

Draft Initial Study and Negative Declaration

West Covina Development Code Update

Prepared for	City of West Covina Planning Division 1444 West Garvey Avenue South, 2 nd Floor, Room 208 West Covina, California 91790 Contact: Jo-Anne Burns, Planning Manager JBurns@westcovina.org
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1.0 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The purpose of this Initial Study (IS) is to (1) describe the proposed West Covina Development Code Update Project (hereinafter referred to as the “Project”), which would update two sections of the City’s Municipal Code (Title 20) and the Zoning Code (Title 26) into one Development Code (Title 26) and (2) provide an evaluation of potential environmental impacts associated with the Project. The goal of the Project is to create a new, streamlined development code that establishes clear and concise regulations for property owners, architects, and developers. This IS has been prepared pursuant to the California Environmental Quality Act (CEQA), as amended (Section 21000 et. seq. of the *Public Resources Code*) and in accordance with the State CEQA Guidelines (Section 15000 et. seq. of the *California Code of Regulations*).

Pursuant to Section 15367 of the State CEQA Guidelines, the City of West Covina (hereinafter referred to as the “City”) is the lead agency for the Project. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment. The City of West Covina, as the lead agency, has the authority for Project approval and certification of the accompanying environmental documentation.

1.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In accordance with CEQA and the State CEQA Guidelines, an Initial Study (IS) has been prepared for the Project and its associated discretionary approvals. The IS indicates that the potentially significant impacts of the Project can be reduced to less than significant levels with implementation of mitigation measures, and therefore, the Project requires preparation of an Initial Study/Negative Declaration (IS/ND).

This IS/ND serves as the environmental document that presents the analysis of Project impacts on each of the environmental issue areas in the CEQA Environmental Checklist provided in Section 4.0. This document will serve to inform City decision makers, representatives of affected trustee and responsible agencies, and other interested parties of the potential environmental effects that may occur with approval and implementation of the Project.

1.3 PROJECT SUMMARY

1.3.1 LOCATION

The Project proposes a comprehensive update to two sections of the City’s Municipal Code, the Subdivision Code (Title 20) and the Zoning Code (Title 26) into one Development Code (Title 26).. These sections of the Municipal Code regulate how construction projects are processed and what requirements they must adhere to. These projects can range from small additions onto single-family homes to new shopping centers. As such, the Project is applicable to the City of West Covina as a whole.

1.3.2 LEAD AGENCY

City of West Covina

Planning Division

Attention: Jo-Anne Burns

Planning Manager

1444 West Garvey Avenue South, 2nd Floor, Room 208

West Covina, CA 91790

(626) 939-8422

1.3.3 EXISTING SETTING

City of West Covina

City of West Covina is a suburban city in Los Angeles County, California. The City is in the eastern San Gabriel Valley and 19 miles east of Downtown Los Angeles. The City was incorporated in 1923 and had a population of 105,013 as of July 2022 (US Census 2023).

Surrounding Cities

West Covina is surrounded by several cities and unincorporated communities including the city of Covina to the northeast, the cities of Baldwin Park and Irwindale to the northwest, the city of La Puente and the community of Valinda to the southwest, the city of Industry to the south, the community of Ramona to the east, and the city of Walnut to the southeast.

1.3.4 PROPOSED PROJECT

The Project includes updates to two sections of the City's Municipal Code, the Subdivision Code (Title 20) and the Zoning Code (Title 26) into one Development Code (Title 26).. These sections of the Municipal Code regulate how construction projects are processed and what requirements they must comply with. These projects can range from small additions onto single-family homes to new shopping centers. The goal of this effort is to create a new, streamlined development code that establishes clear and concise regulations for property owners, architects, and developers.

Some sections of the existing code have not been updated since the last comprehensive update in 1980. The new code will eliminate outdated rules and regulations; provide regulations for new uses; and update the Code for consistency with the City's Housing Element and recent State legislation. It is intended that this code will simplify the zoning process at the City.

1.4 SUMMARY OF FINDINGS

Based on the environmental checklist form prepared for the Project and supporting environmental analysis (Section 4.0), the Project would have no impact or less than significant impacts for all resource topics.

According to the State CEQA Guidelines, it is appropriate to prepare an IS/ND for the Project because the Project would have no potentially significant environmental impacts.

1.5 PROJECT APPROVAL

This IS/ND has been submitted to potentially affected agencies and individuals. The Notice of Intent (NOI) to adopt the IS/ND, as well as the environmental documentation are also available on the City of West Covina's website (<https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>) for review. Additionally, the NOI was published in the San Gabriel Valley Tribune.

A 20-day public review period has been established for the IS/ND. The review period has been established in accordance with Section 15073 of the State CEQA Guidelines. During review of the IS/ND, affected public agencies and the interested public should focus on the document's adequacy in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the Project can be avoided or mitigated. Comments on the IS/ND and the analysis contained herein must be received by the close of the public review period, and should be addressed to:

City of West Covina
Planning Division
Attention: Jo-Anne Burns
Planning Manager
1444 West Garvey Avenue South, 2nd Floor, Room 208
West Covina, CA 91790
JBurns@westcovina.org

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City will determine whether any substantial new environmental issues have been raised. If so, further documentation—such as an Environmental Impact Report (EIR) or an expanded IS/ND—may be required. If not, the Project and the environmental documentation would be submitted to the West Covina Planning Commission and City Council for consideration.

1.6 ORGANIZATION OF THE INITIAL STUDY

The IS/ND is organized into sections, as described below.

- **Section 1.0: Introduction.** This section provides an introduction, Project summary, and overview of the conclusions in the IS/ND.
- **Section 2.0: Project Location and Environmental Setting.** This section provides a brief description of the Project location, relevant background information, and a description of the existing conditions (I would say a description of the existing state of the Code).
- **Section 3.0: Project Description.** This section provides a description of the Project, a statement of purpose and need, and necessary discretionary approvals.
- **Section 4.0: Environmental Checklist.** The completed Environmental Checklist Form from the State CEQA Guidelines provides an overview of the potential impacts that may

or may not result from Project implementation. The Environmental Checklist Form also includes “mandatory findings of significance”, as required by CEQA.

- **Section 5.0: References.** This section identifies the references used to prepare the IS/ND.

2.0 PROJECT LOCATION AND ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The Project consists of a comprehensive update to two sections of the City's Municipal Code, the Subdivision Code (Title 20) and the Zoning Code (Title 26) into one Development Code (Title 26). These sections of the Municipal Code regulate how construction projects are processed and what requirements they must adhere to. These projects can range from small additions onto single-family homes to new shopping centers. As such, the Project is applicable to the City of West Covina as a whole.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 EXISTING SITE CONDITIONS

City of West Covina

City of West Covina is a suburban city in Los Angeles County, California. The City is in the eastern San Gabriel Valley and 19 miles east of Downtown Los Angeles. The City was incorporated in 1923 and had a population of 106,098 at the 2010 census.

Surrounding Cities and Development

West Covina is surrounded by the cities of Covina to the northeast, Baldwin Park and Irwindale to the northwest, La Puente and Valinda to the southwest, Industry to the south, Ramona to the east, and Walnut to the southeast. (Jillian – Maybe here we also add information in terms of levels of density and development within other jurisdictions along the boundaries of the City.)

2.3 PLANNING CONTEXT

2.3.1 GENERAL PLAN

In December 2016, the City Council adopted PlanWC (2035 General Plan) and the Downtown Plan & Code. The City is in the process of updating the Housing Element for the 2021-2029 (6th Cycle) planning period.

2.3.2 ZONING

Zoning Code (West Covina Municipal Code Chapter 17)

The City's current Zoning Code is decades old and has been modified through minor amendments to keep up with new State requirements. In addition, the code is poorly organized. The Project includes a complete overhaul of the current Zoning Code and combining the Subdivision Ordinance to create a consolidated Development Code, which will repeal and replace the existing codes.

Subdivision Ordinance (West Covina Municipal Code Chapter 20)

The City's current Subdivision Ordinance is decades old and has been modified through minor amendments to keep up with new State requirements. The new Development Code shall establish thresholds for when public improvements are required. The Development Code will repeal and replace the existing Subdivision Ordinance.

3.0 PROJECT DESCRIPTION

3.1 WEST COVINA DEVELOPMENT CODE UPDATE

The West Covina Development Code Update (Project) will update two sections of the City's Municipal Code, the Subdivision Code (Title 20) and the Zoning Code (Title 26). These sections of the Municipal Code regulate how construction projects are processed and what requirements they must adhere to. These projects can range from small additions onto single-family homes to new shopping centers. The goal of this effort is to create a new, streamlined development code that establishes clear and concise regulations for property owners, architects, and developers.

Some sections of the existing code have not been updated since the last comprehensive update in 1980. The new code will eliminate outdated rules and regulations, as well as providing regulations for new uses and updating the Code for consistency with the City's Housing Element and recent State legislation. It is intended that this code will simplify the zoning process at the City.

The Project would not (1) substantially modify existing land uses and (2) apply to Downtown Specific Plan area or "Planned Development" districts, and these areas will remain as they are and be incorporated into the Project.

3.1.1 PROJECT COMPONENTS

The Project includes the following updates to the West Covina Development Code:

- Create a flexible Code with modified land uses.
- Eliminate Area Districts and incorporate those development standards into the underlying zone.
- Reassign zones that are not widely used in the code (e.g., Planned Industrial zone [I-P]).
- Increase park dedication requirements from 3.0 acres per 1,000 residents to 3.2 acres per 1,000 residents.
- Reduce the reviewing authority of parcel maps (subdivisions of four parcels or less) from the Planning Commission to the Community Development Director.
- Reduce and simplify the number of planning permits, predominately for administrative processes.
- Increase the public notification requirement from 300-foot radius from a project site to 500-foot radius (1,000-foot radius for wireless facilities).
- Replace newspaper posting requirement for development applications with on-site posting.
- Allow for and add regulations for new types of uses (e.g., craft manufacturing facilities, craft breweries/distilleries) to align with new ABC regulations.
- Reduce required discretionary review for "permanent make-up" uses to permitted "by-right".

- New section for outdoor dining, including not requiring parking for the first 500 square feet of outdoor dining areas per business.
- Add design requirements for outdoor dining areas.
- Develop design criteria and a review process for drive-through facilities in the City.
- Incorporate the recently adopted Mixed-Use Overlay requirements into the existing commercial zoning regulations.
- Increase parking lot landscape requirements for multi-family residential, commercial and industrial zones from 1 tree per 10 parking spaces and 8% of parking lot to either: a) 1 tree per 6 parking spaces and 8% of the parking lot, OR b) 1 tree per 10 spaces and 12% of parking lot.
- Require the use of recycled water for irrigation purposes, provided there is adequate capacity to serve the site.
- Clarify and provide updated standards for garden and retaining walls.
- Update the Density Bonus Ordinance for consistency with State Law and define concessions and waivers.
- Eliminate the Large Home and Large Addition processes for single-family residential units.
- Update Large Family Daycare facilities to be permitted by-right, consistent with State Law.
- Update animal keeping provisions.
- Allow for alternative permeable materials on a driveway (e.g., pavers, grasscrete, etc.). Code currently requires only concrete or asphalt.
- Include requirements and administrative process for synthetic turf use in the front yards of single-family residential units.
- Incorporate minimum parking stall and aisle dimensions.
- Simplify parking requirements for full-service restaurants to 1 space per 100 gross square feet rather than current requirements which is 1 space for every 3.5 permanent seats and one for every 40 square feet of assembly area that is not occupied by permanent seats.
- Reduce medical office parking requirement from 1 space per 200 square feet to 1 space per 250 square feet.
- Increase multi-family guest parking requirement from 10% of the required spaces (for apartments) or 1 space per 5 units (condominiums) to spaces per 4 units.
- Allow small electronic reader board signs for institutional uses.
- Subdivision Ordinance revisions include flag lot requirements such as a limitation on the number of residential flag lots and flag lot design standards.

3.3 DISCRETIONARY APPROVALS

This IS/ND is intended to serve as the primary CEQA environmental document for all actions associated with the Project, including all other approvals beyond the City's authority needed to implement the Project. The following discretionary approvals are required for Project approval.

- Approval of Development Code Amendments by the West Covina City Council.

3.3.1 NEGATIVE DECLARATION

In compliance with CEQA, the State CEQA Guidelines, the City of West Covina would adopt the MND, prior to approval of the Project. The MND serves as a finding that the Project would not have a significant effect on the environment, with the incorporation of mitigation measures, as appropriate.

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4.0 ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

On the basis of this initial evaluation:

- ☒ I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the 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 be the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the 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 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 Project, nothing further is required.



Signature

Jo-Anne Burns, Planning Manager

Printed Name

8/29/23

Date

City of West Covina

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project 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 agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier 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) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

4.1 AESTHETICS

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

Impact Analysis

Would the Project:

- a) Have a substantial adverse effect on a scenic vista?***
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal

Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings.

The Project would allow for and add regulations for newer types of uses such as craft manufacturing facilities and craft breweries/distilleries. Such uses would be subject to design regulations as well as other provisions of the General Plan and Municipal Code, which would ensure new projects are developed consistent with existing visual character.

The Project would revise the Municipal Code to allow for small electronic reader board signs for institutional uses, which would increase the existence of these signs within the City. However, effects related to night lighting would be minor as any additional electronic signs that would be installed would occur at street frontages where there are generally already existing street lighting, streetlights, and other outdoor lighting.

The Project would add design requirements for outdoor dining areas and would increase parking lot landscape requirements, which would help to improve the aesthetics for these existing outdoor spaces.

Future development projects within the City would be subject to City review, which would ensure that potential aesthetics effects of future projects are evaluated and mitigated for as they are proposed.

Therefore, the Project would result in less than significant impacts related to aesthetics and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to aesthetics; therefore, no mitigation measures are required.

4.2 AGRICULTURE AND FOREST RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Impact Analysis

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?***
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?***
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?***
- d) Result in the loss of forest land or conversion of forest land to non-forest use?***
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development

on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. This allowance for increased height of development would in no way increase the Project's impacts related to agriculture and forest resources.

The City of West Covina is in an urbanized area and no aspect of the Project would convert farmland to a non-agricultural use. Based on review of the data provided on the Important Farmland Finder, prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), there are no lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on or near the Project site (FMMP 2020). The entire City is classified as Urban and Built-Up Land (DOC 2018).

Additionally, according to a review of aerial imagery, no state or national forest land occurs on the Project site or in the surrounding area (NETROnline 2023).

Therefore, the Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. In addition, the Project site does not contain designated forest land or timberland, as defined in the California Public Resources Code (§§12220[g] and 4526, respectively). Therefore, no impacts to agricultural resources, forest land, or timberland would result from Project implementation, and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to agriculture and forest resources; therefore, no mitigation is required.

4.3 AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Impact Analysis

Would the Project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?*
- 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?*
- c) Expose sensitive receptors to substantial pollutant concentrations?*
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. As discussed above, the Project would allow for taller commercial buildings on certain parcels within the City, which would increase construction and operational air quality emissions from those levels that would result without the Project if these sites were to be developed in such a manner. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential environmental effects pursuant to CEQA prior to approval, which would

ensure that air quality impacts are fully evaluated for future development projects. Therefore, the Project would not result in any increased air quality emissions, nor would the Project obstruct implementation of an applicable air quality plan.

The Project would allow for and add regulations for newer types of uses such as craft manufacturing facilities and craft breweries/distilleries. Such uses would be subject to design regulations as well as other provisions of the General Plan and Municipal Code, which would ensure these potential new projects are developed consistent with air quality and odor requirements.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For larger projects with the potential for air quality effects, the City would evaluate air quality and other effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to air quality; therefore, no mitigation measures are required.

4.4 BIOLOGICAL RESOURCES

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

Impact Analysis

Would the Project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?***
- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased biological effects. The Project would not result in any direct removal of habitat, or effects to areas identified as riparian habitat, wetlands, or sensitive natural communities.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects on sites potentially containing biological resources, the City would evaluate biological resources and other effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

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?

Less than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased biological effects.

The City contains trees and other vegetation as well as waterways which could be used by resident and migratory wildlife. Due to the presence of trees and vegetation in the City, there is the potential for birds protected by the Federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code to nest throughout the City. The MBTA protects common and special status migratory birds and their nests and eggs. Also, multiple sections of California Fish and Game Code provide protection for nesting birds and

raptors. Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically addresses raptors (i.e., birds of prey in the orders Falconiformes and Strigiformes) and makes it unlawful to take, possess, or destroy these birds or their nest or eggs. Section 3513 prohibits the take or possession of migratory non-game birds or any part of such bird, as designated by the MBTA.

The Project would increase parking lot landscape requirements for certain future developments, which would potentially result in an increase in tree coverage and areas to nest for migratory birds in the City.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects on sites potentially containing biological resources, the City would evaluate biological resources and other effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to this resource and no mitigation is required.

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

Less than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased biological effects.

Future projects implemented throughout the City would be subject to the City's tree preservation, protection, and removal procedures within the City's Municipal Code. The Project would not conflict with City regulations in this regard. Impacts would be less than significant and, no mitigation is required.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects on sites potentially containing biological resources, the City would evaluate biological resources and other effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

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

No Impact. The City is located in a highly urbanized region and not within any established Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved type of habitat conservation plan. Therefore, the Project would no impact related to this threshold, and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to biological resources; therefore, no mitigation measures are required.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Impact Analysis

Would the Project:

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

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased cultural effects.

In compliance with State and federal regulations, if human remains are encountered during excavation activities related to future development projects in the City, all work would be required to stop in the vicinity, and the County Coroner shall be notified.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects on sites potentially containing archaeological resources, the City would evaluate these resources and other effects in accordance with CEQA.

With implementation of existing regulatory requirements, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects related to human remains.

In compliance with State and federal regulations, if human remains are encountered during excavation activities related to future development projects in the City, all work would be required to stop in the vicinity, and the County Coroner shall be notified.

With implementation of existing regulatory requirements, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to cultural resources; therefore, no mitigation measures are required.

4.6 ENERGY

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

Impact Analysis

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. As discussed above, the Project would allow for taller commercial buildings on certain parcels within the City, which would increase construction and operational energy usage from those levels that would result without the Project if these sites were to be developed in such a manner. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential environmental effects pursuant to CEQA prior to approval, which would ensure that energy impacts are fully evaluated for future development projects.

The Project would allow for and add regulations for newer types of uses such as craft manufacturing facilities and craft breweries/distilleries. Such uses would be subject to design regulations as well as other provisions of the California Building Code, City General Plan, and City Municipal Code, which would ensure new projects are developed consistent with applicable energy efficiency requirements.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects with large or unique construction operations or for projects where large quantities of energy would be used during operations, the City would evaluate energy usage and other effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to energy; therefore, no mitigation measures are required.

4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
ii) Strong seismic groundshaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Impact Analysis

Would the Project:

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. According to the California Department of Conservation, none of the City is within or near a known earthquake fault (DOC 2023a). The Sierra Madre Fault Zone and the Elsinore Fault Zone are north and south of the City, but neither occur within or immediately adjacent to the City. Therefore, the Project would result in no impacts related to this threshold and no mitigation is required.

- ii) Strong seismic groundshaking?*
- iii) Seismic-related ground failure, including liquefaction?*
- iv) Landslides?*
- b) Result in substantial soil erosion or the loss of topsoil?*
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased geological effects as future buildings would be designed and constructed in accordance with standard building industry requirements.

Future projects in the City would be subject to their own future discretionary review processes, as applicable, and would be required to comply with CEQA, which would ensure that geotechnical effects of future projects are evaluated and mitigated for as they are proposed. As part of the City's review of future development, geotechnical investigations will be required for projects to evaluate geotechnical hazards and design solutions.

Also, all future development in the City would be required to comply with the California Building Code (CBC) (DGS 2022). The CBC contains minimum standards regulating the design and construction of excavations, foundations, retaining walls, and other building elements to control the effects of seismic ground shaking and adverse soil conditions. The CBC also includes provisions for earthquake safety based on factors such as occupancy type, the types of soil and rock on-site, and the strength of ground motion that may occur at the Project site.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects to paleontological resources.

The Project would not increase the amount or depth of excavations that could occur within the City.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects on sites potentially containing paleontological resources, the City would evaluate these resources and other effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to geology and paleontology; therefore, no mitigation measures are required.

4.8 GREENHOUSE GAS EMISSIONS

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

Impact Analysis

Would the Project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would increase construction and operational greenhouse gas emissions from those levels that would result without the Project if these sites were to be developed in such a manner. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential environmental effects pursuant to CEQA prior to approval, which would ensure that impacts related to greenhouse gas emissions are fully evaluated for future development projects.

Therefore, the Project would not result in any increased greenhouse gas emissions nor would the Project conflict with any applicable greenhouse gas-related plans, policies, or regulations. The Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to greenhouse gas emissions; therefore, no mitigation measures are required.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Impact Analysis

Would the Project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects related to hazardous waste and materials. Therefore, the Project has no potential to result in direct impacts related to hazardous materials.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects on sites potentially containing hazardous waste or materials, the City would evaluate these resources and other effects in accordance with CEQA. This would include evaluations such as preparation of Phase I Environmental Site Assessments and/or other evaluations consistent with State and Federal regulations. Similarly, future projects in the City would be required to comply with best practices for the testing and abatement of hazardous waste.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

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

No Impact. The Project site is not located within two miles of an airport and is not within an airport land use plan (LA County Planning 2023a). Therefore, the Project would have no impact related to this threshold and no mitigation is required.

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal

Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects related to adopted emergency response and evacuation plans. Therefore, the Project has no potential to result in direct impacts related to emergency response plans or emergency evacuation.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that could potentially significantly interfere with evacuation or emergency response, the City would evaluate these resources and other effects in accordance with CEQA.

Therefore, the Project would result in a less than significant impact related to this threshold and no mitigation is required.

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

Less Than Significant Impact. Most of the City is developed and not highly prone to wildland fires. However, areas in the southern and southeastern portions of the City contain more vegetation and are classified as being located within a Very High Fire Hazard Severity Zone (Los Angeles County Fire Department. 2023a). This includes areas to the south including near Big League Dreams West Covina and Galster Wilderness Park, and areas to the southwest of the City including around South Hills Country Club.

The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased wildfire effects.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that could significantly be at-risk of wildfire, the City would evaluate these resources and other effects in accordance with CEQA.

Also, all future development would be required to comply with the latest California Fire Code as well as the CBC, which contain regulations for safeguarding life and property from fire (DGS 2022).

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to hazards and hazardous materials; therefore, no mitigation measures are required.

4.10 HYDROLOGY AND WATER QUALITY

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

Impact Analysis

Would the Project:

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would

ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased impacts related to water quality.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that would substantially alter drainage patterns or increase impervious surface coverage, the City would evaluate hydrology and water quality as well as other project effects in accordance with CEQA.

Further, future development within the City would be required to comply with local, state, and federal laws relating to construction and operational stormwater design.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects related to the implementation of a sustainable groundwater management plan.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that would substantially alter drainage patterns or increase impervious surface coverage, the City would evaluate groundwater as well as other project effects in accordance with CEQA.

Also, future projects in the City would be required to comply with local, state, and federal laws relating to construction and operational stormwater design.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

c) Substantially alter the existing drainage pattern of the site or area, including 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;

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

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

iv) impede or redirect flood flows?

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased impacts related to hydrology or water quality.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that would substantially alter drainage patterns or increase impervious surface coverage, the City would evaluate hydrology and water quality as well as other project effects in accordance with CEQA.

Further, future development within the City would be required to comply with local, state, and federal laws relating to construction and operational stormwater design.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

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

Less Than Significant Impact. The City is over 28 miles from the nearest ocean; therefore, there is no risk of a tsunami affecting future development within the City. The City is not near a standing body of water; therefore, a seiche event could not affect future development within the City. However, most of the City is within the inundation area for the Puddingstone Dam if it were

to breach (DWR 2023a). Also, portions of the City are at-risk of flooding related to Walnut Creek Channel (FEMA 2023a).

The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased impacts related to flooding or risk of release of pollutants. Therefore, the Project has no potential to result in direct impacts related to water quality from a flooding or inundation-related event.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that would substantially alter drainage patterns or increase impervious surface coverage, the City would evaluate hydrology and water quality as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased impacts related to water quality. Therefore, the Project has no potential to result in direct impacts related to water quality.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For projects that would substantially alter drainage patterns or increase impervious surface coverage, the City would evaluate hydrology and water quality as well as other project effects in accordance with CEQA.

Further, future development within the City would be required to comply with local, state, and federal laws relating to construction and operational stormwater design.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to hydrology and water quality; therefore, no mitigation measures are required.

4.11 LAND USE AND PLANNING

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

Impact Analysis

Would the Project:

a) Physically divide an established community?

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased impacts related to the division of an established community. Therefore, the Project has no potential to divide any established communities.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including those related to adequate access. For projects that would substantially alter transportation access, the City would evaluate transportation as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not

allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased impacts related to conflicts with existing plans or policies. As such, the Project has no features which would conflict with a land use plan, policy, or regulation. Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to land use and planning; therefore, no mitigation measures are required.

4.12 MINERAL RESOURCES

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

Impact Analysis

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

No Impact. The City does not contain any Mineral Resource Zones (MRZs) as designated by the California Geological Survey (CGS) (City of West Covina 2016b). Also, there are no major areas within the City of West Covina containing known mineral resources appropriate for mineral extraction. Thus, there would be no loss of availability of known mineral resources or of locally important mineral resource recovery sites.

According to information available on the DOC's Well Finder web mapping application, there are no active oil or gas wells located within the City (DOC 2023b).

Therefore, the Project would result in no impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to mineral resources; therefore, no mitigation is required.

4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Impact Analysis

Would the Project:

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

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

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project would allow for taller commercial buildings on certain parcels within the City, which would potentially increase construction and operational noise from the noise levels that would result without the Project if these sites were to be developed in such a manner. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential environmental effects pursuant to CEQA prior to approval, which would ensure that noise and vibration impacts are fully evaluated for future development projects.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including the City's noise ordinance. The City would evaluate noise and vibration as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project site is not located within two miles of an airport and is not within an airport land use plan (LA County Planning 2023a). Therefore, the Project would not result in exposure of people residing or working in the Project area to excessive noise levels from either airport or airstrip-related activities, and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to noise and vibration; therefore, no mitigation measures are required.

4.14 POPULATION AND HOUSING

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

Impact Analysis

Would the Project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project would allow for taller commercial buildings on certain parcels within the City, which would increase the potential for indirect population growth related to the greater intensity of commercial uses that could potentially be developed when compared to potential development that could occur without the Project. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential environmental effects pursuant to CEQA prior to approval, which would ensure that population growth and housing-related impacts are fully evaluated for future development projects.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances. For any projects that would potentially re-zone properties or would otherwise add substantial unplanned growth within the City, the City would evaluate population and housing as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

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

No Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects related to replacement housing. The Project would result in no impact related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to population and housing; therefore, no mitigation measures are required.

4.15 PUBLIC SERVICES

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

Impact Analysis

Would the Project:

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

i) Fire protection?

ii) Police protection?

iii) Schools?

vi) Parks?

vi) Other public facilities?

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25

feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including those related to public services. For projects that would result in substantial demands upon public service providers, the City would evaluate this topic as well as other project effects in accordance with CEQA. As the Project would allow for taller commercial buildings on certain parcels within the City, there could be additional demand on public service providers than could occur without the Project. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential environmental effects pursuant to CEQA prior to approval, which would ensure that public service impacts are fully evaluated for future development projects. Therefore, the Project would result in less than significant impacts related to this threshold and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to public services; therefore, no mitigation measures are required.

4.16 RECREATION

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

Impact Analysis

Would the Project:

- a) 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) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased recreational effects. Therefore, the Project has no potential to result in increased demand for existing parks or recreational facilities. Also, the Project does not include any recreational facilities.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including those related to recreation. For projects that would result in substantial demand for recreational facilities and services, the City would evaluate this topic as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to recreation; therefore, no mitigation measures are required.

4.17 TRANSPORTATION

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

Impact Analysis

Would the Project:

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?***
- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?***
- d) Result in inadequate emergency access?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. The Project's allowance for taller commercial buildings on certain parcels within the City could potentially result in greater transportation demand from these parcels when compared to what could occur without the Project. However, less than significant impacts are anticipated as any such future development would be required to evaluate potential effects pursuant to CEQA prior to approval, which would ensure that transportation effects for future development projects.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including those related to adequate access. For projects that

would substantially alter transportation access, the City would evaluate transportation as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to transportation; therefore, no mitigation measures are required.

4.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1. 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	☐	☐	☒	☐
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Impact Analysis

Would the Project:

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

- 1. 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)?***
- 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Less Than Significant Impact. In May 2023, the City sent letters to seven tribal contacts. The City only heard back from the Gabrieleno Band of Mission Indians - Kizh Nation whose staff inquired about the Project and asked that they be notified of future project ground-disturbance activities. None of the other tribes responded to the AB 52 notification.

The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. The Project's allowance for taller commercial buildings on certain parcels within the City would not result in any increased effects related to tribal cultural resources.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including those related to cultural resources. For projects that would involve ground disturbance in previously undisturbed soils, the City would evaluate cultural and tribal cultural resources as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to tribal cultural resources; therefore, no mitigation measures are required.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Impact Analysis

Would the Project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***
- b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple years?***
- 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?***
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

Less Than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. Therefore, the Project has no potential to result in increased demand for fire, police, schools, parks, or libraries.

Future development projects within the City would be subject to City review for consistency with City plans, policies, and ordinances, including those related to utilities and service systems. For future projects that would result in substantial demands upon utilities and service systems, the City would evaluate this as well as other project effects in accordance with CEQA.

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to utilities and service systems; therefore, no mitigation measures are required.

4.20 WILDFIRE

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

Impact Analysis

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?***
- 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?***
- 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?***
- 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?***

Less Than Significant Impact. Most of the City is developed and not highly prone to wildland fires. However, areas in the southern and southeastern portions of the City contain more vegetation and are classified as being located within a Very High Fire Hazard Severity Zone (Los Angeles County Fire Department. 2023). This includes areas to the south including near Big League Dreams West Covina and Galster Wilderness Park, and areas to the southwest of the City including around South Hills Country Club.

The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings.

Each substantial future development would be subject to its own future discretionary review process, as applicable, and would be required to comply with CEQA, which would ensure that potential wildfire-related effects of future projects are evaluated and mitigated for as they are proposed.

Also, all future development would be required to comply with the latest California Fire Code as well as the CBC, which contain regulations for safeguarding life and property from fire (DGS 2022).

Therefore, the Project would result in less than significant impacts related to these thresholds and no mitigation is required.

Mitigation Measures

Project implementation would not result in significant impacts related to wildfire; therefore, no mitigation measures are required.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impact Analysis:

Would the Project:

a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact. The Project would result in less than significant impacts related to biological resources and no mitigation is required, as discussed in more detail in Section 4.4. Therefore, the Project would have a less than significant impact related to this threshold.

b) 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)?

Less than Significant Impact. The Project does not propose any actual development. The Project would not permit any new projects resulting in land uses of greater density, intensity, or height than permitted under State Law, the General Plan, or the Municipal Code and would not allow new development on sites where such development is prohibited under State Law or the General Plan. The one exception relates to parcels that are currently zoned as C2 (Medium

Commercial) and C3 (Heavy Commercial), which are limited to four stories or 45 feet in height. The new zoning classifications for these areas would be N-C (Neighborhood Commercial) or S-C (Service Commercial), depending on the parcel, which have no height limit except for when the parcel is within 100 feet of residential uses where the height limit is limited to a maximum of 25 feet. Residential uses across the City are limited to 45 feet in height pursuant to the Municipal Code. For all non-residential uses, the City requires approval of a Precise Plan, which would ensure that new non-residential uses are compatible with their surroundings. Therefore, the Project has no potential to contribute to any cumulative impacts. The Project would have a less than significant impact related to this threshold.

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. The Project would result in less than significant impacts with no mitigation required for all resource topics. Therefore, the Project would have a less than significant impact related to this threshold.

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