID to minimize or reduce runoff. These collective measures should prevent violation of applicable stormwater permits and negative impacts to surface waters or groundwater quality.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The project will be required to comply with the Los Angeles County LID Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is located in the San Gabriel Valley, approximately 20 miles from the coastal portions of Los Angeles County and utilizes the municipal storm drain system. Since the proposed project is subject to the County's LID Ordinance, adherence to the requirements should prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website (Source: http://www.waterboards.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf).

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

The proposed project does not entail the use of onsite wastewater treatment systems.

k) Otherwise substantially degrade water quality?

The proposed project of subdividing one existing residential parcel with two existing residential structures into one multi-family parcel with two condominium units will not otherwise substantially degrade water quality as no change in number of housing or population is expected. The proposed project will be connected to the existing public water and sewer systems.

l) 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, or within a floodway or floodplain?

The project site is not located within a 100-year flood hazard area as mapped by Federal Emergency Management Agency's Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not located within a 100-year flood hazard area as mapped by FIRM.

n) 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?

The project site is not located within a 100-year flood hazard area as mapped by FIRM. The project site is not located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within a flood zone, dam inundation area, landslide zone, or tsunami inundation zone.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

The proposed project entails subdividing an existing residential parcel into one multi-family parcel with two condominium units and would not result in a physical division of an established community. The project does not require the construction of new freeways, rail lines, flood control channels, and the project will conform to the existing street grid.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The proposed project entails subdividing an existing residential parcel into one multi-family parcel with two condominium units. The property’s land use category is H-9 (0-9 dwelling units/acre) within the Countywide Land Use Plan. The land use designation is designed for the establishment of single-family residential developments. The proposed project of one multi-family parcel with two detached condominium units on 0.33 acres is consistent with this category of the countywide General Plan.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The property is zoned A-1 (Light Agricultural) and is located within the East Pasadena-San Gabriel Community Standards District (“CSD”). The proposed development of two detached condominium units is consistent with the A-1 zoning classification. The applicant is requesting reduced street frontage and required

lot width of 60 feet while the CSD requires 70 feet for street frontage and 85 feet for minimum average lot width. The County-wide standard minimum lot width is 50 feet; however, when another ordinance in Title 22 imposes a different standard, the more stringent standard applies. A survey was conducted of the 18 properties fronting Burton Avenue. 13 of the 18 properties have lot widths that are 60 feet.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

The project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance.

12. MINERAL RESOURCES

Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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"/>

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

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?

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

Would the project result in:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element (“GPNE”). The project site is not near a noise-generating site (e.g., airport, industrial site), but is approximately a tenth of a mile or 528 feet from arterial State Highway Route 19 (Rosemead Boulevard). According to the GPNE, an arterial highway at roughly 50’ from the project site produces noise measuring 65 decibels (“dB”) to 95 dB, depending on the vehicle type. The GPNE likens noise heard at 65 dB to the sound produced by an electrical typewriter set 10’ away and the noise heard at 95dB to the sound produced by a newspaper press.

The project will conform to Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which sets forth 45 decibels (dB) as the exterior noise level for nighttime (between 10 p.m. and 7 a.m.) and 50dB for daytime (7 a.m. to 10 p.m.) in residential areas (Noise Zone II). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The GPNE does not provide thresholds for noise.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Although the project is located within an established residential neighborhood, it would not expose sensitive receptors to excessive noise levels. The project proposes the same use as what currently exists. Further, the project will comply with Noise Control Ordinance of the Los Angeles County Code which sets ambient noise levels for various noise zones and limits construction noise to 75dB during the daytime in single-family residential areas.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The project proposes subdivision of an existing residential parcel with two residential structures into one multi-family parcel with two condominium units. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single-family residences at a similar density.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

The project proposes subdivision of an existing residential parcel with two residential structures into one multi-family parcel with two condominium units. Although the subdivision project includes demolition, the

construction activity as well as all future activity will be required to comply with the limits set forth in the Los Angeles County Noise Control Ordinance. Associated vehicle noise from traffic and parking should not generate significant temporary or periodic increase in ambient noise levels. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas. Any noise generated would be in keeping with the current ambient noise levels in the area, which is developed with single-family residences at a similar density. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise.

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?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

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?

The project site is not within the vicinity of a private airstrip. The El Monte Airport is approximately 2.5 miles to the southeast of the project site.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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)?

The project proposes a multi-family parcel with two residence condominium units, which would not induce substantial growth in the area. The project site is located in a well-established urban residential development.

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

The creation of a multi-family parcel includes demolition of two existing housing units and replacement with two condominium units resulting in no loss of housing units. There are no affordable housing units onsite; therefore, replacement housing elsewhere is not necessary.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The creation of the multi-family parcel will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. Residents of adjacent properties will be able to access their respective properties during and after construction of the proposed project.

d) Cumulatively exceed official regional or local population projections?

The project would not exceed official regional or local population projections. The proposed two-unit condominium multi-family parcel will not exceed this projection and is consistent with the density permitted by the Countywide General Plan. The creation of the multi-family parcel should not alter the growth rate of the population beyond that projected in the County General Plan.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Impact</i>	

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

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#47) is approximately 1.2 miles, shortest drive route, to the northeast of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 0.8 miles, shortest drive route, from the Temple Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

Schools?

The project site is located within the Temple City Unified School District. Considering the scale of the project, the two unit condominium project are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address the increase in population, at a rate to be determined by the school district.

Parks?

Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The nearest County park is Michillinda Park, located approximately 2.2 mile to the northeast of the project site. The project has a Quimby obligation of 0.02 acres of parkland or \$8, 691.37 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of \$8,691.37 in-lieu fees by the applicant to Los Angeles County Department of Regional Planning.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate 2 residential units, and thus increase the population. The population increase is not substantial and will not diminish Los Angeles County Public Library's capacity to serve the project site and the surrounding community. The Temple City Library is located approximately 1.3 miles, shortest drive route, southeast of the project site.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project has a Quimby obligation of 0.02 acres of parkland or \$8,691.37 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of \$8,691.37 in-lieu fees by the applicant to Los Angeles County Department of Regional Planning. Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not include recreational facilities. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no regional trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The project is proposed in an established urban neighborhood.

17. TRANSPORTATION/TRAFFIC

- | | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| Would the project: | | | | |
| a) Conflict with 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

freeways, pedestrian and bicycle paths, and mass transit?

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2016 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the RTP Alternative.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

The project entails a subdivision of one existing residential parcel with two existing single-family residential structures into one multi-family parcel with two condominium units. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works ("DPW").

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?

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

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

The project entails a subdivision of one existing residential parcel with two existing single-family residential structures into one multi-family parcel with two condominium units. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The project's emergency access is adequate and has been reviewed and cleared by the Los Angeles County Fire Department.

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?

The project site is not located near any bicycle pathway. The closest bicycle pathway is 1/2 mile away. The closest bus stop is located at the northwest corner of Las Tunas Drive/Rosemead Boulevard. Access to and use of this facility would not be impacted by the proposed project. Overall, there will be minimal negative impact resulting from the proposed project.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

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

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

No Impact. Subject property does is not listed or eligible for listing in the California Register or Historical Resources, or in a local register of historical resources.

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

Less than Significant Impact. A formal notification was sent by mail to the Gabrieleno Band of Mission Indians-Kizh Nation and Gabrieleno Tongva on October 10, 2018. Tribal groups indicated that consultation was not necessary because the proposed project is on existing disturbed land and quantity of grading is insignificant. In addition, according to the SCCIC report, there was no archeological sensitivity known on site and recommends that no archaeological work is needed prior to approval of the project plans.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not create any additional residential units and is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES permit, which is issued by the local Regional Water Quality Control Board (“RWQCB”). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB and any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. Thus, project conformity with NPDES permit standards is achieved by the time residential units connect to the publicly owned treatment works.

b) Create water or wastewater system capacity problems, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not create any additional residential units and should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which has issued a “will serve” letter for the proposed subdivision.

c) Create drainage system capacity problems, 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"/>
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The DPW’s review of the project indicates that the project would not create drainage system capacity problems, and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County’s Low Impact Development (“LID”) Ordinance was created to deal with stormwater runoff from new projects. Future construction of residential units will be required to comply with the LID Ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which has issued a “will serve” letter for the proposed subdivision.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project will not create any additional residential units and will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Green Building Ordinance, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. The project will not create any additional residential units and should not significantly impact solid waste disposal capacity due to its small scale.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. Additionally, when households retain waste hauler services contracted with the County, residences receive one container for recyclable materials and one for green waste in addition to the trash container. Households can also receive one additional green waste container and one recyclable container at no extra cost upon request in an effort to achieve the waste diversion goals through increased recycling access (California Solid Waste Reuse and Recycling Access Act of 1991). The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. Although less than required street frontage and average parcel width, per the CSD, are being requested, the proposed use and density complies with the County General Plan and all other requirements set forth by the Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed project does not have cumulative impacts. The proposed project will not induce growth, as the project does not require additional infrastructure beyond that necessary to serve the project. Since, there aren't any impacts that could be deemed cumulatively considerable, the proposed project would have a less than significant impact.

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

The project entails subdividing an existing residential parcel with two existing residential units into one multi-family parcel with two condominium units in Zone A-1 (Light Agricultural). The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.

TRIBAL CULTURAL RESOURCES (“AB 52”)

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?

Yes Tribe(s) to notify: Kizh Nation / Tongva

No (End of process)

2. Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on October 10, 2018, which was within 14 days when project application was determined complete or the County decided to undertake a project.

3. Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?

Yes Date: _____

No (End of process)

4. Consultation process with the California Native American Tribe(s) consisted of the following:

5. Consultation process concluded on _____ by either of the following:

The parties concluded that no mitigation measures are necessary

The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

South Central Coastal Information Center
California State University, Fullerton - Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
(657) 278-5395 / FAX (657) 278-5542
sccic@fullerton.edu

California Historical Resources Information System
Serving Los Angeles, Orange, San Bernardino and Ventura Counties

Project Review / Quick Check** Date: 10/10/2018

Lead Agency (Name & billing address): Los Angeles County Department of Regional Planning
320 W. Temple Street, Los Angeles, CA 90012

Case Planner: Peter Chou Phone 213 974 6433

Email address to send results and invoice pchou@planning.lacounty.gov

USGS 7.5' Quad: El Monte Permit/Project #: PM073391

Project Address: 5561 Burton Avenue, San Gabriel, CA 91776

Always attach a map (either a 7.5' USGS Topographic Quadrangle or similar map) that clearly indicates project area location. APN and aerial maps may be added in addition to – but not in place of - a required map. Please describe the current project area conditions in addition to providing a brief project description. If any buildings or structures (45 years and older) are within the project area, please note the age of the resource and how it will be affected. How has the project area been utilized in the past? If more space is needed, add an additional sheet. Please do not delete any of the information or instructions from this form.

The parcel contains an existing residential structure and detached garage built in 1948 in a residential neighborhood of San Gabriel. The proposed project is to create a multi-family parcel with 3 detached residential units.

Project Review / Quick Check Summary

19570.5489

// The project area has been surveyed by a qualified cultural resource consultant and cultural resources were found / were not found.

// The project area was last surveyed in _____.

// The project area has not been surveyed by a qualified cultural resource consultant.

X The archaeological sensitivity of the project site is known / unknown.

// Based upon the known archaeological sensitivity of the surrounding area, prehistoric or historic cultural resources may be present within the project site.

X Current surface conditions appear / do not appear to allow for an adequate survey of potential surface or sub-surface cultural artifacts.

// The project area appears to contain built-environment resources that are 45 years old or older.

// Other findings:

RECOMMENDATIONS for Permit/Project # PM073391

- // A Phase I * archaeological survey should be done by a professional archaeologist prior to approval of project plans.
- // An architectural historian should evaluate the built-environment of the project site for local, state, or national significance prior to the approval of project plans.
- // The effects of this project on recorded resources needs to be further evaluated by a qualified cultural resource consultant prior to the approval of project plans.
- // A professional archaeologist should be retained to monitor* any ground disturbing activities.
- * No archaeological work is needed prior to approval of the project plans. However, customary caution and a halt-work condition should be in place for all ground disturbing activities. In the event that cultural resources are encountered, all work within the vicinity of the find should stop until a professional archaeologist can be retained to assess such finds and make recommendations. Project personnel should not attempt to excavate any finds.
- // Other recommendation (see below)

ADDITIONAL RECOMMENDATIONS OR COMMENTS:

* Phase I survey, and archaeological monitoring should include a complete records search, field evaluation, and a final report with results and recommendations.

** Quick Checks do not review built-environment resources adjacent to the project site or in the area-of-potential-effect (APE). Only a complete records search would satisfy this requirement and is billed at a different rate. Call the office for a current rate schedule.

Date completed: 11-6-18

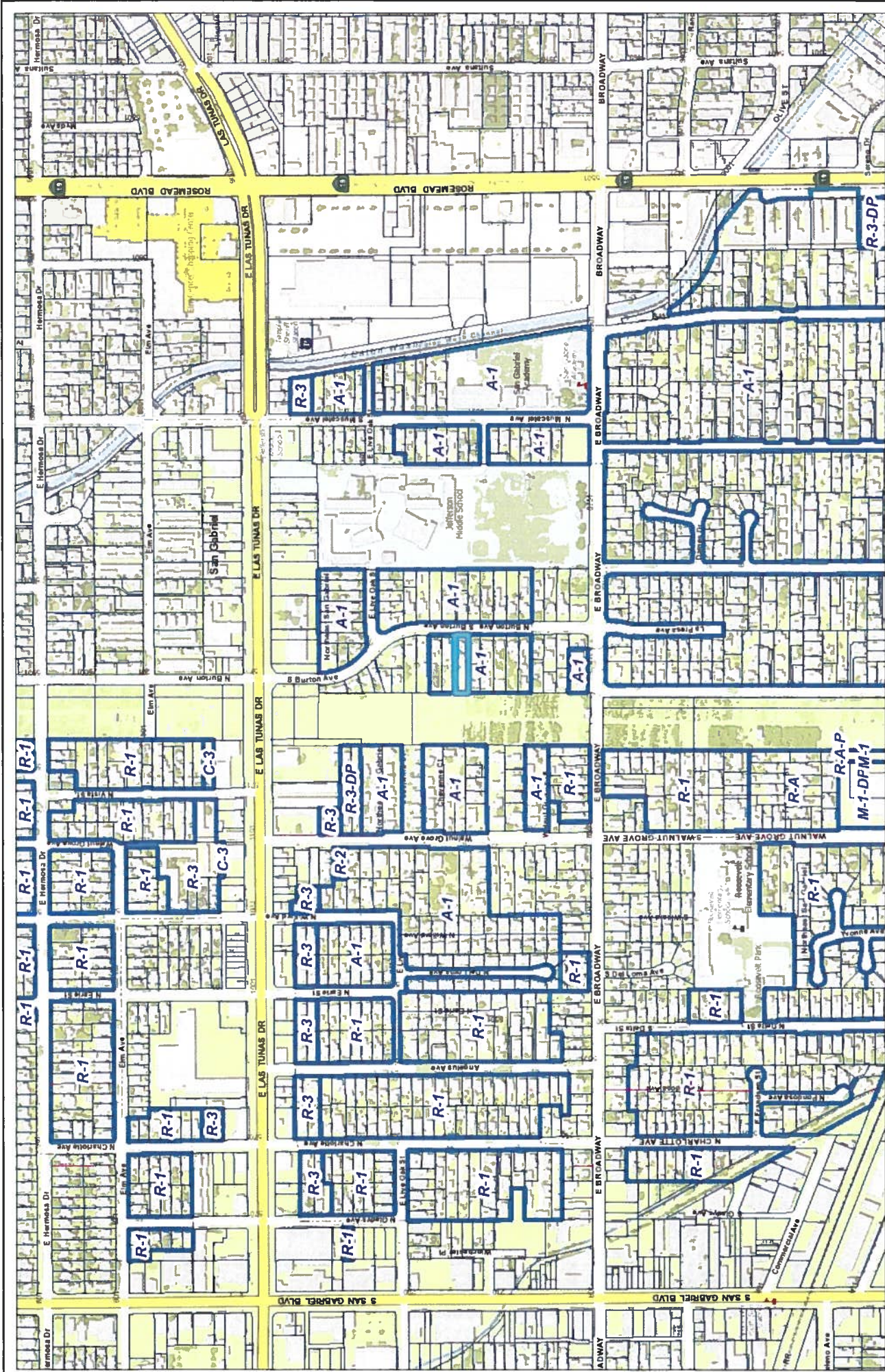
Signature: 
Stacy St. James, Coordinator

Invoice # 19520.5489

PROJECT REVIEWS / QUICK CHECKS

By Memorandum of Agreement (MOU) only

These reviews were developed as a way for city and county planners to assess the potential for cultural resources in their preliminary planning or permit process while providing land-owners and/or developers with the earliest possible notice of the potential presence of cultural remains that may have special considerations as required by local, state, and federal laws. **These reviews were never intended to replace a complete Records Search where the cultural resource sensitivity of the project site and the area of potential effect is reviewed.** Projects directed by cities or counties that require Federal permits or Federal funding by other government agencies (such as HUD, FHA, OHP, Army Corps of Engineers, etc.) **are not included in the Quick Check review process and require a full records search.** The fee for the Quick Check is \$75.00. The review is limited to the project boundaries only and does not provide information or recommendations for any property beyond the boundaries of the area being reviewed. Projects with non-contiguous boundaries or multiple locations may result in separate summaries and recommendations and may be processed and billed as separate searches. Failure to pay for services rendered under this agreement may result in denial of service for this and all other services provided by this office.



LA 907, 10175 190503



Printed: 10/10/18



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