

## SUBJECT: COLIMA VILLAS PROJECT FINAL MND ERRATA

### Introduction

The Los Angeles County Department of Regional Planning published the Final Initial Study (“IS”)/Mitigated Negative Declaration (“MND”) for the Colima Villas Project on May 21, 2023 which contains corrections to minor errors identified in the Draft IS/MND published on the California Office of Planning and Research’s CEQAnet web portal on April 21, 2022. This errata item provides the revised text in black as well as redlined text to identify the minor changes to the Draft IS/MND which does not raise new important issues or potentially significant effects to the environment. This change is not a substantial revision as defined in Section 15073.5(b) of the California Environmental Quality Act Guidelines, and therefore, does not require recirculation.

### Errata Item

The following errata clarifies text regard the significance of the project’s Greenhouse Gases emissions.

Page 24/50 (paragraph 4): The following sentences have replaced the sentence in red:

Project emissions will total 2 MTCO<sub>2</sub>e when amortized over 30 years as shown in the Table below. The Project will comply with the County’s Green Building Code and Low-Impact Development (“LID”) Ordinance, and for reference, project emission falls below SCAQMD recommended threshold of 3,000 MTCO<sub>2</sub>e. ~~As shown in the Table, emissions are well within the 3,000 MTons threshold, and below a level of significance.~~

Page 25/50 (paragraph 1): The following sentences have replaced the sentence in red:

For reference, these emissions are below the SCAQMD’s recommended threshold of 3,000 Mtons per year. Project compliance with the County’s Green Building code and LID Ordinance will ensure the impact is less than significant. ~~These emissions are below the threshold of 3,000 Mtons per year and the impact is less than significant.~~

# Environmental Checklist Form (Final Initial Study/Mitigated Negative Declaration)

County of Los Angeles, Department of Regional Planning



**Project title:** TR82400 / R2018-003138-(4) / Plan Amendment No. RPPL2018004781 / Vesting Tentative Tract Map No. TR82400 / CUP 2018004781 / Variance No. RPPL20180045398 / RENV 20180004780

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

**Contact Person and phone number:** Marie Pavlovic (213) 974-6433

**Project sponsor's name and address:** Tsai Capital LLC, 18267 Aguiro Street, Rowland Heights, CA 91748

**Project location:** 18002 Colima Road, Rowland Heights, CA 91748  
APN: 8265-003-030 USGS Quad: La Habra

**Gross Acreage:** 0.78 net acres (33,850 s.f.)/1.2 gross acres (53,110 s.f.)

**Community Plan designation:** Rowland Heights Community Plan – C (Commercial)

**Zoning:** C-3-DP (General Commercial-Development Program) / Rowland Heights Community Standards District

**Description of project:** The Project consists of a subdivision to create 17 attached condominium units spread amongst six buildings. The buildings contain three levels reaching a maximum height of 35 feet. Units range in floor area from 1,544 to 2,063 s.f. and each unit is equipped with a two-car garage on the ground floor. The Project site is located in the Rowland Heights CSD which limits structures fronting Colima Road to a maximum of two stories and a building setback of 20 feet from the road right-of-way. Therefore, a Variance is sought to allow three-level buildings and a front setback reduction of 5 feet (from 20 feet to 15 feet). The property is zoned C-3-DP (Unlimited Commercial-Development Program); therefore, a CUP is requested to develop multi-family residential within the Commercial zone. The Project includes an amendment from the current land use designation of Commercial (C) to Urban 4 (U4). The U4 category is intended for the development of medium density residential such as townhomes, condominiums, and apartments at a maximum density of 22 dwelling units per gross acre. The requested plan amendment is needed to accommodate attached residential condominiums at a density of 13.9 units per gross acre. Grading totals 4,325 cubic yards including 1,700 c.y. of cut, 250 c.y. of fill, 2,375 c.y. over-excavation, and 1,450 c.y. of export. It is anticipated excess cut material will be exported to the Peck Road Gravel Pit located at 128 Live Oak Avenue in Irwindale. Trucks are expected take the following route: travel east on Colima Road, then north on Fullerton Road, merge onto the 60 Freeway (west), connect to 605 Freeway (north), exit Lower Azusa Road and head west, connect to Peck Road heading north, and then arrive at 128 Live Oak Avenue.

**Surrounding land uses and setting:** The site is located in Los Angeles County within the unincorporated community of Rowland Heights. The community is north of the City of La Habra Heights, south of the City of Industry, east of Hacienda Heights and west of the City of Diamond Bar. The project site is approximately 1/3 mile south of the Pomona (60) Freeway. The property is vacant except for a wireless telecommunications facility that will remain in the southwest portion of the property. Surrounding land uses

include single-family residential and commercial to the north, single-family to the south, single-family to the east and multi-family to the west.

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

The Gabrieleño Band of Mission Indians - Kizh Nation and the Gabrieleno Tongva San Gabriel Band of Mission Indians have requested consultation pursuant to Public Resources Code § 21080.3.1. On May 18, 2021, letters were sent to representatives of these tribes in accordance with AB 52 procedure. Since the Project requests a General Plan amendment, letters were issued on May 18, 2021 to representatives of seven tribes inviting Project consultation under SB 18. This consultation process and potential Project impacts to Tribal Resources are discussed in Section 18 of this Initial Study.

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

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
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**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

*Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Rowland Water Company
- Santa Monica Mtns. Area
- City of Industry
- Rowland Unified School District

*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*

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

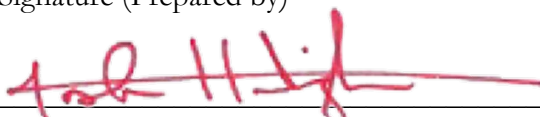
- Aesthetics                       Greenhouse Gas Emissions                       Public Services
- Agriculture/Forestry                       Hazards/Hazardous Materials                       Recreation
- Air Quality                       Hydrology/Water Quality                       Transportation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

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

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

*Marie Pavlovic*  
\_\_\_\_\_  
Signature (Prepared by)

May 17, 2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature (Approved by)

May 17, 2023  
\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

## 1. AESTHETICS

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

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

The project site is not located along a scenic vista or highway, near an area with scenic resources, and does not contain scenic resources or historic buildings. The project site is located in an urbanized area and developed with a wireless telecommunication facility.

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

There are three trails in close proximity to the property. A 12-foot-wide equestrian easement begins at Colima Road, runs adjacent to the project's southerly property line, and terminates at Schabarum Regional Park. Since the trail adjoins the project site's southerly property boundary, the project site would be visible from the equestrian easement and the project would obstruct view of the equestrian easement from Colima Road. To enhance pedestrian activity, the project is conditioned to provide an on-site 5-foot-wide public pedestrian connection to the equestrian trail as well as a signage on the private property advertising the trail connection. According to General Plan Figure 10.1 Regional Trail System Map, this easement is not considered a regional trail.

A 20-foot-wide easement for storm drain and public trail purposes exists beneath the project site and provides a pedestrian connection from the sidewalk on the north side of the Colima Road to the 12-foot-wide equestrian trail that parallels the south side of the project site. The underpass is and has been closed to public use due to vagrancy issues. According to the Department of Parks and Recreation, there are no plans to reopen the underpass in the near future. Since the easement is located underground, the project would not have an aesthetic impact on the trail easement.

The Schabarum-Skyline trail begins in front of the adjacent multi-family rental development, at Stoner Creek Road, and continues west along the public sidewalk (south of Colima Road) to Schabarum Park. This trail is also the public sidewalk which is a part of the public road right of way; therefore, the trail is visible from the project site and the project would be visible from the trail. Development of the project would obstruct views of the trail/public sidewalk for properties located south of the project site, but that is to be expected given the trail is part of road right-of-way and no mitigation is needed.

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

According to General Plan Figure 9.7 Scenic Highways Map, of the Los Angeles County General Plan 2035, the property is not located within a state scenic highway. Nonetheless, the property does not include outcroppings and historic buildings.

d) **Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and / or conflict with applicable zoning and other regulations governing**

**scenic quality? (Public views are those that are experienced from publicly accessible vantage points)**

The property sits at the end of a large multi-family corridor. Single-family uses to the south are buffered by a 12-foot-wide equestrian easement and is surrounded by residential (single and multi-family) uses. The proposed project would be located downslope from a large single-family residential tract. The proposed residential building scale, height, and bulk is similar to the adjacent multi-family development. The project would also adhere to the building height and buffer limits set forth by the CSD.

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

The proposed project will be designed to meet County Code requirements to minimize substantial shadows, light or glare which would adversely affect day or nighttime views in the area. Consequently, the project would have a less than significant impact in creating new sources of substantial shadows, light, or glare.

**REFERENCES:**

- Los Angeles County General Plan 2035, Figure 10.1, Regional Trail System Map, [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2018-FIG\\_10-1\\_regional\\_trail\\_system.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_2018-FIG_10-1_regional_trail_system.pdf), accessed July 23, 2021.
- Los Angeles County General Plan 2035, Figure 9.7, Scenic Highways Map, [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2017-FIG\\_9-7\\_scenic\\_highways.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_2017-FIG_9-7_scenic_highways.pdf), accessed July 23, 2021.

## 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>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is zoned C-3 (Unlimited Commercial) and is intended to be developed with commercial uses or other uses that are compatible with commercial uses. The property is located in an urbanized area and is surrounded by residential and commercial uses. It is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the State's Department of Conservation, California Important Farmland Finder and the General Plan's Agricultural Resource Areas Policy Map.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is zoned C-3 which is intended to be developed with commercial use or other uses that are compatible with commercial uses. The property is developed with a wireless telecommunications facility and surrounded, commercial uses as well as single-family and multi-family residences. The proposed project consists of residential condominium uses; therefore, the proposed use is consistent with the C-3 zoning. The Project site is not designated as an Agricultural Opportunity Area or with a Williamson Act contract.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not zoned for forestry uses. No forest land or timberland zoning is present on the site or in the surrounding area. As such, no impact would occur.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The General Plan identifies the Los Padres National Forest, Angeles National Forest and Santa Monica Mountains as natural forest areas within the County. Angeles National Forest is the closest forest area, approximately 20 miles north of the project site. There are no lands zoned for timberland production within the County. Consequently, the Project would not conflict with existing zoning for, or cause rezoning of forest land.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is within an urbanized area. There are no agricultural uses or related operations, and no forest land on or near the Project site. Therefore, the project would not involve the conversion of farmland or forest land to other uses, either directly or indirectly.

REFERENCES:

- Los Angeles County General Plan 2035, Figure 9.5, Agricultural Resource Areas Policy Map.
- State of California Department of Conservation Website, California Important Farmland Finder, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed June 2, 2021.

### 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Applicable Air Quality Policies:** The Project area is within Los Angeles County which is part of the the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the south and west and mountains to the north and east. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the Air Quality Management Plan (AQMP) for the SCAB. Since 1979, a number of AQMPs have been prepared. Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon. The latest version is the 2019 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SCAB still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation.

**Project Compliance with Air Quality Plan:** CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the AQMP.

Only new or amended General Plan elements, specific plans, and regionally significant projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local General Plans. Projects that are consistent with the local General Plan are, therefore, considered consistent with the air quality management plan.

To develop the Project site at a residential project at a density of 17 units per acre, the Project requires amendments to both the General Plan Land Use Map and zoning map. As proposed, the Project would amend the General Plan Land Use Map designation for the site from to C to U4, which permits townhomes, condominiums, and apartments. This transition would be consistent with the with the adjacent apartment use. This transition would not result in significant construction emissions nor significant operation emissions. Additionally, the Project would not result in significant localized air quality impacts. As such, the Project is consistent with the goals of the AQMP.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A violation of an air quality standard could occur over the short-term during construction, or over the long-term during its subsequent operation. Each is addressed below.

**Short-Term Impacts:** Project construction raises localized ambient pollutant concentrations. Construction air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure construction emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions during the construction period<sup>1</sup>:

- 75 pounds per day for ROG (reactive organic gases)
- 100 pounds per day for NOx (oxides of nitrogen)
- 550 pounds per day for CO (carbon monoxide)
- 210 pounds per day for PM10 (respirable 10-micron diameter particulate matter)
- 55 pounds per day for PM2.5 (respirable 2.5-micron diameter particulate matter)
- 210 pounds per day of SOx (oxides of sulfur)

Air quality impacts may occur during demolition, site preparation and grading, and construction activities associated with the Project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation, and grading activities, and the emission of ROGs during the painting of the structures.

SCAQMD's Rule 403 governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the Project are visible beyond the property boundaries. These measures include: (1) soil stabilizers shall be applied to unpaved roads; (2) ground cover shall be quickly applied in all disturbed areas; and (3) the active construction site shall be watered twice daily. Adherence to Rule 403 is mandatory. Consistent with SCAQMD established methodologies, this rule is a requirement and not a mitigation of the Project. The Project is a relatively small, under three acres, infill development. Construction of the Project would involve standard grading, trenching, paving, building and coatings, typical of construction activities that occur in Los Angeles County.

To evaluate Project air quality impacts, an Air Quality/Greenhouse Gas Analysis For Colima Villa City of Rowland Heights, Los Angeles County, California was prepared by Hana Resources, Inc. To estimate Project air pollutant emissions, the Air Quality Impact Study uses the California Emissions Estimator Model Version 2016.3.2 (CalEEMod) to calculate criteria air pollutants from the construction and operation of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions.

Based on these estimates, Table 1 presents the daily emissions projected for Project site construction and demonstrates that all Project construction emissions would be below their respective thresholds. With required SCAQMD's Rule 403 fugitive dust emission controls, as discussed above, Project construction related air quality impacts would be less than significant.

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<sup>1</sup> ROG (reactive organic gases); NOx (oxides of nitrogen); CO (carbon monoxide); PM-10 (respirable 10-micron diameter particulate matter); PM-2.5 (respirable 2.5-micron diameter particulate matter); SOx (oxides of sulfur).

<u>Table 1: Comparison of Project Construction Emissions and Daily Criteria Values (pounds/day) (lbs/day)<sup>1</sup></u>						
<u>Activity</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
<u>Demolition</u>	<u>0.84</u>	<u>7.33</u>	<u>7.95</u>	<u>0.01</u>	<u>0.54</u>	<u>0.42</u>
<u>Site Preparation</u>	<u>0.66</u>	<u>7.83</u>	<u>4.21</u>	<u>0.01</u>	<u>0.56</u>	<u>0.31</u>
<u>Grading</u>	<u>0.84</u>	<u>7.28</u>	<u>7.94</u>	<u>0.01</u>	<u>0.81</u>	<u>0.58</u>
<u>Building Construction</u>	<u>0.83</u>	<u>8.21</u>	<u>7.76</u>	<u>0.01</u>	<u>0.59</u>	<u>0.45</u>
<u>Paving</u>	<u>0.72</u>	<u>5.96</u>	<u>7.66</u>	<u>0.01</u>	<u>0.49</u>	<u>0.33</u>
<u>Architectural Coating</u>	<u>21.4</u>	<u>1.41</u>	<u>1.88</u>	<u>3.81e-3</u>	<u>0.10</u>	<u>0.08</u>
<u>SCAQMD Threshold</u>	<u>75</u>	<u>100</u>	<u>550</u>	<u>150</u>	<u>150</u>	<u>55</u>
<u>Exceeds Threshold (?)</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<sup>1</sup> Maximum daily emissions during summer or winter; includes both on-site and off-site project emissions.						

**Long-Term Impacts:** Long-term or operational Project emissions are caused by mobile emissions from truck and passenger vehicle traffic, and stationary source emissions from Project building heating and electrical systems. These air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure long-term or operational emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions:

- 55 pounds per day of ROG
- 55 pounds per day of NOx
- 550 pounds per day of CO
- 210 pounds per day of PM10
- 55 pounds per day of PM2.5
- 210 pounds per day of SOx

The major source of long-term air quality impacts for criteria pollutants is that associated with the emissions produced from project-generated vehicle trips, though stationary sources add to the total. Project traffic is estimated by the ITE Trip Generation Manual, 10th Edition. Based on these sources, the Project would generate 71 Average Daily Trips (ADT) on a weekday, 73 ADT on a Saturday, and 58 ADT on a Sunday.

With respect to summer and winter daily emissions, the CalEEMod model reports the day with the highest emissions production, which in this case actually works out to be Saturday. The estimations of weekday and Sunday values are used in the calculation of the annual and greenhouse gas emissions.

Major sources of stationary source emissions for the Project include combustion of natural gas for space and water heating. Additionally, the structures would be maintained, and this requires repainting over time, thus resulting in the release of additional ROG emissions. The Air Quality Impact Study also considered existing stationary source emissions from the site's existing church and preschool and deducted these from the Project stationary source emission calculations.

Long-term or operational Project mobile and stationary source emissions are presented in Table 2. All Project long-term emissions are below their respective threshold values and the impact is less than significant.

<u>TABLE 2: COMPARISON OF PROJECT DAILY OPERATIONAL EMISSIONS AND DAILY CRITERIA VALUES (POUNDS/DAY)</u>						
<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO<sub>2</sub></u>	<u>PM<sub>10</sub></u>	<u>PM<sub>2.5</sub></u>
<u>Total Daily Operational Emissions</u>	<u>4.98</u>	<u>0.94</u>	<u>11.6</u>	<u>0.02</u>	<u>1.84</u>	<u>1.45</u>
<u>SCAQMD Threshold</u>	<u>55</u>	<u>55</u>	<u>550</u>	<u>150</u>	<u>150</u>	<u>55</u>
<u>Exceeds Threshold?</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Notes: The CalEEMod model projects summer and winter emissions. These can differ for mobile sources and the higher of the two values were included in the table.</u>						

c) **Expose sensitive receptors to substantial pollutant concentrations?**                       

Project construction and operation has the potential to raise localized ambient pollutant concentrations that could be regionally insignificant but could impact nearby sensitive receptors or uses. Nearby sensitive receptors include adjacent and nearby residential uses, day care centers.

The SCAQMD has developed screening tables for the construction and operation of projects up to five acres in size. These tables are included in the SCAQMD's Final Localized Significance Threshold Methodology (June 2003) and are periodically updated on the SCAQMD Internet website. The most current update was in 2008 and these data are used in the Air Quality Impact Study. The screening tables calculate allowable emissions based on the source receptor area in which they are produced. In this case, the Project lies within SRA 10 (Pomona/Walnut Valley) and the distance of the sensitive uses from the site. Because of the proximity of the sensitive uses to the Project site, the Air Quality Impact Study applied a 25-meter threshold.

For construction, the SCAQMD screening tables set a CO threshold of 911 pounds per day, a NOx threshold of 129 pounds per day, a PM<sub>10</sub> threshold of 11 pounds per day and a PM<sub>2.5</sub> threshold of 4 pounds per day. For Project construction, the Air Quality Impact Study calculates peak values of 7.96 and 8.21 pounds per day for CO and NOx, respectively during demolition and building construction. These construction emissions would not create localized impacts to the adjacent and nearby sensitive uses.

Because the Basin is a non-attainment area for particulate matter, the thresholds for both PM<sub>10</sub> and PM<sub>2.5</sub> are much more stringent than those for CO and NOx. In this case, the screening level for a 1-acre site for PM<sub>10</sub> with receptors at 25 meters is 4 pounds per day. For Project construction, the Air Quality Impact Study calculates peak values at 1.27 pounds per day for PM<sub>10</sub>, at 0.83 pounds per day for PM<sub>2.5</sub>. Similar to CO and NOx, these construction emissions would not create localized impacts to the adjacent and nearby sensitive uses, and no significant localized impacts would occur.

Long-term effects of the Project could also be significant if they exceed the California Ambient Air Quality Standards (CAAQS). As noted for construction, these criteria only apply to CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. CO and NO<sub>2</sub> would be significant if a project were to raise existing levels above those values included in the CAAQS.

Unlike construction equipment that generates exhaust and dust in a set area, the primary source of emissions from project operations is due to the addition of vehicles on the roadway system. These emissions are then spread over a vast area and do not result in localized concentrations in proximity to the project site. As such, localized modeling for the project operations is not prepared for residential, limited commercial, or light industrial development that does not include a truck terminal.

Because CO is the criteria pollutant that is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, long-term impacts are typically demonstrated through an analysis of localized CO concentrations. In the past, areas of vehicle congestion had the potential to create “pockets” of CO called “hot spots.” However, the SCAB has now been designated as an “attainment” area of both the State and federal CO standards, and no hot spots have been reported in project area in more than the last 5 years. CO is no longer a localized pollutant of concern near roadways and as such this analysis is no longer necessary. Consequently, no significant long-term operational emissions are associated with the Project and there would not be long-term exposure of sensitive receptors to substantial pollutant concentrations.

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

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regards to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach neighboring residential properties, they would be diluted to well below any level of air quality concern. Any exposure of the general public to common construction odors would be of short duration and not significant.

Operational odors associated with residential uses typically include cooking and vehicle use. These odors would be nominal, and consistent with the surrounding residential uses. Consequently, potential impacts associated with objectionable odors would not be significant.

Exposure to dust during construction will be limited through implementation of dust control measures. These measures are stated on the erosion control plan which is a part of the Project’s grading plan.

**REFERENCES:**

- Air Quality/Greenhouse Gas Analysis For Colima Villa City of Rowland Heights, Los Angeles County, California, prepared by Hana Resources, Inc., dated July 8, 2021.

#### **4. BIOLOGICAL RESOURCES**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in an urbanized area and developed with a wireless telecommunications facility. Based on the County's Geographic Information Systems (GIS) - Net Mapping Tool that contains California Natural Diversity Database (CNDDB) layers, the property does not contain 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) and the project will not have a substantial adverse effect on any identified species.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is developed with a wireless telecommunications facility. There are several mature trees on-site, but no sensitive natural communities identified in local, regional, state, or federal plans, policies, regulations.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The U.S. Army Corps of Engineers and the U.S Environmental Protection Agency define wetlands as, "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands include areas such as swamps, marshes, streams, lakes, and bogs. According to the USFWS (United States Fish and Wildlife Service) National Wetlands Mapper, the project is located adjacent to a drainage channel under the Los Angeles County Flood Control District's jurisdiction; but, not located within a wetland. Consequently, the project would not cause a substantial adverse effect on federally protected wetlands.

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"/>
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The project site is developed with a wireless telecommunications facility. There are several mature trees on-site that are proposed to be removed. Habitat is present for nesting and roosting birds and bats, which may therefore utilize the site for reproductive or migratory purposes.

The project is required to comply with all applicable laws pertaining to migratory fish or wildlife species including the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13); California Fish and Game Code Sections 3503, 3503.5, and 3513 which prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA); and Fish and Game Code Section 4150, California Code of Regulations, Section 251.1) which provides protection for bats. With inclusion of the following measures, potential impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be reduced to less than significant levels.

**MM Bio 4.1: Proposed project activities (including disturbances to native and nonnative vegetation, and substrates) shall occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.**

**If avoidance of the avian breeding season is not feasible, a qualified biologist (as determined by Los Angeles County) with experience in conducting breeding bird surveys shall conduct a Mitigation bird survey to detect protected native birds occurring in suitable nesting habitat that is to be disturbed. The surveys shall be conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged. Flagging, stakes, and/or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. If requested, the project proponent shall provide Los Angeles County the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.**

**If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.**

**The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological**



monitor shall send weekly monitoring reports to Los Angeles County during the grubbing and clearing of vegetation, and shall notify Los Angeles County immediately if project activities damage active avian nests.

MM Bio 4.2. Project disturbance impacting bat maternity or hibernation roosts shall be scheduled to avoid sensitive periods (April 1 to September 15 for maternity roosts and December 1 to March 31 for hibernation roosts). Where potential roost sites must be removed, a qualified biologist shall conduct a pre-construction survey to identify those structures and habitats proposed for disturbance that could provide bat hibernacula, nursery colony roosting habitat for bats or subterranean burrows for wildlife. Each structure or suitable habitat area identified as potentially supporting an active bat roost or burrow shall be closely inspected by the biologist no greater than seven (7) days prior to disturbance to more precisely determine the presence or absence of roosting bats or non-game wildlife.

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

There are no oak trees or other unique native woodlands on-site. The project is also not located near an oak woodland. Consequently, there is no potential for the project to convert a woodland.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resources Areas (L.A. County General Plan, Figure 9.3)?

The Project site is located within an urbanized area and does not contain any biological resources such as oak trees with a trunk diameter of 8” or wildflower reserve areas. There is no Significant Ecological Area (“SEA”) or Sensitive Environmental Resource Area on-site or within the vicinity of the property. Consequently, the project would not conflict with local policies or ordinances protecting biological resources.

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

The Project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Project site is not located within any designated critical habitat for any Federal endangered or threatened species. As such, no impacts will occur.

REFERENCES:

- US Fish and Wildlife Service, [USFWS Wetlands Mapper](http://www.fws.gov/wetlands/Data/Mapper.html) <http://www.fws.gov/wetlands/Data/Mapper.html>, accessed June 2, 2021.
- US Environmental Protection Agency Section, Clean Water Act, <https://www.epa.gov/cwa-404/section-404-clean-water-act-how-wetlands-are-defined-and-identified>, accessed June 2, 2021.
- Los Angeles County Internal GIS Mapping Tool, Environmental Resources Layer, <https://rpags.hosted.lac.com/Html5Viewer/index.html?viewer=GISNET.GIS-NET>, accessed July 23, 2021.

**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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized area and developed with a wireless telecommunications facility. Previously, a plant nursery was operated on-site. There are no listed national, state, or locally designated historic resources, or tribal cultural resources on-site or within the vicinity of the property.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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According to both the Rowland Heights Community Plan and the General Plan, there are no known archaeological resources on-site.

“Unique archaeological resources” are defined by §15064.5 of the CEQA Guidelines as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

To identify potential archaeological resources on the Project site and its vicinity, a records search by the South Coast Central Information Center (SCCIC) was conducted. As summarized in the report, no records of archaeological resources in the vicinity of the site have been identified. However, the SCCIC report indicates the Project location has not been surveyed for the presence of cultural resources and subsurface prehistoric or historic cultural resources could be present. To ensure the protection of archaeological resources in the event unanticipated resources are encountered during grading activities, the following mitigation measure shall apply:

**MM CR-1: In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Archaeologist shall be retained to monitor all remaining grading activities within the project site. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase**

III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.

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

According to the Rowland Heights Community Plan, adopted in 1981, significant paleontological resources are present in Rowland Heights, including, Chalk Hill, on the north side of Colima Road west of Larkvane Road. According to the Community Plan, this site has produced fossil material and is located northwest of the property (pg. 16). According to the General Plan 2035, adopted in 2015, the closest paleo sensitive site is within the Puente Hills area in Hacienda Heights and Diamond Bar. The project site is located in Rowland Heights outside of the Puente Hills area. The project site does not contain a unique geologic feature or rock formations indicating potential paleontological resources. To ensure the protection of paleontological resources in the event unanticipated resources are encountered during grading activities, the following mitigation measure shall apply:

MM CR-2: In the event paleontological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Paleontologist shall be retained to monitor all remaining grading activities within the project site. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. The applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

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

There are no known human remains interred on-site. A Sacred Land File search was requested on May 18, 2021. A letter from the Native American Heritage Commission, dated June 1, 2021, indicated the Sacred Lands File search yielded negative results. Pursuant to State of California Health and Safety Code provisions (notably Sections 7050.5-7055), if any human remains are discovered during construction, the project would be required to halt all development activities and contact the Los Angeles County Coroner in accordance with Safety Law.

REFERENCES:

- Native American Heritage Commission, June 1, 2021, Sacred Lands File Search of TR82400 Project, Los Angeles County.
- South Central Coast Information Center, California Historical Resources Information Center, July 14, 2021, Record Search Results for the Colima Villa.
- Los Angeles County, Rowland Heights Community Plan, 1981, [https://planning.lacounty.gov/assets/upl/data/pd\\_rowland-heights.pdf](https://planning.lacounty.gov/assets/upl/data/pd_rowland-heights.pdf), accessed July 23, 2021.

**6. ENERGY**

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

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As a new development, the project would be required to comply with Los Angeles County Green Building Code which is consistent with the Green Building Standards Code of Title 24 of the California Code of Regulations and the State of California Green Code. Consequently, the project would not result in the potentially significant wasteful consumption of energy resources.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is an infill project that would connect to existing on-and off-site utilities. As required by the 2019 Building Code, the project would be equipped with solar. Infill development constructed in compliance with the most current Green Building Code would not involve the inefficient use of energy resources.

## 7. GEOLOGY AND SOILS

	<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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the project site is not located along an earthquake fault line or a seismic zone. The nearest fault trace is approximately 2¼ miles south of the subject property.

ii) Strong seismic ground shaking?

According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the project site is not located along an earthquake fault line or a seismic zone. The nearest fault trace is approximately 2¼ miles south of the subject property. Moderate seismic ground shaking is expected to occur in the event of an earthquake.

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

Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and lose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, Rowland Heights and the Project site are located in a liquefaction zone. Prior to development, the project would be required to provide a geotechnical study for review and approval by the County, and to comply with the requirements of the approved geotechnical report. Compliance with these measures would mitigate potential adverse impacts associated with seismic-related ground failure including liquefaction. Consequently, impacts related to liquefaction would be less than significant.

iv) Landslides?

According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the project is not located in a landslide zone.

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

The project proposed 4,325 c.y. of grading. The grading permit for the project would require compliance with the Department of Public Works' grading best practices manual during construction by means of an Erosion and Sediment Control Plan.

The County's Low Impact Development (LID) Ordinance provides post-construction requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater (hydro-modification). In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, compliance with the LID Ordinance and NPDES permit is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

**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 located within a liquefaction zone. Project construction must comply with the requirements of the approved geotechnical report and California Building Code. Although there is low probability for unstable soils on the site, compliance with these measures would further reduce potential adverse impacts from geologic hazards. Consequently, project impacts related to unstable soils, including liquefaction or collapse liquefaction would be less than significant.

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

Expansive soils have not been identified on the site. Prior to development, the project would be required to provide a geotechnical study for review and approval by the County, and to comply with the requirements of the approved geotechnical report. Consequently, project impacts related to expansive soils would be less than significant.

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

The project will connect the public sewer system.

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

The proposed project is not subject to the Hillside Management Area Ordinance.

**REFERENCES:**

- Los Angeles County General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2021-FIG\\_12-1\\_seismic\\_hazards.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-1_seismic_hazards.pdf), accessed July 23, 2021.



**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 consists of 17 residential condominium units ranging in size from 1,544 to 2,063 s.f. According to the Department of Public Work’s recommendations report for the project, a Vehicle Miles Traveled traffic analysis is not required based on the project’s size, type, and location and applicable screening criteria for the proposed multi-family residential project.

Greenhouse gases (GHGs) comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO2), methane (CH4), water vapor (H2O), and nitrous oxide (N2O), while others are synthetic. Man-made GHGs include the chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs) and Perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF6). Different GHGs have different effects on the Earth's warming. GHGs differ from each other in their ability to absorb energy (their "radiative efficiency") and how long they stay in the atmosphere, also known as the "lifetime".

To provide guidance to local lead agencies on determining significance for greenhouse gas (GHG) emissions in their CEQA documents, the SCAQMD has recommended a threshold of 3,000 metric tons (Mtons) of CO2e per year for residential and commercial projects. For construction, the SCAQMD recommends that construction GHG emissions be totaled and amortized over a period of 30 years, then added to the emissions generated by the project’s operation.

The Air Quality Impact Study calculated GHG emissions for Project construction assuming construction would begin in September 2021 and last approximately 6 months. Table 3 shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions pursuant to SCAQMD recommendations. Project emission will total 2 MTC02e when amortized over 30 years as shown in the Table below. The Project will comply with the County’s Green Building Code and Low-Impact Development (“LID”) Ordinance, and for reference, project emission falls below SCAQMD recommended threshold of 3,000 MTC02e.

TABLE 3: PROJECT CONSTRUCTION-RELATED GREENHOUSE GAS EMISSIONS (MTONS/YEAR)	
Year	Emissions (MTC02e) <sup>1</sup>
2021	44.52
2022	15.59
Total	60.11
Total Construction Emissions Amortized Over 30 Years	2.00

Reference Threshold	3,000
Exceeds Threshold?	No

**Site Operations:** In the case of site operations, the majority of greenhouse gas emissions, and specifically CO<sub>2</sub>, is due to vehicle travel and energy consumption. According to the Air Quality/Greenhouse Gas Analysis For Colima Villa dated July 8, 2021 that was prepared by Hana Resources, Inc., the combined, mobile, area source, energy, waste, and water conveyance, plus construction emissions amortized over 30 years, would generate 96.2 Mtons of CO<sub>2</sub>e on an annual basis. For reference, these emissions are below the SCAQMD's recommended threshold of 3,000 Mtons per year. Project compliance with the County's Green Building code and LID Ordinance will ensure the impact is less than significant.

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

In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Statewide strategies to reduce GHG emissions include reduced building emission requirements specified in the Building and Energy Efficiency Standards and California Green Building Standards Code, which was most recently updated in 2019.t

Additionally, the California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal Plan) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The Connect SoCal Plan identifies land use siting and design measures that reduce GHG emissions, including infill development.

The Project is an infill development that would be constructed in compliance with the current CBC including the Green Building Code. The Project would be developed with energy efficient heating and ventilation, windows, roofs and building materials. The Project would install solar and energy efficient plumbing and electric fixtures, and appliances. As discussed in Sections 10 and 19 below, the Project also includes water quality improvements and would comply with waste recycling requirements. Consequently, the Project would not conflict with policies or regulations aimed at reducing GHG.

REFERENCES:

- Air Quality/Greenhouse Gas Analysis For Colima Villa City of Rowland Heights, Los Angeles County, California, prepared by Hana Resources, Inc., dated July 8, 2021.

## 9. HAZARDS AND HAZARDOUS MATERIALS

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The type and amount of hazardous materials to be used in association with the Project would be typical of those used in single-family residential developments. Specifically, operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, batteries, and pool maintenance. While it is impossible to guarantee compliance from Project residents, it is likely that all potentially hazardous materials, presumed to be in small quantities, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

The existing Hazardous Waste Management infrastructure in this County is inadequate to handle the hazardous waste currently being generated. Since the proposed project may generate household hazardous waste which could adversely impact existing Hazardous Waste Management infrastructure, implementation of the following mitigation measure would ensure the project's impacts is less than significant.

**MM HAZ-1: Developer to provide new homeowners with the latest available materials on the proper management and disposal of household hazardous waste as published by the Los Angeles County Public Works Environmental Programs Division.**

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

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

The type and amount of hazardous materials to be used in association with operation of the Project would be typical of those used in single-family residential developments. It is anticipated that the use and storage of such materials would occur in compliance with applicable standards and regulations, and would not pose significant hazards.

Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. As such, the use of such materials is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. Overall, a less than significant impact would occur in this regard.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sensitive land uses are generally considered to be uses such as playgrounds, schools, senior citizen centers, hospitals, day-care facilities, or other uses that are more susceptible to hazardous materials, such as residential neighborhoods. The sensitive uses within one-quarter mile of the Project site are residences. However, the

Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts would be less than significant.

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

State law requires CalEPA (California Environmental Protection Agency) to maintain the Hazardous Waste and Substance Sites List (Cortese List) which provides information about all known hazardous materials release sites throughout the state. The Cortese List is comprised of data resources from various state agencies including DTSC's (California Department of Toxic Substances Control) EnviroStor database, State Water Resources Control Board's GeoTracker database, as well as other resources. Envirostor details site-specific contamination and may have requirements for cleanup or have restrictions on permitted uses, which may limit the scope of the proposed Project. According to these databases, a hazardous waste facility is not located on-site or within 1,000 feet of the Project site. Consequently, potential Project impacts associated with a Section 65962.5 are less than significant.

**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 closest airport is the Fullerton Municipal Airport which is located approximately 11 miles away in Orange County. According to Figure 11.1, Airport Noise Contours Map, of the General Plan, the property is not located within an Airport Runway Protection Zone and Inner Safety Zone or Airport Influence Area.

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

According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is Santa Anita Avenue to the 60 freeway, located approximately 1/3 of a mile to the north of the Project site. Implementation of the Project would not result in the closure of the 60 Freeway or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the Project site. The construction activities would not physically impair access to and around the Project site. Furthermore, development of the Project would comply with County's building and applicable fire and safety codes, which would require adequate access for fire personnel and equipment in and out of the Project site. Therefore, impacts would be less than significant.

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

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

According to Figure 12.5, Fire Hazard Severity Zones Policy Map, of the 2035 General Plan, the project is not located within a high fire hazard area.

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

The Fire Department has reviewed the project's ability to provide the requisite fire flow and has issued conditions of approval for the Project in a letter dated September 24, 2020.

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

The Project is not located within proximity to land uses that have the potential for dangerous fire hazard.

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

The proposed project consisting of 17 residential condominium units does not constitute a potentially dangerous fire hazard because the site has adequate access, and the project will be required to comply with all Building and Fire Codes.

**REFERECES:**

- Los Angeles County General Plan 2035, Figure 11.1, Airport Noise Contours Map, Figure 12.5, Fire Hazard Severity Zones Policy Map, and Figure 12.6, Disaster Routes. <https://planning.lacounty.gov/generalplan/figures2015>, accessed July 23, 2021.
- California Department of Toxic Substances Control, ENVIROSTOR, <http://www.envirostor.dtsc.ca.gov/public/map>, accessed July 23, 2021.
- California Department of State Water Resources Control Board, GeoTracker database, <http://geotracker.waterboards.ca.gov/>, accessed July 23, 2021.

**10. HYDROLOGY AND WATER QUALITY**

	<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?

The Los Angeles Region of the Regional Water Quality Control Board (RWQCB) Basin Plan establishes water quality standards to protect waters in the region through the implementation of Waste Discharge Requirements (WDRs) and the control of point and non-point source pollutants. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County’s MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

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

The Project site is developed with a wireless telecommunications facility, but is otherwise vacant in urban area. The project is served by the Rowland Water Company which is a public water system and would not make use of local groundwater.

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

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

The project has been engineered to comply with all applicable LID standards. As such, the Project would not substantially alter the existing drainage pattern of the site or add impervious surfaces in a manner that would result in substantial erosion, contribute runoff that would exceed the capacity of existing stormwater drainage systems, or provide substantial additional sources of polluted runoff.

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

The project does not propose grading. Future residences will be required to comply with all applicable LID standards. As such, the Project would not contribute runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The project does not propose grading. Future residences will be required to comply with all applicable LID standards. As such, the Project would not contribute runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

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

Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway or floodplain.

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

Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway or floodplain.

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

The Project will comply with the County's Low Impact Development Ordinance.

f) Use onsite wastewater treatment system 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 Project will connect to public sewer and will not utilize an onsite wastewater treatment system.

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

The project site is not located within a flood hazard, tsunami, or seiche zones.

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

The Project will connect to public water and comply with the County's Low Impact Development Ordinance.

REFERENCES:



- Flood Insurance Rate Map 06037C0815F, Federal Emergency Management Agency, September 26, 2008.

**11. LAND USE AND PLANNING**

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

Would the project:

a) **Physically divide an established community?**                                                                            

The project site is developed with a wireless telecommunications facility. The Project is located along a commercial corridor and is surrounded by both commercial and residential uses. The proposed project will not substantially change the character of the community. The Rowland Heights Community Plan designation of the subject property is C 1 (Commercial). The project is consistent with the requested land use designation of U4 (Urban Residential that allows a maximum of 22 dwelling units per gross acre). The Project site is adjacent to a 328-unit apartment complex and would not divide an established community.

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

The project is proposing a 17-unit residential condominium project and is requesting to amend the Rowland Heights Community's Plan's land use designation of the property from C (Commercial) to U4 (Urban – a maximum of 22 dwelling units per gross acre). The requested plan amendment is not expected to create a significant environmental impact. In 2018, a two-story office building containing 35,413 s.f. with subterranean parking was approved. The associated grading consisted of 20,000 c.y. of cut and 20,000 cubic yards of export. The proposed residential project will reduce grading by approximately 15,600 c.y. and reduce export by 18,550 c.y. since subterranean parking is not proposed.

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

The Project site is not located in a Hillside Management Area or Significant Ecological Area.

**12. MINERAL 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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is not located within a known mineral resource area according to Figure 9.6, Mineral Resources Map, of the Los Angeles County General Plan 2035. Therefore, no impacts to mineral resources would occur.

The California Geologic Energy Management Division (CALGEM) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. According to CALGEM’s well finder map, there are no on-site wells or any within the vicinity of the project site.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
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According to Figure 9.6, Mineral Resources Map, of the Los Angeles County General Plan 2035, the project site does not contain important mineral resources. Therefore, the proposed development would not result in the loss of availability of a locally-important mineral resource recovery site.

**REFERENCES:**

- Los Angeles County General Plan 2035, Figure 9.6, Mineral Resources Map, [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2014-FIG\\_9-6\\_mineral\\_resources.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-6_mineral_resources.pdf), accessed July 23, 2021.
- California Department of Conservation, Geologic Energy Management Division, <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>, accessed June 3, 2021.

### 13. NOISE

	<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 result in:

a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is developed with a wireless telecommunications facility. The Project site is surrounded by multi-family and single-family residences. Long-term noise will include car doors, outside play voices, and loudspeakers. Noise associated with construction is temporary in nature. Project compliance with the County's Noise Ordinance and incorporation of the following mitigation measure would reduce exposure of persons to noise levels to a less than significant level:

**MM NOI-1: Install a six-foot-high, 5/8" thick, plywood sheathing temporary sound barrier along the westerly and southerly property lines prior to construction. The temporary sound barrier shall remain in place throughout the duration of construction.**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Vibration is a trembling, quivering, or oscillating motion of the earth. Like noise, vibration is transmitted in waves, but in this case through the earth or solid objects. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Construction of the Project would generate vibration from heavy construction equipment. However, the duration of heavy construction equipment on the site would be short-term and all construction activities will be limited to the days and times established by County Noise Ordinance. Consequently, exposure to vibration from the Project would be less than significant.

c) **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"/>
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The closest airport is the Fullerton Municipal Airport is located approximately 11.2 miles to the south of the project site and the Whittier Air strip is located approximately 12.3 miles to the west. The project would not expose people residing or working in the project area to excessive noise since the property is not located within an Airport Runway Protection Zone and Inner Safety Zone or Airport Influence Area. Consequently, Project impacts associated with increases in ambient noise would be less than significant.

**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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project consists of an amendment to the Rowland Heights Community Plan to allow 17 for-sale multi-family units. The net gain of 17 units would be consistent with the residential density of the adjacent development, but would not induce a substantial population growth in the area.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The property is developed with a single-family residence and does not contain any residences; therefore, the project would provide housing and not displace it.

**15. PUBLIC SERVICES**

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

**Fire protection?**

The closest County Fire Stations is Station #145 located approximately 1.5 mile to the east of the project site at 1525 Nogales Street in Rowland Heights. The County Fire Department has reviewed the proposed Project and has indicated that there is adequate fire flow to serve the Project. Water service will be provided by the Rowland Water Company. Therefore, the proposed Project should result in less than significant impacts to capacity or service level problems.

**Sheriff protection?**

The Project site is served by the Walnut-Diamond Bar Station located at 150 Hudson Avenue in City of Industry, about 6 miles to the west. The development of 17 residential condominium units is not expected to significantly impact Sheriff resources.

**Schools?**

The project site is located within the Rowland Unified School District boundaries. The assigned schools are Rowland Elementary School, Alvarado Intermediate School, Rowland High School.

Per California Government Code (CGC), the Project would be subject to the payment of school impact fee (Section 53080, CGC). As authorized under Section 17620 (a) of the California Education Code (CEC) and Section 65995(b) of the CGC, local school districts are authorized to impose and collect school “impact fees” for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the impacts associated with new residential and non-residential development.

**Parks?**

The Carolyn Rosas County Park is the closest County park at approximately 1.2 miles southeast of the site. The proposed Project includes 17 residential condominium units. 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 project has a Quimby obligation of 0.10 acres of parkland or \$41,295 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of \$41,295 in in-lieu fees by the applicant to DPR.

**Libraries?**

The community is served by the Rowland Heights Library located at 1850 Nogales Street. A Library Facilities Mitigation Fee would be assessed to equitably distribute the cost of service provision resulting from increased service system capacity. Consequently, increased library usage resulting from the proposed Project would be off-set by the payment of the Library Facilities Mitigation Fee.

**Other public facilities?**

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

## 16. RECREATION

- |   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>Impact with<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>                |
|---|---|--|---|-------------------------------------|
| a) <b>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?</b> | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

The nearest County park is the Carolyn Rosas County Park, located approximately 1.2 miles southeast of the project site. The project has a Quimby obligation of 0.10 acres or \$41,295 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of \$41,295 in-lieu fees by the applicant to DPR. 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) <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?</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project consists of 17 residential condominium units and does not include neighborhood and regional parks or other recreational facilities. The net gain of 17 residential units would not require the construction or expansion of such facilities which might have an adverse physical effect on the environment.

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

The development of 17 residential units in an urban area is not expected to interfere with regional open space connectivity.

The project site and adjacent properties are currently developed. The proposed project is a commercial use and will not substantially increase the use of any existing neighborhood, regional park or other recreational facilities. The project does not include or require the expansion of recreation facilities.



## 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>
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Would the project:

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project consists of a residential development that is consistent with the General Plan. The Project would not conflict with adopted policies, plans, or programs addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Pursuant to Senate Bill (SB)743, the County-adopted Transportation Impact Guidelines (Los Angeles County Public Works 2020) to include vehicle miles traveled (VMT) as the new metric to evaluate the significance of transportation impacts. These guidelines and thresholds apply to land use and transportation projects in the County that are subject to CEQA analysis. Therefore, this section uses VMT as the basis for evaluating transportation impacts of the proposed project under CEQA.

A Traffic Impact Analysis is not required since the project does not generate a net increase of 110 or more vehicle trips per day.

c) **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"/>
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The property fronts Colima Road at a curve. The residential project does not introduce design features or incompatible uses.

d) **Result in inadequate emergency access?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Access to the site is located along Colima Road. Colima Road is designated a Major Route in the 2012 County Highway Plan and the Rowland Heights Community Plan. Regional access to the project site is provided via I-60, located approximately one mile east of the project site. Local access to the project site is provided by Colima Road. According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is I-60 or any of the streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the project site.

Construction of the project should not present emergency access issues. To ensure emergency access is provided throughout project construction, emergency access continuity is checked as part of the Project's Encroachment Permit.

**References:**

- Los Angeles County General Plan 2035, Figure 12.6, Disaster Routes, [https://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2014-FIG\\_12-6\\_Disaster\\_Routes.pdf](https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf), accessed July 23, 2021.

## 18. TRIBAL 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>
<b>Would the project:</b>				
a) <b>Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <b>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The vacant Project site is not listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code § 5020.1(k).</u>				
ii) <b>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significant archaeological resources found in the County include those associated with Native American cultures. AB52 which became effective July 1, 2015, requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The Project site is located within a geographic area that is affiliated with the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrieleno Tongva. Formal notification of the proposed project was issued by email to both tribes on May 18, 2021. Neither tribe responded requesting consultation.

On May 18, 2021, letters were sent to representatives of seven tribes and one letter was sent to one tribe on June 1, 2021 inviting Project consultation under SB 18. These eight tribes were identified by the Native American Heritage Commission (NAHC) as having potential tribal resources in the project area, and included the Gabrieleno Band of Mission Indians – Kizh Nation and the San Gabriel Band of Mission Indians. All of the tribal consultation notification letters are attached to this Initial Study.

A search of the NAHC Sacred Lands Database returned negative results. A (SCCIC) indicates the presence of subsurface archaeological resources is unknown within the projects area which is a 1/2 mile radial distance from the project boundaries. To ensure the protection of tribal cultural resources in the event unanticipated resources are encountered during grading activities, the following mitigation measure shall apply:

**MM TCR-1: In the event tribal cultural resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation or the Gabrieleno Tongva San Gabriel Band of Mission Indians shall be retained to monitor all remaining grading activities within the project site. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.**

**In the event of an archaeological find, a qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.**

#### REFERENCES:

- Native American Heritage Commission, June 1, 2021, Sacred Lands File Search of TR82400 Project, Los Angeles County.
- Tribal Consultation Notification Letters
- South Central Coast Information Center, California Historical Resources Information Center, July 14, 2021, Record Search Results for the Colima Villa.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The expected increase in average wastewater flow from the 17-unit residential condominium development is 3,315 gallons per day. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System.

Will serve letters have been issued by the Rowland Water Company and the Los Angeles County Sanitation District. As a result, impacts would be less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The water purveyor, Rowland Water Company, has indicated that it has the capacity to serve the Project. Consequently, Project impacts related to sufficient water supplies would be less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The expected increase in average wastewater flow from the 17-unit residential condominium development is 3,315 gallons per day. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System.

In a letter dated March 13, 2020, the Los Angeles County Sanitation District issued a Will Serve Letter for the Project indicating service provision. As a result, impacts would be less than significant.

d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

The Project consists of creating 17 residential condo units. Typical solid waste generated by the Project would consist primarily of the standard organic and inorganic waste normally associated with these uses. Substantial hazardous wastes are not anticipated. The site is adequately served by County landfills, and the Project is not expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure.

The Los Angeles County Department of Public Works is responsible for solid waste collection and disposal within the County. Available solid waste services and landfills are listed on the county Solid Waste Information Management Systems website, and shows active landfills available to the Project site. According to the Countywide Integrated Waste Management Plan 2019 Annual Report, ongoing District’s planning is continuing to ensure adequate landfill capacity for the County. Solid waste from the Project site and surrounding area is disposed of at various landfills. The 2019 report finds that the county has sufficient landfill capacity to cover 15 years of expected growth. The project is an infill residential development and its future solid waste demands would be consistent with 2019 report.

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

A significant impact may occur if a Project would generate solid waste that was not disposed of in accordance with applicable regulations. The proposed Project would generate solid waste that is typical of residential uses, for disposal at a landfill permitted for municipal wastes (Class III). The Project would be required to comply with all federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Compliance with all applicable laws would ensure the project’s impact related to solid waste would be less than significant.

The Project will comply with all state and local laws pertaining to source reduction, recycling, composting, and other waste reduction activities to achieve state and local targets related to solid waste reduction.

Based on a letter from the Rowland Water District, the proposed water system for the project site will be operated by Rowland Water District, and the facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this subdivision.

**REFERENCES:**

- County Sanitation Districts of Los Angeles County; Will Serve Letter Update for Colima Villa Condominium Project, June 16, 2021.
- Rowland Water Company, Will Serve Letter Project Contingency for Project 18002 Colima Road, Rowland Heights, CA, prepared by Tom Coleman, November 8, 2021.
- Los Angeles County Department of Public Works, Countywide Integrated Waste Management Plan 2019 Annual Report, <https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=14372&hp=yes&type=PDF>, accessed July 16, 2021.

**20. WILDFIRE**

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZs) and are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. Areas in the Very High FHSZ areas are generally located in the mountainous and hilly areas of the County, including the Santa Monica Mountains, Angeles National Forest and Puente Hills. The Project site is an infill property located in an urbanized area of the County that contains slopes of less than 25%. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ. The Project would not expose people or structures to significant loss involving wildland fires.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The Project is an infill housing development that will be constructed to current building and fire codes. The Project is not within a Very High FHSZ. The Project would not exacerbate wildfire risks or expose residential occupants to pollutant concentrations from wildfire.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Project site is an infill property located in an urbanized area of the County. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ. The Project would not require installation or maintenance of associated infrastructure that may exacerbate fire risk.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Figure 12.2, Flood Hazard Zones Policy Map of the 2035 General Plan illustrates locations of flood hazard areas and shows the area surrounding the Project site as outside of any 100-year or 500-year flood hazard. Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map of the 2035 General Plan illustrates areas of landslides and shows that area surrounding the Project site is not susceptible to landslides. The Project site does not contain slopes of 25% or greater, and the Project does not propose drainage changes. Consequently,

the Project would not expose people or structures to significant risks from flooding, landslides, slope instability or drainage changes.

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

Figure 12.2, Flood Hazard Zones Policy Map of the 2035 General Plan illustrates locations of flood hazard areas and shows the area surrounding the Project site as outside of any 100-year or 500-year flood hazard. Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map of the 2035 General Plan illustrates areas of landslides and shows that area surrounding the Project site is not susceptible to landslides. The Project site does not contain slopes of 25% or greater, and the Project does not propose drainage changes. Consequently, the Project would not expose people or structures to significant risks from flooding, landslides, slope instability or drainage changes.

**REFERENCES:**

- Los Angeles County General Plan 2035, Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map and Figure 12.2, Fire Hazard Severity Zones Policy Map



**21. 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 site is located in an urbanized area and is surrounded by developed parcels. The Project site is developed with a wireless telecommunications facility. The Project consists of create 17 residential condominium units on one multi-family lot. The Project density complies with the requested U4 land use designation of the Rowland Heights Community Plan as well as the property's commercial zoning. The proposed Project would not have substantial impacts on special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the proposed Project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities and does not have the potential to significantly degrade the quality of the environment.

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"/>
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The Project site is located in an urbanized area and is vacant. The proposed 17 residential condominium units are in keeping with the property's zoning and land use designation. The Project site is surrounded by single-family residences to the north, west, and south and multi-family uses to the west. No significant impacts are anticipated as a result of developing the project, including achieving short-term environmental goals to the disadvantage of long-term environmental goals.

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"/>
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The technical studies conducted for the Project and this Initial Study review did not reveal any cumulatively considerable impacts. Any potential impacts would be reduced to a less than significant level with incorporation of Project design features and mitigation measures. Any cumulative impacts to air quality, noise, public services, traffic, or utilities, that might result from the other nearby subdivisions or future Projects, are not anticipated. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.

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

The Project site is developed with a wireless telecommunications facility which will remain in place. The Project site is located in an urbanized area and is surrounded by urbanized uses. Based on the evaluation contained herein, there is no substantial evidence that the Project would lead to environmental effects that would cause substantial effects on human beings, either directly or indirectly. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.

# ATTACHMENTS