

PLANNING COMMISSION

RESOLUTION NO. 23-6134

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR GENERAL PLAN AMENDMENT 23-02, ZONE CHANGE 23-02, AND DEVELOPMENT CODE UPDATE NO. 23-01, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED.

INITIAL STUDY AND NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

APPLICANT: City of West Covina

LOCATION: Citywide

WHEREAS, in accordance with the adopted 2016 General Plan a redesignation of the following General Plan land use amendments have been initiated by the City:

“Neighborhood Low” to “Parks and Open Space” on certain property generally described as;

Assessor’s Parcel No. 8724-013-901, in the records of the Los Angeles County Assessor;

Assessor’s Parcel No. 8724-013-900, in the records of the Los Angeles County Assessor;

WHEREAS, consistent with the General Plan amendments listed above, the following zone changes have been initiated by the City:

“Public Building” to “Open Space” on certain property generally described as:

Assessor’s Parcel No. 8724-013-901, in the records of the Los Angeles County Assessor; and

Assessor’s Parcel No. 8724-013-900, in the records of the Los Angeles County Assessor; and

“Planned Industrial” to “Neighborhood Mixed Use” on certain property generally described as:

Assessor's Parcel No. 8459-025-020, in the records of the Los Angeles County Assessor;
Assessor's Parcel No. 8459-025-019, in the records of the Los Angeles County Assessor;
Assessor's Parcel No. 8459-025-024, in the records of the Los Angeles County Assessor; and

WHEREAS, consistent with the above actions, the project is a comprehensive Development Code update (No. 23-01), involving amendments to two sections of the City's Municipal Code, the Subdivision Code (Title 20) and the Zoning Code (Title 26), and the combination of the Subdivision Code and the Zoning Code into one Development Code (Title 26). The Development Code update will eliminate outdated rules and regulations, provide regulations for new uses, and update the Development Code for consistency with the City's Housing Element. The Development Code update will also involve the rezoning of existing zoning designations that are not widely used in the code, including C-2, C-3, P-B and I-P zoning designations and the incorporation of recently adopted mixed-use standards into the office and commercial zoning designations throughout the City.

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, an Initial Study was prepared for said project; and

WHEREAS, based upon the findings of the Initial Study, it was determined that the proposed project will not have a significant impact on the environment and will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

WHEREAS, a Negative Declaration of Environmental Impact was prepared for the proposed project pursuant to the requirements of the California Environmental Quality Act of 1970, as amended, in support of the finding that there will not be a significant effect on the environment as a result of this project.

WHEREAS, a Negative Declaration of Environmental Impact was subject to a 20-day public review period which began on August 28, 2023, and ended on September 17, 2023. The City distributed a Notice of Intent (NOI) to adopt a Negative Declaration (ND) along with the Initial Study (IS). Three comments were received during the public review period from the following entities: Matthew Godman (Blvd Real Estate), John Taniguchi, and Los Angeles County Metropolitan Transportation Authority (Metro).

WHEREAS, the Planning Commission, upon giving the required notice, did on the 10th day of October 2023 conduct a duly advertised public hearing to consider the subject application, at which time the Planning Commission motioned to continue the hearing to another meeting ; and

WHEREAS, the Planning Commission held continued public hearings on October 24, 2023 and November 1, 2023; and

NOW, THEREFORE, the Planning Commission of the City of West Covina does hereby resolve as follows:

1. After receiving and considering all determinations, documents, and recommendations, as well as other appropriate public comments, the Planning Commission of the City of West Covina recommends that the City Council adopt the Negative Declaration of Environmental Impact set forth in Exhibit A.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a special meeting held on the 1st day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: November 1, 2023

Brian Gutierrez, Chairperson
Planning Commission

Paulina Morales
Planning Commission Secretary

EXHIBIT A

**NEGATIVE DECLARATION OF ENVIRONMENTAL
IMPACT**

Draft Initial Study and Negative Declaration

West Covina Development Code Update

Prepared for

City of West Covina
Planning Division
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August 2023

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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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Final Initial Study and Negative Declaration

West Covina Development Code Update

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

Psomas
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September 2023

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SECTION 1.0 EXECUTIVE SUMMARY

Pursuant to the California Environmental Quality Act (CEQA), the potential environmental effects of the proposed West Covina Development Code Update Project (Project) have been analyzed in an Initial Study/Negative Declaration (IS/ND) dated August 2023. The IS/ND was subject to a 20-day public review period which began on August 28, 2023, and ended on September 17, 2023. The City distributed a Notice of Intent (NOI) to adopt a Negative Declaration (ND) along with the Initial Study (IS).

Three comments were received during the public review period from the following entities.

- Matthew Godman, representing BLVD Real Estate;
- John Taniguchi; and
- Los Angeles County Metropolitan Transportation Authority (Metro).

These letters are provided in Section 2.0 below. None of the comments raised any issues related to the adequacy of the environmental analysis contained within the Draft IS/ND.

CEQA Guidelines Section 15074(b) states that prior to approving a project, the lead agency must consider the proposed IS/ND together with any comments received during the public review process. Based on the evaluation in the IS/ND and the comments received, the City has determined that all potential impacts associated with the Project would be less than significant and that no mitigation is required.

SECTION 2.0 COMMENTS ON THE DRAFT IS/ND

Comment Letter 1:

From: matthew@blvdreic.com
Sent: Friday, September 8, 2023 10:23 AM
To: Development Code
Cc: Jo-Anne Burns; 'Nick D'Argenzio'; 'Tom Chichester'; 'Greysen Holmes'
Subject: West Covina Land Development - Mixed Use Zoning Suggestion
Attachments: West Covina Land Development_OM.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

We would like to reach out with some major concerns and items we would like to have reviewed, attached is the site we are advising on. We are currently representing a development site near the BKK Landfill and Target/Home Depot Shopping Center. As we have a few meetings scheduled and are working through the possibilities of the site. The site is zoned in the Mixed Use overlay, but the drive-thru retail restrictions that have been discussed for 500 ft from other drive-thru's and CC&R restrictions for any non-commercial development is an issue that will keep the site undeveloped. With a few minor solutions we are suggesting:

- If a drive thru is within 500 ft of another drive thru it will be prohibited except if the drive thru is on 1 AC of land, or more, and not near a major Fwy described as I-10 Fwy, then no restrictions will be implemented but a traffic study report must be provided and approved by Planning and could adjust the number of approved drive thru's
- If a site is larger than 2AC and deemed Mixed Use with a portion slated for very low income or low income housing or senior housing, densities for the remaining site density can be as much as 50 units per AC
- Any site deemed mixed-use with residential and commercial will have no drive-thru restrictions if residential has low income or very low income housing or senior housing being built or exists on the site

This will benefit the City of West Covina with the following:

- Implement traffic study review and approval check
- Restrict drive-thru's from being in saturated drive-thru areas
- Allow mixed use sites flexibility and feasibility to generate sales income but not over saturate site with drive-thru's
- Provide low income, very low income or senior housing which is much needed to provide State requirement and growing baby boomer population into senior housing
- Sales tax revenue will still be received by the City for the Highest and Best Use of retail/commercial development due to volume of sales compared to big box, sit down restaurants and other type retail strip centers



Matthew Godman
 Director
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4 ACRE COMMERCIAL / RESIDENTIAL / MIXED-USE DEVELOPMENT SITE
SOUTHERN CALIFORNIA - WEST COVINA (LOS ANGELES COUNTY), CA

BLVD Real Estate
Investment
Co.



WEST COVINA DEVELOPMENT SITE

S Azusa Avenue and Manila Way, West Covina 91792

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The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

INVESTMENT SUMMARY

THE OFFERING

On behalf of Ownership, BLVD Real Estate Investment Co., is pleased to offer the rare opportunity to purchase an irreplaceable, infill 4.03 Acre development site located in the heart of Los Angeles County in West Covina. Development options include potential mixed-use, residential, and commercial opportunities. See Land Use Summary and contact agents for more details on redevelopment options. The Subject Property, is centrally located within one of the busiest shopping centers in the San Gabriel Valley. The Subject Property is located adjacent to a busy Target, Home Depot, PetSmart, multiple grocery stores, etc. In addition the site benefits from its ideal location at Azusa Avenue (53,500 VPD) and Amar Road (28,569 VPD). Furthermore the property benefits from strong demographics within the immediate area with over 164,000 residents & 60,000 employees within a 3-mile radius, with an average household income above \$107,000.

The zoning allows for a variety of development opportunities including: retail, residential (20 du/acre), & mixed-use. There is the potential to demise the 4.03 acre site into a combination of separate parcels for commercial or residential development. Additionally, there is a drive-through opportunity with an active LOI from a national fast food restaurant at \$370,000 NOI on a ground lease on 60,000 square feet for land.

PRICING

Asking Price: BEST OFFER (CALL AGENTS TO DISCUSS)

PROPERTY SPECIFICATIONS

Address: S Azusa Avenue & Manila Way
West Covina, CA 91792

APN (Parcel): 8735-004-008

Current Use: Vacant Land

Traffic Counts: Azusa Ave: 53,300 Vehicles Per Day (VPD)

DEMOGRAPHICS

Source: Costar 2023	1 Mile	3 Miles	5 Miles
Population	24,376	164,322	425,521
Average HHI	\$103,570	\$107,647	\$104,592
Daytime Employees	2,585	60,834	164,022

PROJECT OVERVIEW

LAND USE SUMMARY

Current Zoning:	PCD-1 (located in Mixed-Use Overlay). City of West Covina is currently updating their Zoning ordinance to create a new designated Mixed-Use Zone for this property, estimated Planning Commission hearing to be October 2023. Allowed uses: commercial, residential, and mixed-use.
General Plan:	Commercial (C)
Specific Plan:	Yes, Mixed-Use Overlay
Land Area (Size):	4.03 Acres (175,568 SF) / potentially demisable
Allowed Uses:	Residential at 20 Units/Acre plus retail/commercial use.
Height Limit:	45'
Lot Coverage:	50% Maximum
Density Bonus:	Up to 35% Unit Bonus (Section 26-678 of West Covina Municipal Code)
Drive-Thru Uses*:	Allowed on the northern portion of the site, queue and building must be 500' from Carls Jr. There is no required distance from Tierra Mia/drive-through across street. Temporary moratorium for drive-thru's expire February 2024.
Other:	CCR require approvals for residential use, there may be an impetus for obtaining such approvals. No Industrial uses allowed.

*There is an active LOI with a national fast food drive thru tenant for a ground lease at \$370,000 NOI. Please call Listing Agents for details.

AERIAL | FACING SOUTH



AERIAL - FACING NORTH



SALE COMPARABLES

LAND SALES

Address	Sale Date	City	Lot (AC)	Price/AC	Lot (SF)	Price/SF	Sale Price	Proposed Use	Distance from Site
9637 Valley Blvd	6/2023	Rosemead	2.06	\$3,956,311	89,734	\$90.82	\$8,150,000	Commercial	12 miles
21332 E Arrow Hwy	2/2023	Covina	0.70	\$3,782,143	30,492	\$86.83	\$2,647,500	Multi Family	9 miles
11850 E Whittier Blvd	6/2021	Whittier	6.44	\$3,815,217	280,526	\$87.59	\$24,570,000	Commercial	11 miles
1700 Business Center Dr	8/2020	Duarte	4.34	\$5,399,654	189,050	\$123.96	\$23,434,500	Residential	10 miles
4371 E Live Oak Ave	7/2020	Arcadia	3.58	\$5,055,866	155,945	\$116.07	\$18,100,000	Commercial	12 miles
17 Las Tunas Dr	6/2019	Arcadia	5.00	\$7,320,000	217,800	\$168.04	\$36,600,000	Residential	13 miles
Average				\$5,074,576		\$116.50			

FAST FOOD SALES

Address	Sale Date	City	Tenant	GLA (SF)	Price/SF	Cap Rate	Sale Price
1300 E Valley Blvd	10/5/2022	Alhambra	Raising Cane's	2,710	\$3,050.43	3.75%	\$8,266,667
20707 Avalon Blvd	8/26/2022	Carson	Raising Cane's	2,950	\$2,876.27	4.12%	\$8,485,000
1542 S Azusa Ave	8/18/2022	City of Industry	Raising Cane's	3,030	\$2,772.28	4.17%	\$8,400,000
8900 Imperial Hwy	5/19/2022	Downey	Chick Fil A	4,061	\$1,779.12	3.60%	\$7,225,000
20501 Avalon Blvd	2/15/2022	Carson	Chick Fil A	4,962	\$1,995.16	3.54%	\$9,900,000
13602 Francisquito Ave	12/3/2021	Baldwin Park	Raising Cane's	4,068	\$1,161.50	3.60%	\$4,725,000
Average					\$2,272.46	3.80%	\$7,833,611

AREA OVERVIEW

WEST COVINA / EASTERN SAN GABRIEL VALLEY - SUMMARY

Eastern San Gabriel Valley (Eastern SGV) is a suburban submarket on the eastern edge of the county. Demand for retail space primarily depends on local residents, as there are few tourist attractions and office nodes relative to the rest of Los Angeles. The submarket is among the most ethnically diverse in the nation, and most residents in the area are of either Asian or Latino descent. Household income levels vary among the communities in the Eastern SGV, but are generally higher near the foothills to the north.

The vacancy rate has been steady over the past 12 months, after rising through most of 2020 and the first half of 2021. Demand has been strongest for neighborhood centers, whereas vacancies are growing at malls. Retail rents have followed suit, growing by 1.5% during the past 12 months and 4.5% during the previous 12 months.

Apart from a handful of transport-oriented developments, limited housing construction has led to slow population growth in much of the Eastern SGV. As a result, there has been a limited need for new retail stores. Net deliveries total -380,000 SF over the past five years, reflecting the amount of retail space that has been removed over the period.

Shopping centers anchored by grocery stores, fitness centers, and auto dealerships often comprise the largest sales in the submarket and recent activity has held steady despite rising interest rates.

VACANCY

A collection of suburban cities and neighborhoods east of I-605 and north of Orange County comprise the Eastern San Gabriel Valley (Eastern SGV). Three freeways heading west connect the submarket to downtown L.A., with work-hour commute times in the 60-to-90-minute range. A handful of transport-oriented housing developments have opened over the past ten years near rail and bus stops. Otherwise, limited housing development and slow population growth reduce the need for substantial growth in the local retail market.

The vacancy rate has fallen to 5.1% from 5.5% two years ago. Most leasing activity involves spaces measuring less than 1,200 SF. Restaurants and other food service places have been active in recent years. For example, Café Bakery signed a 10-year lease in February 2023 for 2,700 SF space in Hacienda Heights adjacent to 99 Ranch Market. Leases for spaces over 20,000 SF are less common, such as when Total Wine & More leased 30,000 SF at the San Dimas Marketplace in November 2021.

Limited supply risk could serve the submarket well, as a mild recession is projected by Oxford Economics starting in 2023Q4. The vacancy rate rises by about half a percentage point over the next five years in CoStar's Base Case scenario.



AREA OVERVIEW, CONTINUED

RENT

Rents in the Eastern San Gabriel Valley Submarket are slightly below the L.A. metro average. The submarket comprises many low-income neighborhoods, but also contains a large supply of big-box space relative to many other areas in the metro.

Retailers in the submarket that lease single-tenant structures greater than 150,000 SF include Ikea, Target, JCPenney, Costco, Walmart, and Lowe's. Rents grew by 1.5% during the past 12 months after a prolonged period of limited growth. Rents have increased by 2.7% annually during the past five years, making the submarket a relative outperformer among L.A. submarkets.

SALES

Transaction activity has moderated in 2023 in the Eastern San Gabriel Valley Submarket. Sales volume totals \$164 million year-to-date, compared to \$493 million in all of 2022. The submarket offers a variety of opportunities for investors across the risk spectrum.

Among the largest trades recently is four buildings in the South Hills Plaza that were acquired by Property Ventures of Marin, Inc. for \$35.9 million (\$285/SF) in April 2023. The buildings comprise of 126,200 SF and were fully leased, trading at a 6.15% cap rate.

In March, INI Investment Group acquired 133,750-SF in Plaza West Covina previously occupied by Sears along with a 11,720-SF building for \$12.25 million (\$84/SF). The Sears building provides a redevelopment opportunity in the outsized shopping mall that already has a large fitness tenant.

Triple net leased properties also continue to command strong pricing. In June 2023, Ehrlich Investment Trust acquired a 14,400-SF building occupied by Walgreens in Glendora for \$7.04 million (\$490/SF). The triple-net leased property traded at a 5.3% cap rate and is leased through April 2038.

Average modeled pricing and cap rates, at \$320/SF and 5.6%, respectively, represent a discount to the Greater L.A. retail market.





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Comment Letter 2:

From: John Taniguchi <johnkat1@verizon.net>
Sent: Thursday, September 7, 2023 4:18 PM
To: Development Code <DevelopmentCode@westcovina.org>
Subject: R-1 Zones

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I do not understand the many different R-1 zones such as R-1,6000 and R-1,7500. Have these different zones been defined or will they be defined later? The map included only includes one zone, R-1.

Thanks,

John Taniguchi

Comment Letter 3:



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

September 18, 2023

Ms. Jo-Anne Burns
City of West Covina
1444 West Garvey Avenue South, 2nd Floor, Room 208
West Covina, CA 91790

Sent by Email: jburns@westcovina.org

RE: West Covina Development Code Update
Notice to Adopt a Negative Declaration

Dear Ms. Burns:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the West Covina Development Code Update (Project) located in the City of West Covina (City). Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the City with specific detail on the scope and content of environmental information that should be included in the Negative Declaration (ND) for the Project. In particular, this letter outlines topics regarding the Project's potential impacts on the Metro-owned right-of-way (ROW) operated and maintained by the Southern California Regional Rail Authority (SCRRA), which should be analyzed in the ND. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.¹

In addition to the specific comments outlined below, Metro is providing the City and Applicant with the Metro Adjacent Development Handbook (attached), which provides an

¹ See CEQA Guidelines section 15064.3(a); Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts In CEQA, December 2018, p. 19.

West Covina Development Code Update
 Notice of ND – Metro Comments
 September 18, 2023

overview of common concerns for development adjacent to Metro right-of-way (ROW) and transit facilities, available at <https://www.metro.net/devreview>.

Project Description

The Project includes an update to two sections of the City's Municipal Code, the Subdivision Code and the Zoning Code into one Development Code. These sections of the Municipal Code regulate how construction projects are processed and what requirements they must comply with.

Recommendations for Project and ND Scope and Content

Adjacency to Metro-owned Right-of-Way (ROW) and Facilities

The City's boundaries include Metro-owned ROW operated and maintained by the Southern California Regional Rail Authority (SCRRA). The Metrolink San Bernardino Line is adjacent the northern boundary of the City. Metrolink trains may operate 24 hours a day, seven days a week, in the ROW adjacent to the Project.

The Project should analyze potential impacts on Metro and Metrolink facilities within the Project area and identify mitigation measures or project design features as appropriate. Metro recommends reviewing the Metro Adjacent Development Handbook (available at <https://www.metro.net/devreview>) to identify issues and best practices for development standards arising from adjacency to Metro infrastructure.

In addition, Metro recommends that the Project include a policy or code provision encouraging applicants to coordinate with Metro and SCRRA during City Planning and Building review if the subject parcel is within a 100-foot buffer of Metro infrastructure. Such projects should also comply with the Metro Adjacent Development Handbook.

Advisories to Applicants for Adjacent Development

Applicants are encouraged to contact Metro Development Review and SCRRA/Metrolink staff early in the design process to plan for potential impacts. They should also be advised of the following:

- a. Occupational Safety and Health Administration (OSHA) Requirements: Construction and/or excavation work in proximity to Metrolink ROW with potential to damage rail tracks and related infrastructure may be subject to additional OSHA safety requirements.
- b. Technical Review: Metro and Metrolink charge for staff time spent on engineering review and construction monitoring.
- c. ROW Access: The Applicant should contact SCRRA for Right-of Entry requirements. Information can be found at www.metrolinktrains.com. Other requirements may include permits for construction of buildings and any future repairs, painting, graffiti removal, etc., including the use of overhead cranes or

Page 2 of 3

West Covina Development Code Update
Notice of ND – Metro Comments
September 18, 2023

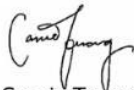
any other equipment that could potentially impact railroad operations and safety. Frequent access for maintenance tasks such as graffiti removal, will necessitate an active license agreement. This agreement will include an annual license fee and other requirements that meet safety standards for access to a ROW with active rail operations.

- d. **Cost of Impacts:** The Applicant will be responsible for costs incurred by Metro and/or SCRRA due to Project construction/operation issues that cause delay or harm to Metrolink service delivery or infrastructure. The Applicant will also bear all costs for any noise mitigation required for the Project.

If you have any questions regarding this letter, please contact me by phone at 213.418.3484, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,



Cassie Truong
Senior Transportation Planner, Development Review Team
Transit Oriented Communities

cc: Shine Ling, Sr. Manager, Development Review Team

Attachments and links:

- Adjacent Development Handbook: <https://www.metro.net/devreview>

Los Angeles County
Metropolitan Transportation Authority

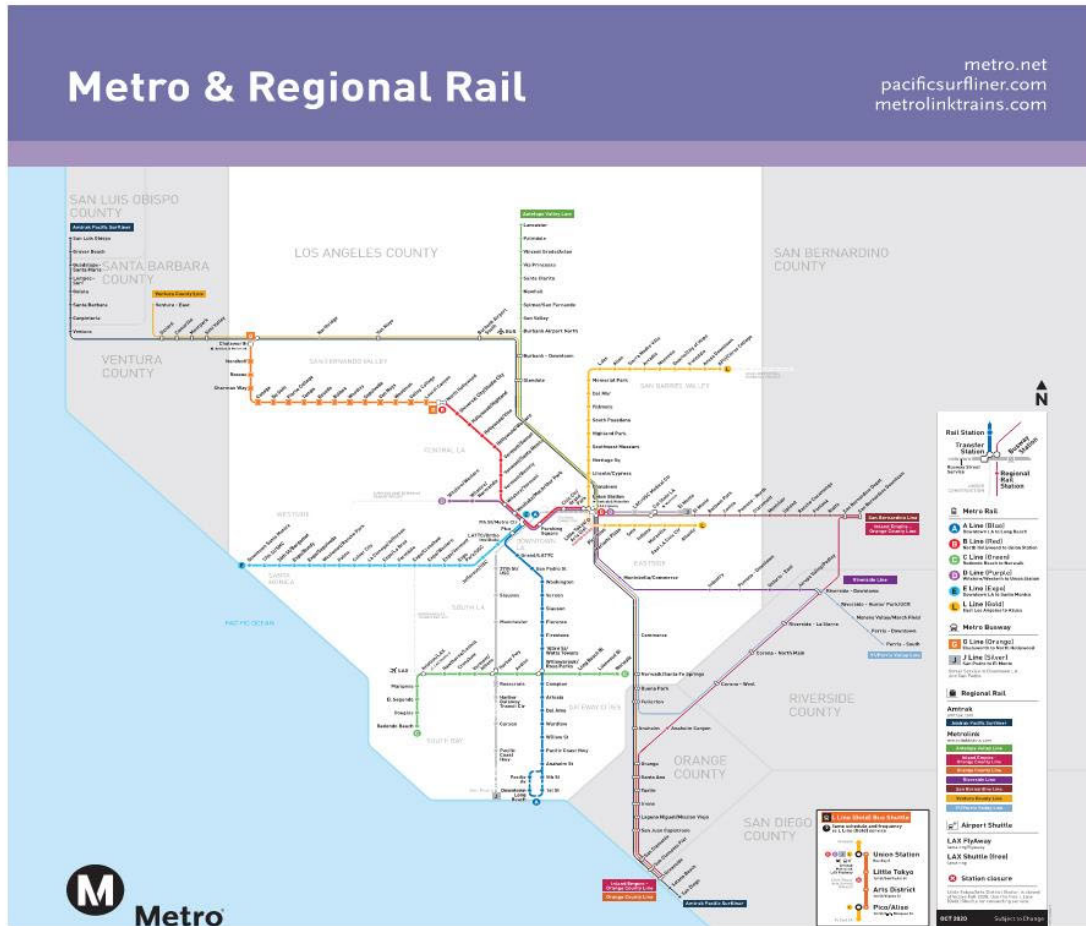
METRO ADJACENT DEVELOPMENT HANDBOOK

A GUIDE FOR CITIES AND DEVELOPERS

February 2021



Metro and Regional Rail Map



Metro is currently undertaking the largest rail infrastructure expansion effort in the United States. A growing transit network presents new opportunities to catalyze land use investment and shape livable communities.

b | Metro Adjacent Development Handbook

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Quick Overview

Purpose of Handbook

The Metro Adjacent Development Handbook (Handbook) is intended to provide information and guide coordination for projects adjacent to, below, or above Metro transit facilities (e.g. right-of-way, stations, bus stops) and services.

Overarching Goal

By providing information and encouraging early coordination, Metro seeks to reduce potential conflicts with transit services and facilities, and identify potential synergies to expand mobility and improve access to transit.

Intended Audience

The Handbook is a resource for multiple stakeholder groups engaged in the development process, including:

- Local jurisdictions who review, entitle, and permit development projects,
- Developers,
- Property owners,
- Architects, engineers, and other technical consultants,
- Builders/contractors,
- Utility companies, and
- other Third Parties.

Handbook Content

The Handbook includes:

- **Introduction** of Metro's Development Review coordination process, common concerns, and typical stages of review.
- **Information** on best practices during three key coordination phases to avoid potential conflicts or create compatibility with the Metro transit system:
 - Planning & Conceptual Design,
 - Engineering & Technical Review, and
 - Construction Safety & Monitoring.
- **Glossary** with definitions for key terms used throughout the Handbook.

RULE OF THUMB: 100 FEET

Metro's Development Review process applies to projects that are within 100 feet of Metro transit facilities.

While the Handbook summarizes key concerns and best practices for adjacency conditions, it does not replace Metro's technical requirements and standards.

Prior to receiving approval for any construction activities adjacent to, above, or below Metro facilities, Third Parties must comply with the Metro Adjacent Construction Design Manual, available on Metro's website.

Contact Us

For questions, contact the Development Review Team:

- Email: devreview@metro.net
- Phone: 213.418.3484
- Online In-take Form: <https://jpropublic.metro.net/in-take-form>

Additional Information & Resources

- Metro Development & Construction Coordination website: <https://www.metro.net/devreview>
- Metro GIS/KML ROW Files: <https://developer.metro.net/portfolio-item/metro-right-of-way-gis-data>
- Metrolink Standards and Procedures: <https://www.metrolinktrains.com/about/agency/engineering--construction>

Metro will continue to revise the Handbook, as needed, to reflect updates to best practices in safety, operations, and transit-supportive development.

Background

Who is Metro?

The Los Angeles County Metropolitan Transportation Authority (Metro) plans, funds, builds, and operates rail, bus, and other mobility services (e.g. bikeshare, microtransit) throughout Los Angeles County (LA County). On average, Metro moves 1.3 million people each day on buses and trains. With funding from the passage of Measure R (2008) and Measure M (2016), the Metro system is expanding. Over the next 40 years, Metro will build over 60 new stations and over 100 miles of transit right-of-way (ROW). New and expanded transit lines will improve mobility across LA County, connecting riders to more destinations and expanding opportunities for development that supports transit ridership. Metro facilities include:



Metro Rail: Metro operates heavy rail (HRT) and light rail (LRT) transit lines in underground tunnels, along streets, off-street in dedicated ROW, and above street level on elevated structures. Heavy rail trains are powered by a “third rail” along the tracks. Light rail vehicles are powered by overhead catenary systems (OCS). To support rail operations, Metro owns and maintains traction power substations (TPSS), maintenance yards, and other infrastructure.



Metrolink/Regional Rail: Metro owns a majority of the ROW within LA County on which the Southern California Regional Rail Authority (SCRRA) operates Metrolink service. Metrolink is a commuter rail system with seven lines that span 388 miles across five counties, including: Los Angeles, Orange, Riverside, San Bernardino, Ventura, and North San Diego. As a SCRRA member agency and property owner, Metro reviews development activity adjacent to Metro-owned ROW on which Metrolink operates, and coordinates with Metrolink on any comments or concerns. Metrolink has its own set of standards and processes, see link on page 1.



Metro Bus Rapid Transit (BRT): Metro operates accelerated bus transit, which acts as a hybrid between rail and traditional bus service. Metro BRT may operate in a dedicated travel lane within a street or freeway, or off-street along dedicated ROW. Metro BRT stations may be located on sidewalks within the public right-of-way, along a median in the center of streets, or off-street on Metro-owned property.



Metro Bus: Metro operates 170 bus lines across more than 1,400 square miles in LA County. The fleet serves over 15,000 bus stops with approximately 2,000 buses. Metro operates “Local” and “Rapid” bus service within the street, typically alongside vehicular traffic, though occasionally in “bus-only” lanes. Metro bus stops are typically located on sidewalks within the public right-of-way, which is owned and maintained by local jurisdictions. Metro’s [NextGen Bus Plan](#) re-envision bus service across LA County to make service improvements that better serve riders.

Why is Metro interested in adjacent development?

Metro Supports Transit Oriented Communities: Metro is redefining the role of the transit agency by expanding mobility options, promoting sustainable urban design, and helping transform communities throughout LA County. Metro seeks to partner with local, state, and federal jurisdictions, developers, property owners and other stakeholders across LA County on transit-supportive planning and developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

Adjacent Development Leads to Transit Oriented Communities: Metro supports private development adjacent to transit as this presents a mutually beneficial opportunity to enrich the built environment and expand mobility options. By connecting communities, destinations, and amenities through improved access to public transit, adjacent developments have the potential to:

- reduce auto dependency,
- reduce greenhouse gas emissions,
- promote walkable and bikeable communities that accommodate more healthy and active lifestyles,
- improve access to jobs and economic opportunities, and
- create more opportunities for mobility – highly desirable features in an increasingly urbanized environment.

Opportunity: Acknowledging an unprecedented opportunity to influence how the built environment develops along and around transit and its facilities, Metro has created this document. The Handbook helps ensure compatibility between private development and Metro's transit infrastructure to minimize operational, safety, and maintenance issues. It serves as a crucial first step to encourage early and active collaboration with local stakeholders and identify potential partnerships that leverage Metro initiatives and support TOCs across LA County.



Metro Purview & Concerns

Metro Purview for Review & Coordination

Metro is interested in reviewing development, construction, and utility projects within 100 feet of Metro transit facilities, real estate assets, and ROW – as measured from the edge of the ROW outward – both to ensure the structural safety of existing or planned transit infrastructure and to maximize integration opportunities with adjacent development. The Handbook seeks to:

- Improve communication and coordination between developers, jurisdictions, and Metro.
- Identify common concerns associated with developments adjacent to Metro ROW.
- Highlight Metro operational needs and requirements to ensure safe, continuous service.
- Prevent potential impacts to Metro transit service or infrastructure.
- Maintain access to Metro facilities for riders and operational staff.
- Avoid preventable conflicts resulting in increased development costs, construction delays, and safety impacts.
- Streamline the review process to be transparent, clear, and efficient.
- Assist in the creation of overall marketable and desirable developments.

Key Audiences for Handbook

The Handbook is intended to be used by:

- Local jurisdictions who review, entitle, and permit development projects and/or develop policies related to land use, development standards, and mobility,
- Developers, property owners,
- Architects, engineers, design consultants,
- Builders/contractors,
- Entitlement consultants,
- Environmental consultants,
- Utility companies, and
- other Third Parties.

Metro Assets & Common Concerns for Adjacent Development

The table on the facing page outlines common concerns for development projects and/or construction activities adjacent to Metro transit facilities and assets. These concerns are discussed in greater detail in the following chapters of the Handbook.



METRO ASSETS	COMMON ADJACENCY CONCERNS
 UNDERGROUND ROW Transit operates below ground in tunnels.	• Excavation near tunnels and infrastructure • Clearance from support structures (e.g. tiebacks, shoring, etc) • Coordination with utilities • Clearance from ventilation shafts, surface penetrations (e.g. emergency exits) • Surcharge loading of adjacent construction • Explosions • Noise and vibration/ground movement • Storm water drainage
 AERIAL ROW Transit operates on elevated guideway, typically supported by columns.	• Excavation near columns and support structures • Column foundations • Clearance from OCS • Overhead protection and crane swings • Setbacks from property line for maintenance activities to occur without entering ROW • Coordination with utilities • Noise reduction (e.g. double-paned windows)
 AT-GRADE ROW Transit operates in dedicated ROW at street level; in some cases tracks are separated from adjacent property by fence or wall.	• Pedestrian and bicycle movements and safety • Operator site distance/cone of visibility • Clearance from OCS • Crane swings and overhead protection • Trackbed stability • Storm water drainage • Noise/vibration • Driveways near rail crossings • Setbacks from property line for maintenance activities to occur without entering ROW • Utility coordination
 BUS STOPS Metro operates bus service on city streets. Bus stops are located on public sidewalks.	• Lane closures and re-routing service during construction • Temporary relocation of bus stops • Impacts to access to bus stops
 NON-REVENUE/OPERATIONAL Metro owns and maintains property to support operations (e.g. bus and rail maintenance facilities, transit plazas, traction power substations, park-and-ride parking lots).	• Excavation and clearance from support structures (e.g. tiebacks, shoring, etc) • Ground movement • Drainage • Utility coordination • Access to property

Metro Coordination Process

Typical Stages of Metro Review and Coordination

Early coordination helps avoid conflicts between construction activities and transit operations and maximizes opportunities to identify synergies between the development project and Metro transit services that are mutually beneficial.



*Phases above may include fees for permits and reimbursement of Metro staff time for review and coordination.

Coordination Goal: Metro encourages developers to consult with the Development Review Team early in the design process to ensure compatibility with transit infrastructure and minimize operational, safety, and maintenance issues with adjacent development. The Development Review team will serve as a case manager to developers and other Third Parties to facilitate the review of plans and construction documents across key Metro departments.

Level of Review: Not all adjacent projects will require significant review and coordination with Metro. The level of review depends on the Project's proximity to Metro, adjacency conditions, and the potential to impact Metro facilities and/or services. For example, development projects that are excavating near Metro ROW or using cranes near transit facilities require a greater level of review and coordination. Where technical review and construction monitoring is needed, Metro charges fees for staff time, as indicated by asterisk in the above diagram.

Permit Clearance: Within the City of Los Angeles, Metro reviews and clears Building & Safety permits for projects within 100 feet of Metro ROW, pursuant to [Zoning Information 1117](#). To ensure timely clearance of these permits, Metro encourages early coordination as noted above.

To begin consultation, submit project information via an online [In-Take Form](#), found on Metro's website. Metro staff will review project information and drawings to screen the project for any potential impacts to transit facilities or services, and determine if further review and coordination is required. The sample sections on the facing page illustrate adjacency condition information that helps Metro complete project screening.

Contact:

Metro Development Review Team

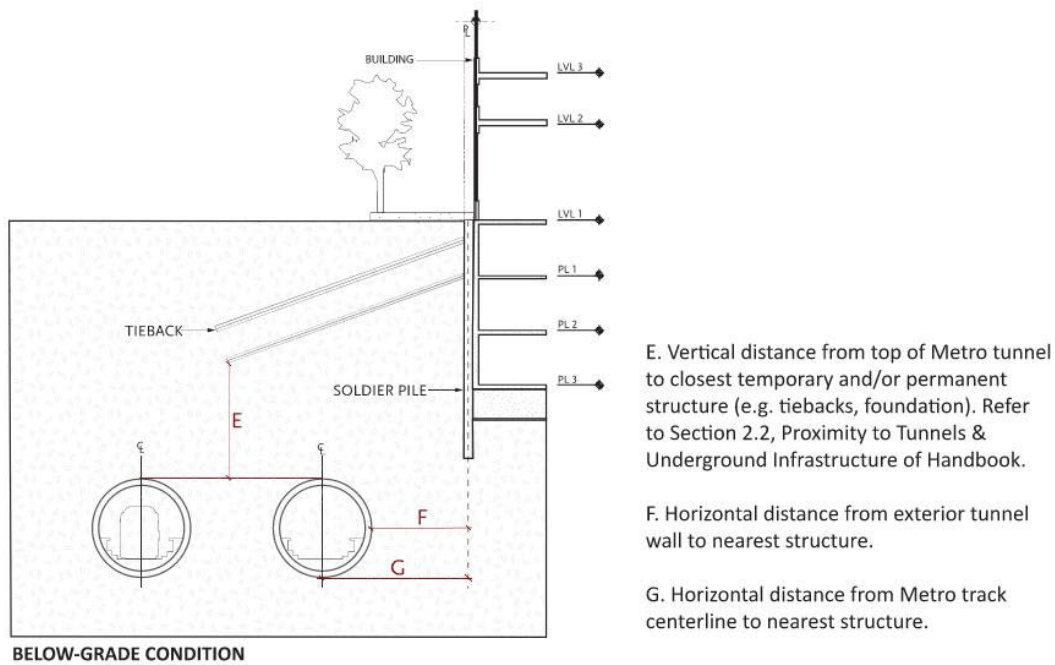
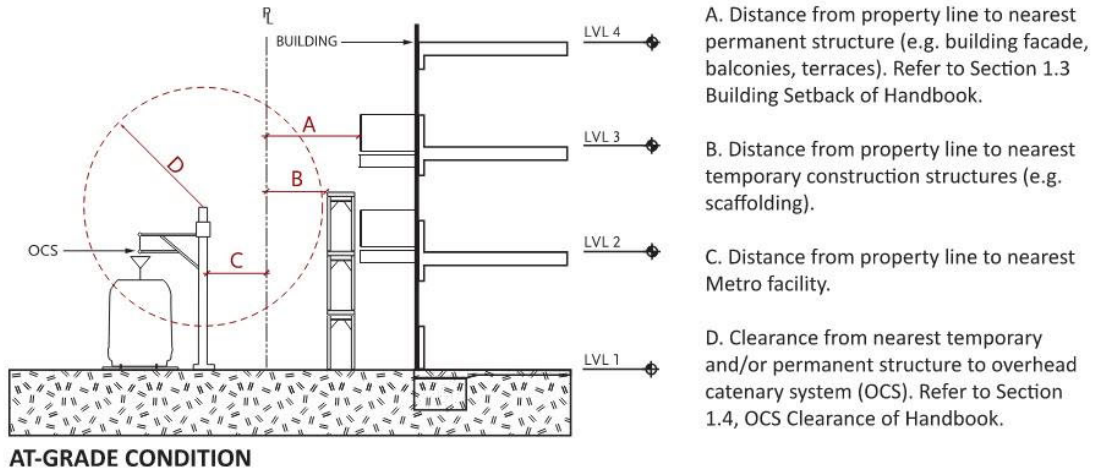
Website: <https://www.metro.net/devreview>

Online In-take Form: <https://ipublic.metro.net/in-take-form>

Email: devreview@metro.net

Phone: 213.418.3484

Sample Section: Adjacency Conditions



Best Practices

Best Practices for Developer Coordination

Metro encourages developers of projects adjacent to Metro ROW and/or Real Estate Assets to take the following steps to facilitate Metro project review and approval:

1. **Review Metro resources and policies:** The Metro Development & Construction Coordination website and Handbook provide important information for those interested in constructing on, adjacent, over, or under Metro ROW, non-revenue property, or transit facilities. Developers and other Third Parties should familiarize themselves with these resources and keep in mind common adjacency concerns when planning a project.
2. **Contact Metro early during design process:** Metro welcomes the opportunity to provide feedback early in project design, allowing for detection and resolution of important adjacency issues, identification of urban design and system integration opportunities, and facilitation of permit approval. Metro encourages project submittal through the online [In-Take Form](#) to begin consultation.
3. **Maintain communication:** Frequent communication with Metro during project design and construction will reinforce relationships and allow for timely project completion. Contact us at devreview@metro.net or at 213.418.3484.

Best Practices for Local Jurisdiction Notification

To improve communication between Metro and the development community, Metro suggests that local jurisdictions take the following steps to notify property owners of coordination needs for properties adjacent to Metro ROW by:

- **Updating GIS and parcel data:** Integrate Metro ROW files into the City/County GIS and/or Google Earth Files for key departments (e.g. Planning, Public Works, Building & Safety) to notify staff of Metro adjacency and need for coordination during development approval process. Download Metro's ROW files [here](#).
- **Flag Parcels:** Create an overlay zone as part of local Specific Plan(s) and/or Zoning Ordinance(s) to tag parcels that are within 100 feet Metro ROW and require coordination with Metro early during the development process [e.g. City of Los Angeles Zone Information and Map Access System (ZI-1117)].
- **Provide Resources:** Direct all property owners and developers interested in parcels within 100 feet of Metro ROW to Metro's resources (e.g. website, Handbook).





Site Plan & Conceptual Design

Site Plan & Conceptual Design

1.1 Supporting Transit Oriented Communities

Transit-oriented communities (TOCs) are places that, by their design, make it more convenient to take transit, walk, bike or roll than to drive. By working closely with the development community and local jurisdictions, Metro seeks to ensure safe construction near Metro facilities and improve compatibility with adjacent development to increase transit ridership.

RECOMMENDATION: Consider site planning and building design strategies to that support transit ridership, such as:

- Leveraging planning policies and development incentives to design a more compelling project that capitalizes on transit adjacency and economy of scales.
- Programming a mix of uses to create lively, vibrant places that are active day and night.
- Utilizing Metro policies and programs that support a healthy, sustainable, and welcoming environment around transit service and facilities.
- Prioritizing pedestrian-scaled elements to create spaces that are comfortable, safe, and enjoyable.
- Activating ground floor with retail and outdoor seating/activities to bring life to the public environment.
- Reducing and screening parking to focus on pedestrian activity.
- Incorporating environmental design elements that help reduce crime (e.g. windows and doors that face public spaces, lighting).



The Wilshire/Vermont Metro Joint Development project leveraged existing transit infrastructure to catalyze a dynamic and accessible urban environment. This project accommodates portal access into the Metro Rail system and on-street bus facilities.



1.2 Enhancing Access to Transit

Metro seeks to create a comprehensive, integrated transportation network and supports infrastructure and design that allows safe and convenient access to its multi-modal services. Projects in close proximity to Metro's services and facilities present an opportunity to enhance the public realm and connections to/from these services for transit riders as well as users of the developments.

RECOMMENDATION: Design projects with transit access in mind. Project teams should capitalize on the opportunity to improve the built environment and enhance the public realm for pedestrians, bicyclists, persons with disabilities, seniors, children, and users of green modes. Metro recommends that projects:

- Orient major entrances to transit service, making access and travel safe, intuitive, and convenient.
- Plan for a continuous canopy of shade trees along all public right-of-way frontages to improve pedestrian comfort to transit facilities.
- Add pedestrian lighting along paths to transit facilities and nearby destinations.
- Integrate wayfinding and signage into project design.
- Enhance nearby crosswalks and ramps.
- Ensure new walkways and sidewalks are clear of any obstructions, including utilities, traffic control devices, trees, and furniture.
- Design for seamless, multi-modal pedestrian connections, making access easy, direct, and comfortable.



The City of Santa Monica leveraged investments in rail transit and reconfigured Colorado Avenue to form a multi-modal first/last mile gateway to the waterfront from the Downtown Santa Monica Station. Photo by PWP Landscape Architecture

Site Plan & Conceptual Design

1.3 Building Setback

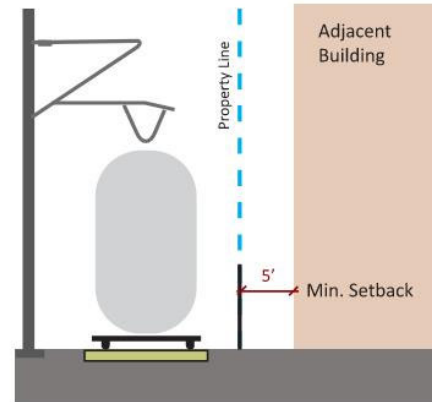
Buildings and structures with a zero lot setback that closely abut Metro ROW can pose concerns to Metro during construction. Encroachment onto Metro property to construct or maintain buildings is strongly discouraged as this presents safety hazards and may disrupt transit service and/or damage Metro infrastructure.

RECOMMENDATION: Include a minimum setback of five (5) feet from the property line to building facade to accommodate the construction and maintenance of structures without the need to encroach upon Metro property. As local jurisdictions also have building setback requirements, new developments should comply with the greater of the two requirements.

Entry into the ROW by parties other than Metro and its affiliated partners requires written approval. Should construction or maintenance of a development necessitate temporary or ongoing access to Metro ROW, a Metro Right of Entry Permit must be requested and obtained from Metro Real Estate for every instance access is required. Permission to enter the ROW is granted solely at Metro's discretion.

Coordination between property owners of fences, walls, and other barriers along property line is recommended. See Section 1.5.

Refer to Section 3.2 – Track Access and Safety for additional information pertaining to ROW access in preparation for construction activities.



A minimum setback of five (5) feet between an adjacent structure and Metro ROW is strongly encouraged to allow project construction and ongoing maintenance without encroaching on Metro property.

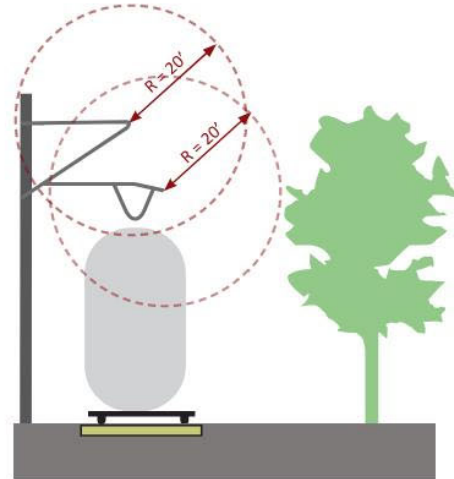


1.4 Overhead Catenary System (OCS) Clearance

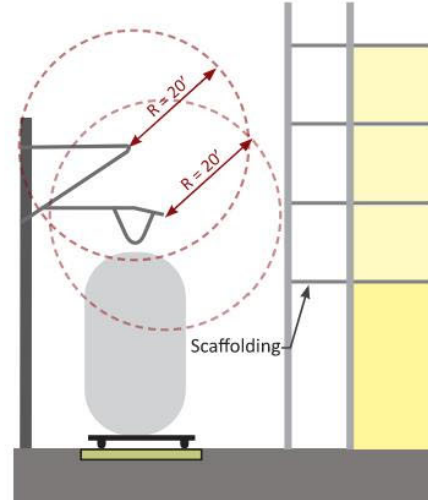
Landscaping and tree canopies can grow into the OCS above light rail lines, creating electrical safety hazards as well as visual and physical impediments for trains. Building appurtenances facing rail ROW, such as balconies, may also pose safety concerns to Metro operations as objects could fall onto the OCS.

RECOMMENDATION: Design project elements facing the ROW to avoid potential conflicts with Metro transit vehicles and infrastructure. Metro recommends that projects:

- Plan for landscape maintenance from private property and prevent growth into Metro ROW. Property owners will not be permitted to access Metro property to maintain private development.
- Design buildings such that balconies do not provide building users direct access to Metro ROW.
- Maintain building appurtenances and landscaping at a minimum distance of ten (10) feet from the OCS and support structures. If Transmission Power (TP) feeder cable is present, twenty (20) feet from the OCS and support structures is required. Different standards will apply for Metro Trolley Wires, Feeder Cables (wires) and Span Wires.



Adjacent structures and landscaping should be sited and maintained to avoid conflicts with the rail OCS.



Scaffolding and construction equipment should be staged to avoid conflicts with the rail OCS.

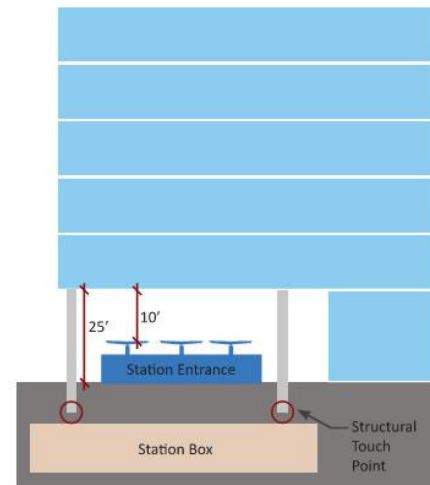
Site Plan & Conceptual Design

1.5 Underground Station Portal Clearance

Metro encourages transit-oriented development. Where development is planned above station entrances, close coordination is needed for structural safety as well as access for patrons, operations, and maintenance. Below are key design rules of thumb for development planned to cantilever over an entrance to an underground Metro Rail station.

RECOMMENDATION:

1. Preserve 25 feet clearance at minimum from plaza grade and the building structure above.
2. Preserve 10 feet clearance at minimum between portal roof and building structure above.
3. Coordinate structural support system and touchdown points to ensure a safe transfer of the building loads above the station portal.
4. Coordinate placement of structural columns and amenities (e.g. signage, lighting, furnishings) at plaza level to facilitate direct and safe connections for people of all mobile abilities to and from station entrance(s).
5. Develop a maintenance plan for the plaza in coordination with Metro.



Projects that propose to cantilever over Metro subway portals require close coordination with Metro Engineering.



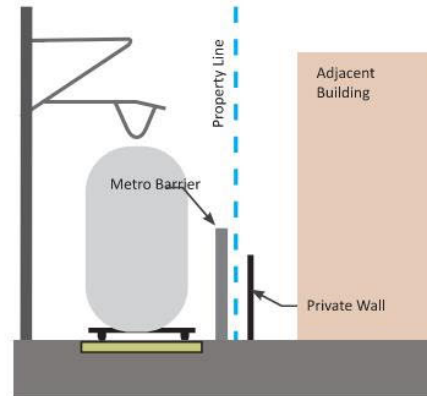
1.6 Shared Barrier Construction & Maintenance

In areas where Metro ROW abuts private property, barrier construction and maintenance responsibilities can be a point of contention with property owners. When double barriers are constructed, the gap created between the Metro-constructed fence and a private property owner's fence can accumulate trash and make regular maintenance challenging without accessing the other party's property.

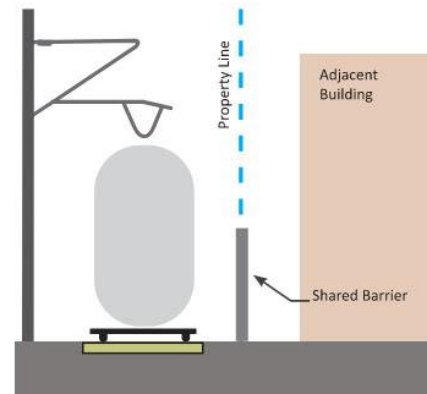
RECOMMENDATION: Coordinate with Metro Real Estate to create a single barrier condition along the ROW property line. With an understanding that existing conditions along ROW boundaries vary throughout LA County, Metro recommends the following, in order of preference:

- **Enhance existing Metro barrier:** if structural capacity allows, private property owners and developers should consider physically affixing improvements onto and building upon Metro's existing barrier. Metro is amenable to barrier enhancements such as increasing barrier height and allowing private property owners to apply architectural finishes to their side of Metro's barrier.
- **Replace existing barrier(s):** if conditions are not desirable, remove and replace any existing barrier(s), including Metro's, with a new single "shared" barrier built on the property line.

Metro is amenable to sharing costs for certain improvements that allow for clarity in responsibilities and adequate ongoing maintenance from adjacent property owners without entering Metro's property. Metro Real Estate should be contacted with case-specific questions and will need to approve shared barrier design, shared financing, and construction.



Double barrier conditions allow trash accumulation and create maintenance challenges for Metro and adjacent property owners.



Metro prefers a single barrier condition along its ROW property line.

Site Plan & Conceptual Design

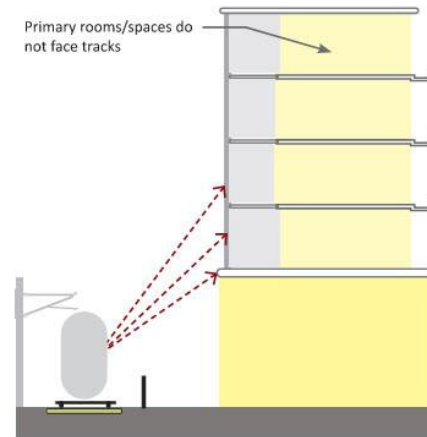
1.7 Project Orientation & Noise Mitigation

Metro may operate in and out of revenue service 24 hours per day, every day of the year, which can create noise and vibration (i.e. horns, power washing). Transit service and maintenance schedules cannot be altered to avoid noise for adjacent developments. However, noise and vibration impacts can be reduced through building design and orientation.

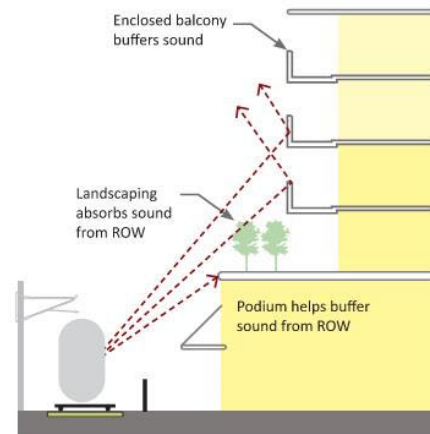
RECOMMENDATION: Use building orientation, programming, and design techniques to reduce noise and vibration for buildings along Metro ROW:

- Locate secondary or “back of house” rooms (e.g. bathrooms, stairways, laundry rooms) along ROW, rather than primary living spaces that are noise sensitive (e.g. bedrooms and family rooms).
- Use upper level setbacks and locate living spaces away from ROW.
- Enclose balconies.
- Install double-pane windows.
- Include language disclosing potential for noise, vibration, and other impacts due to transit proximity in terms and conditions for building lease or sale agreements to protect building owners/sellers from tenant/buyer complaints.

Developers are responsible for any noise mitigation required, which may include engineering designs for mitigation recommended by Metro or otherwise required by local municipalities. A recorded Noise Easement Deed in favor of Metro may be required for projects within 100 feet of Metro ROW to ensure notification to tenants and owners of any proximity issues.



Building orientation can be designed to face away from tracks, reducing the noise and vibration impacts.



Strategic placement of podiums and upper-level setbacks on developments near Metro ROW can reduce noise and vibration impacts.



1.8 At-Grade Rail Crossings

New development is likely to increase pedestrian activity at rail crossings. Safety enhancements may be needed to upgrade existing rail crossings to better protect pedestrians.

RECOMMENDATION: Coordinate with Metro, the California Public Utilities Commission (CPUC), and any other transit operators using the crossing (e.g. Metrolink) to determine if safety enhancements are needed for nearby rail crossings.

While Metro owns and operates the rail ROW, the CPUC regulates all rail crossings. Contact the CPUC early in the design process to determine if they will require any upgrades to existing rail crossings. The CPUC may request to review development plans and hold a site visit to understand future pedestrian activity. Metro's Corporate Safety Department can support the developer in coordination with the CPUC.



Gates and pedestrian arms are common types of safety elements for pedestrians at rail crossings.



Safety elements of a gate and pedestrian arms have been constructed at the Monrovia Station.

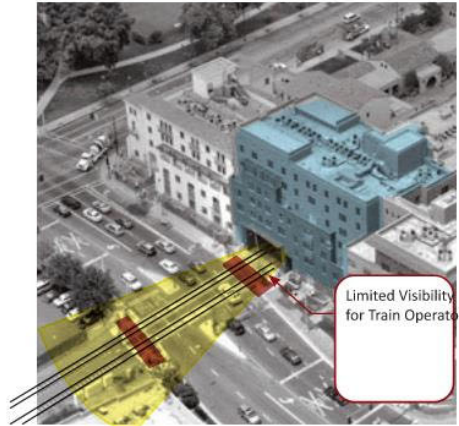
Site Plan & Conceptual Design

1.9 Sight-Lines at Crossings

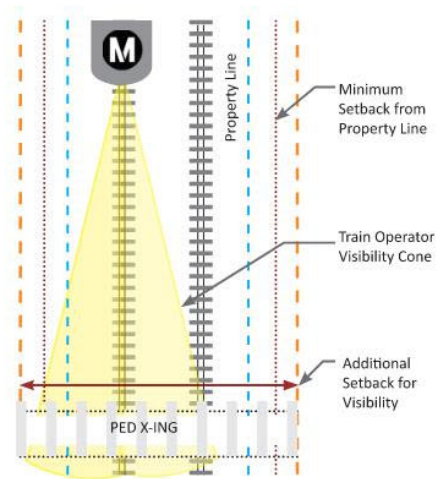
Developments adjacent to Metro ROW can present visual barriers to transit operators approaching vehicular and pedestrian crossings. Buildings and structures in close proximity to transit corridors can reduce sight-lines and create blind corners where operators cannot see pedestrians. This requires operations to reduce train speeds, which decreases efficiency of transit service.

RECOMMENDATION: Design buildings to maximize transit service sight-lines at crossings, leaving a clear cone of visibility to oncoming vehicles and pedestrians.

Metro Rail Operations will review, provide guidance, and determine the extent of operator visibility for safe operations. If the building envelope overlaps with the visibility cone near pedestrian and vehicular crossings, a building setback may be necessary to ensure safe transit service. The cone of visibility at crossings and required setback will be determined based on vehicle approach speed.



Limited sight-lines for trains approaching street crossings create unsafe conditions.



Visibility cones allow train operators to respond to safety hazards.



1.10 Driveway/Access Management

Driveways adjacent to on-street bus stops can create conflict for pedestrians walking to/from or waiting for transit. Additionally, driveways accessing parking lots and loading zones at project sites near Metro Rail and BRT crossings can create queuing issues along city streets and put vehicles in close proximity to fast moving trains and buses, which pose safety concerns.

RECOMMENDATION: Site driveways and other vehicular entrances to avoid conflicts with pedestrians, bicycles, and transit vehicles by:

- Placing driveways along side streets and alleys, away from on-street bus stops and transit crossings to minimize safety conflicts between active ROW, transit vehicles, and people, as well as queuing on streets.
- Locating vehicular driveways away from transit crossings or areas that are likely to be used as waiting areas for transit services.
- Placing loading docks away from sidewalks where transit bus stop activity is/will be present.
- Consolidating vehicular entrances and reduce width of driveways.
- Using speed tables to slow entering/exiting automobiles near pedestrians.
- Separating pedestrian walkways to minimize conflict with vehicles.
- Encouraging safe non-motorized travel.



Driveways in close proximity to each other compromise safety for those walking to/from transit and increase the potential for vehicle-pedestrian conflicts.

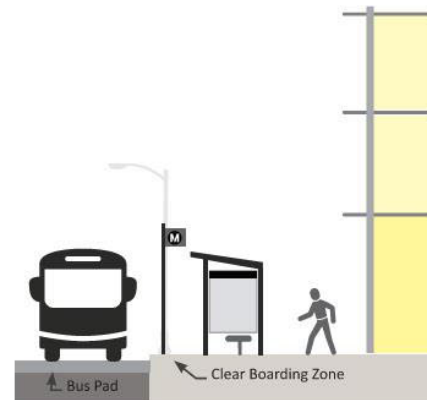
Site Plan & Conceptual Design

1.11 Bus Stop & Zones Design

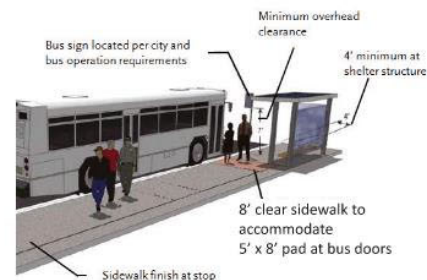
Metro Bus serves over 15,000 bus stops throughout the diverse landscape that is LA County. Typically located on sidewalks within public right-of-way owned and maintained by local jurisdictions, existing bus stop conditions vary from well-lit and sheltered spaces to uncomfortable and unwelcoming zones. Metro is interested in working with developers and local jurisdictions to create a vibrant public realm around new developments by strengthening multi-modal access to/from Metro transit stops and enhancing the pedestrian experience.

RECOMMENDATION: When designing around existing or proposed bus stops:

- Review Metro's Transit Service Policy, which provides standards for design and operation of bus stops and zones for near-side, far-side, and mid-block stops.
- Review Metro's Transfers Design Guide for more information at <https://www.metro.net/projects/station-design-projects/>
- Accommodate 5' x 8' landing pads at bus doors (front and back door, which are typically 23 to 25 feet apart).
- Locate streetscape elements (e.g. tree planters, street lamps, benches, shelters, trash receptacles and newspaper stands) outside of bus door zones to protect transit access and ensure a clear path of travel.
- Install a concrete bus pad within each bus stop zone to avoid street asphalt damage.
- Replace stand-alone bus stop signs with bus shelters that include benches and adequate lighting.
- Design wide sidewalks (15' preferred) that accommodate bus landing pads as well as street furniture, landscape, and user travel space.
- Consider tree species, height, and canopy shape (higher than 14' preferred) to avoid vehicle conflicts at bus stops. Trees should be set back from the curb and adequately maintained to prevent visual and physical impediments for buses when trees reach maturity. Avoid planting of trees that have an invasive and shallow root system.



A concrete bus pad should be located at bus stops and bus shelters should be located along sidewalks to ensure an accessible path of travel to a clear boarding area.



Well-designed and accessible bus stops are beneficial amenities for both transit riders and users of adjacent developments.



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Engineering & Technical Review

Engineering & Technical Review

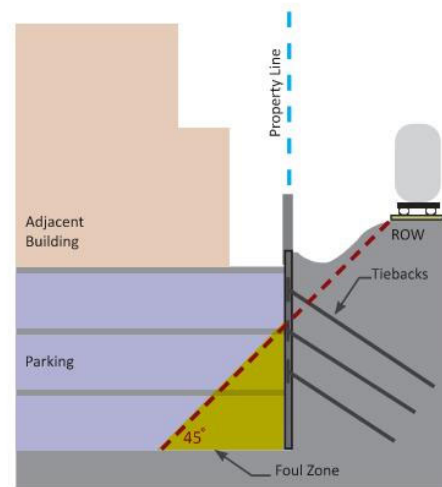
2.1 Excavation Support System Design

Excavation near Metro ROW has the potential to disturb adjoining soils and jeopardize support of existing Metro infrastructure. Any excavation which occurs within the geotechnical foul zone relative to Metro infrastructure is subject to Metro review and approval and meet Cal/OSHA requirements. This foul zone or geotechnical zone of influence shall be defined as the area below a track-way as measured from a 45-degree angle from the edge of the rail track ballast. Construction within this vulnerable area poses a potential risk to Metro service and requires additional Metro Engineering review.

RECOMMENDATION: Coordinate with Metro Engineering staff for review and approval of the excavation support system drawings and calculations prior to the start of excavation or construction. Tiebacks encroaching into Metro ROW may require a tieback easement or license, at Metro's discretion.

Any excavation/shoring within Metrolink operated and maintained ROW will require compliance with SCRRA Engineering standards and guidelines.

See page 7 for a sample section showing Metro adjacent conditions.



An underground structure located within the ROW foul zone would require additional review by Metro.



2.2 Proximity to Tunnels & Underground Infrastructure

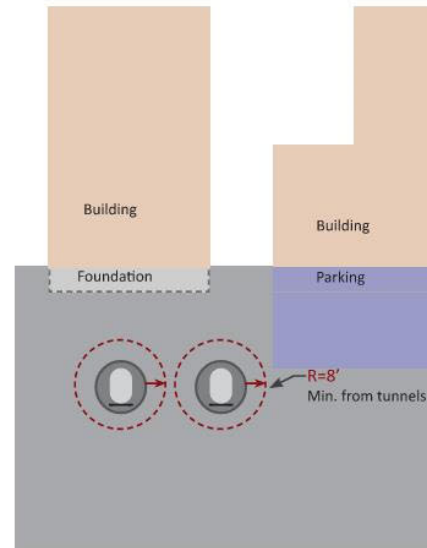
Construction adjacent to, over, or below underground Metro facilities (tunnels, stations and appendages) is of great concern and should be coordinated closely with Metro Engineering.

RECOMMENDATION: Coordinate with Metro early in the design process when proposing to build near underground Metro infrastructure. Metro typically seeks to maintain a minimum eight (8) foot clearance from existing Metro facilities to new construction (shoring or tiebacks). It will be incumbent upon the developer to demonstrate, to Metro's satisfaction, that both the temporary support of construction and the permanent works do not adversely affect the structural integrity, safety, or continued efficient operation of Metro facilities.

Dependent on the nature of the adjacent construction, Metro will need to review the geotechnical report, structural foundation plans, sections, shoring plan sections and calculations.

Metro may require monitoring where such work will either increase or decrease the existing overburden (i.e. weight) to which the tunnels or facilities are subjected. When required, the monitoring will serve as an early indication of excessive structural strain or movement. See Section 3.4, Excavation Drilling/Monitoring for additional information regarding monitoring requirements.

See page 7 for a sample section showing Metro adjacent conditions.



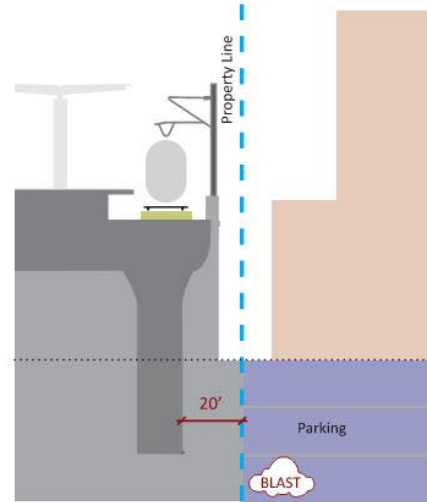
Adjacent project structures in close proximity to underground Metro infrastructure will require additional review by Metro.

Engineering & Technical Review

2.3 Protection from Explosion/Blast

Metro is obligated to ensure the safety of public transit infrastructure from potential explosive sources which could originate from adjacent underground structures or from at-grade locations, situated below elevated guideways or near stations. Blast protection setbacks or mitigation may be required for large projects constructed near critical Metro facilities.

RECOMMENDATION: Avoid locating underground parking or basement structures within twenty (20) feet from an existing Metro tunnel or facility (exterior face of wall to exterior face of wall). Adjacent developments within this 20-foot envelope may be required to submit a Threat Assessment and Blast/Explosion Study for Metro review and approval.



An underground structure proposed within twenty (20) feet of a Metro structure may require a Threat Assessment and Blast/Explosion Study.



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Construction Safety & Management

Construction Safety & Management

3.1 Pre-Construction Coordination

Metro is concerned with impacts to service requiring rail single line tracking, line closures, speed restrictions, and bus bridging occurring as a result of adjacent project construction. Projects that will require work over, under, adjacent, or on Metro property or ROW and include operation of machinery, scaffolding, or any other potentially hazardous work are subject to evaluation in preparation for and during construction to maintain safe transit operations and passenger well-being.

RECOMMENDATION: Following an initial screening of the project, Metro may determine that additional on-site coordination may be necessary. Dependent on the nature of the adjacent construction, developers may be requested to perform the following as determined on a case-by-case basis:

- Submit a construction work plan and related project drawings and specifications for Metro review.
- Submit a contingency plan, show proof of insurance coverage, and issue current certificates.
- Provide documentation of contractor qualifications.
- Complete pre-construction surveys, perform baseline readings, and install movement instrumentation.
- Complete readiness review and perform practice run of transit service shutdown per contingency plan.
- Designate a ROW observer or other safety personnel and an inspector from the project's construction team.
- Establish a coordination process for access and work in or adjacent to ROW for the duration of construction.

Project teams will be responsible for the costs of adverse impacts to Metro transit operations caused by work on adjacent developments, including remedial work to repair damage to Metro property, facilities, or systems. Additionally, a Construction Monitoring fee may be assessed based on an estimate of required level of effort provided by Metro.

All projects adjacent to Metrolink infrastructure will require compliance with SCRRA Engineering Standards and Guidelines.



Metro may need to monitor development construction near Metro facilities.



3.2 Track Access and Safety

Permission from Metro is required to enter Metro property for rail construction and maintenance along, above, or under Metro ROW as these activities can interfere with Metro utilities and service and pose a safety hazard to construction teams and transit riders. Track access is solely at Metro's discretion and is discouraged to prevent electrocution and collisions with construction workers or machines.

RECOMMENDATION: Obtain and/or complete the following to work in or adjacent to Metro Rail ROW:

1. **Construction Work Plan:** Dependent on the nature of adjacent construction, Metro may request a construction work plan, which describes means and methods and other construction plan details, to ensure the safety of transit operators and riders.
2. **Safety Training:** All members of the project construction team will be required to attend Metro Rail Safety Training before commencing work activity. Training provides resources and procedures when working near active rail ROW.
3. **Right of Entry Permit/Temporary Construction Easement:** All access to and activity on Metro property, including easements necessary for construction of adjacent projects, must be approved through a Right-of-Entry Permit and/or a Temporary Construction Easement obtained from Metro Real Estate and may require a fee.
4. **Track Allocation:** All work on Metro Rail ROW must receive prior approval from Metro Rail Operations Control. Track Allocation identifies, reserves, and requests changes to normal operations for a specific track section, line, station, location, or piece of equipment to allow for safe use by a non-Metro entity. If adjacent construction is planned in close proximity to active ROW, flaggers must be used to ensure safety of construction workers and transit riders.



Trained flaggers ensure the safe crossing of pedestrians and workers of an adjacent development.

Construction Safety & Management

3.3 Construction Hours

Building near active Metro ROW poses safety concerns and may require limiting hours of construction which impact Metro ROW to night or off-peak hours so as not to interfere with Metro revenue service. To maintain public safety and access for Metro riders, construction should be planned, scheduled, and carried out in a way to avoid impacts to Metro service and maintenance.

RECOMMENDATION: In addition to receiving necessary construction approvals from the local jurisdiction, all construction work on or in close proximity to Metro ROW must be scheduled through the Track Allocation Process, detailed in Section 3.2.

Metro prefers that adjacent construction with potential to impact normal, continuous Metro operations take place during non-revenue hours (approximately 1am-4am) or during non-peak hours to minimize impacts to service. The developer may be responsible for additional operating costs resulting from disruption to normal Metro service.



Construction during approved hours ensures the steady progress of adjacent development construction and minimizes impacts to Metro's transit service.



3.4 Excavation/Drilling Monitoring

Excavation is among the most hazardous construction activities and can pose threats to the structural integrity of Metro's transit infrastructure.

RECOMMENDATION: Coordinate with Metro Engineering to review and approve excavation and shoring plans during design and development, and well in advance of construction (see Sections 2.1 and 2.2).

Geotechnical instrumentation and monitoring will be required for all excavations occurring within Metro's geotechnical zone of influence, where there is potential for adversely affecting the safe and efficient operation of transit vehicles. Monitoring of Metro facilities due to adjacent construction may include the following as determined on a case-by-case basis:

- Pre- and post-construction condition surveys
- Extensometers
- Inclinometers
- Settlement reference points
- Tilt-meters
- Groundwater observation wells
- Movement arrays
- Vibration monitoring



Excavation and shoring plans must be reviewed by Metro to ensure structural compatibility with Metro infrastructure and safety during adjacent development construction.



A soldier pile wall used for Regional Connector station at 2nd/Hope.

Construction Safety & Management

3.5 Crane Operations

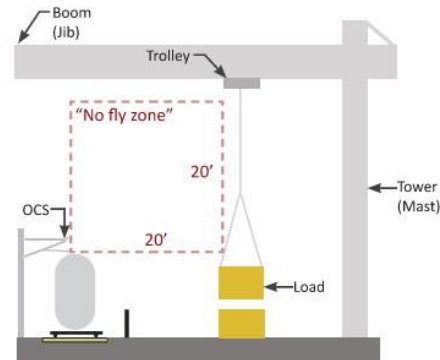
Construction activities adjacent to Metro ROW may require moving large, heavy loads of building materials and machinery using cranes. Cranes referenced here include all power-operated equipment that can hoist, lower, and horizontally move a suspended load. To ensure safety for Metro riders, operators, and transit facilities, crane operations adjacent to Metro ROW must follow the safety regulations and precautions below and are subject to California Occupational Safety and Health Administration (Cal/OSHA) standards.

RECOMMENDATION:

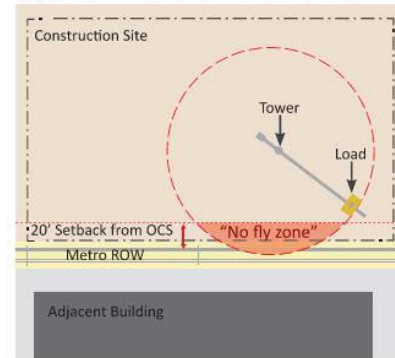
Coordinate with Metro to discuss construction methods and confirm if a crane work plan is required. Generally, crane safety near Metro's ROW and facilities largely depends on the following factors: 1) Metro's operational hours and 2) swinging a load over or near Metro power lines and facilities. Note:

1. **Clearance:** A crane boom may travel over energized Metro OCS only if it maintains a vertical 20-foot clearance and the load maintain a horizontal 20-foot clearance.
2. **Power:** Swinging a crane boom with a load over Metro facilities or passenger areas is strictly prohibited during revenue hours. To swing a load in the "no fly zone" (see diagrams to right), the construction team must coordinate with Metro to de-energize the OCS.
3. **Weathering:** When not in use, the crane boom may swing 360 degrees with the movement of the wind, including over energized Metro OCS, only if the trolley is fully retracted towards the crane tower and not carrying any loads.
4. **Process:** Developers and contractors must attend Metro Track Allocation (detailed in Section 3.2) to determine if Metro staff support is necessary during crane erection and load movement.
5. **Permit:** Developers must apply for a Metro Right-of-Entry permit to swing over Metro facilities.

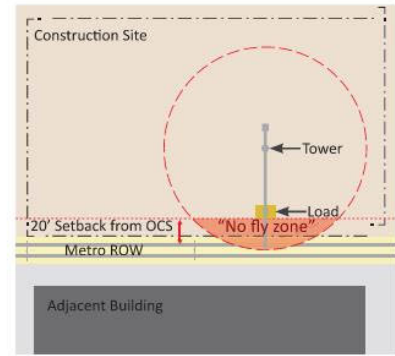
Project teams will bear all costs associated with impacts to Metro Rail operations and maintenance.



Cranes and construction equipment should be staged to avoid conflicts with the rail OCS.



Plan View: Crane swing and load are restricted near Metro ROW.



Plan View: While crane boom swings over "no fly zone," the trolley and load are retracted to maintain clearance from OCS.



3.6 Construction Barriers & Overhead Protection

During construction, falling objects can damage Metro facilities and pose a safety concern to the riders accessing them.

RECOMMENDATION: Erect vertical construction barriers and overhead protection compliant with Metro and Cal/OSHA requirements to prevent objects from falling into Metro ROW or areas designed for public access to Metro facilities. A protection barrier shall be constructed to cover the full height of an adjacent project and overhead protection from falling objects shall be provided over Metro ROW as necessary. Erection of the construction barriers and overhead protection for these areas shall be done during Metro non-revenue hours.



Overhead protection is required when moving heavy objects over Metro ROW or in areas designated for public use.



Constructed above is a wooden box over the entrance portal for overhead protection at the 4th/Hill Station.

Construction Safety & Management

3.7 Pedestrian & Emergency Access

Metro's riders rely on the consistency and reliability of access and wayfinding to and from stations, stops, and facilities. Construction on adjacent property must not obstruct pedestrian access, fire department access, emergency egress, or otherwise present a safety hazard to Metro operations, its employees, riders, and the general public. Fire access and safe escape routes within all Metro stations, stops, and facilities must be maintained at all times.

RECOMMENDATION: Ensure pedestrian and emergency access from Metro stations, stops, and transit facilities is compliant with the Americans with Disabilities Act (ADA) and maintained during construction:

- Temporary fences, barricades, and lighting should be installed and watchmen provided for the protection of public travel, the construction site, adjacent public spaces, and existing Metro facilities.
- Temporary signage should be installed where necessary and in compliance with the latest California Manual on Uniform Traffic Control Devices (MUTCD) and in coordination with Metro Art and Design Standards.
- Emergency exits shall be provided and be clear of obstructions at all times.
- Access shall be maintained for utilities such as fire hydrants, stand pipes/connections, and fire alarm boxes as well as Metro-specific infrastructure such as fan and vent shafts.



Sidewalk access is blocked for a construction project, forcing pedestrians into the street or to use less direct paths to the Metro facility.



3.8 Impacts to Bus Routes & Stops

During construction, bus stop zones and routes may need to be temporarily relocated. Metro needs to be informed of activities that require stop relocation or route adjustments in order to ensure uninterrupted service.

RECOMMENDATION: During construction, maintain or relocate existing bus stops consistent with the needs of Metro Bus Operations. Design of temporary and permanent bus stops and surrounding sidewalk areas must be compliant with the ADA and allow passengers with disabilities a clear path of travel to the transit service. Existing bus stops must be maintained as part of the final project. Metro Bus Operations Control Special Events Department and Metro Stops & Zones Department should be contacted at least 30 days before initiating construction activities.



Temporary and permanent relocation of bus stops and layover zones will require coordination between developers, Metro, and other municipal bus operators and local jurisdictions.

Construction Safety & Management

3.9 Utility Coordination

Construction has the potential to interrupt utilities that Metro relies on for safe operations and maintenance. Utilities of concern to Metro include, but are not limited to, condenser water piping, potable/fire water, storm and sanitary sewer lines, and electrical/telecommunication services.

RECOMMENDATION: Coordinate with Metro Real Estate during project design to gauge temporary and permanent utility impacts and avoid conflicts during construction.

The contractor shall protect existing above-ground and underground Metro utilities during construction and coordinate with Metro to receive written approval for any utilities pertinent to Metro facilities that may be used, interrupted, or disturbed.

When electrical power outages or support functions are required, approval must be obtained through Metro Track Allocation in coordination with Metro Real Estate for a Right of Entry Permit.

To begin coordination with Metro Real Estate, visit www.metro.net/devreview and select the drop-down "Utility Project Coordination."



Coordination of underground utilities is critical to safely and efficiently operate Metro service.



3.10 Air Quality & Ventilation Protection

Hot or foul air, fumes, smoke, steam, and dust from adjacent construction activities can negatively impact Metro facilities, service, and users.

RECOMMENDATION: Ensure that hot or foul air, fumes, smoke, and steam from adjacent facilities are discharged beyond 40 feet from existing Metro facilities, including but not limited to ventilation system intake shafts and station entrances. Should fumes be discharged within 40 feet of Metro intake shafts, a protection panel around each shaft shall be required.



A worker breaks up concrete creating a cloud of silica dust.

Glossary

Cone of Visibility

A conical space at the front of moving transit vehicles allowing for clear visibility of travel way and/or conflicts.

Construction Work Plan (CWP)

Project management document outlining the definition of work tasks, choice of technology, estimation of required resources and duration of individual tasks, and identification of interactions among the different work tasks.

Flagger/Flagman

Person who controls traffic on and through a construction project. Flaggers must be trained and certified by Metro Rail Operations prior to any work commencing in or adjacent to Metro ROW.

Geotechnical Foul Zone

Area below a track-way as measured from a 45-degree angle from the edge of the rail track ballast.

Guideway

A channel, track, or structure along which a transit vehicle moves.

Heavy Rail Transit (HRT)

Metro HRT systems include exclusive ROW (mostly subway) trains up to six (6) cars long (450') and utilize a contact rail for traction power distribution (e.g. Metro Red Line).

Joint Development (JD)

JD is the asset management and real estate development program through which Metro collaborates with developers to build housing, retail, and other amenities on Metro properties near transit, typically through ground lease. JD projects directly link transit riders with destinations and services throughout LA County.

Light Rail Transit (LRT)

Metro LRT systems include exclusive, semi-exclusive, or street ROW trains up to three (3) cars long (270') and utilize OCS for traction power distribution (e.g. Metro Blue Line).

Measure R

Half-cent sales tax for LA County approved in November 2008 to finance new transportation projects and programs. The tax expires in 2039.

Measure M

Half-cent sales tax for LA County approved in November 2016 to fund transportation improvements, operations and programs, and accelerate projects already in the pipeline. The tax will increase to one percent in 2039 when Measure R expires.

Metrolink

A commuter rail system with seven lines throughout Los Angeles, Orange, Riverside, San Bernardino, Ventura, and North San Diego counties governed by the Southern California Regional Rail Authority (SCRRA).

Metro Adjacent Construction Design Manual

Volume III of the Metro Design Criteria & Standards, which outlines the Metro adjacent review procedure as well as operational requirements when constructing over, under, or adjacent to Metro facilities, structures, and property.

Metro Bus

Metro "Local" and "Rapid" bus service runs within the street, typically alongside vehicular traffic, though occasionally in "bus-only" lanes.

Metro Bus Rapid Transit (BRT)

High quality bus service that provides faster and convenient service through the use of dedicated ROW, branded vehicles and stations, high frequency and intelligent transportation systems, all-door boarding, and intersection crossing priority. Metro BRT may run within dedicated ROW or in mixed flow traffic on streets.

Metro Design Criteria and Standards

A compilation of documents that govern how Metro transit service and facilities are designed, constructed, operated, and maintained.

Metro Rail

Urban rail system serving LA County consisting of six lines, including two subway lines and four light rail lines.

Metro Rail Design Criteria (MRDC)

Volume IV of the Metro Design Criteria & Standards which establishes design criteria for preliminary engineering and final design of a Metro Rail Project.

Metro Transit Oriented Communities

Land use planning and community development program that seeks to maximize access to transportation as a key organizing principle and promote equity and sustainable living by offering a mix of uses close to transit to support households at all income levels, as well as building densities, parking policies, urban design elements, and first/last mile facilities that support ridership and reduce auto dependency.

Noise Easement Deed

Easement granted by property owners abutting Metro ROW acknowledging noise due to transit operations and maintenance.

Overhead Catenary System (OCS)

One or more electrified wires situated over a transit ROW that transmit power to light rail trains via pantograph, a current collector mounted on the roof of an electric vehicle. Metro OCS is supported by hollow poles placed between tracks or on the outer edge of parallel tracks.

Right of Entry Permit

Written approval granted by Metro Real Estate to enter Metro ROW and property.

Right of Way (ROW)

Legal right over property reserved for transportation purposes to construct, protect, maintain and operate transit services.

Southern California Regional Rail Authority (SCRRA)

A joint powers authority made up of an 11-member board representing the transportation commissions of Los Angeles, Orange, Riverside, San Bernardino and Ventura counties. SCRRA governs and operates Metrolink service.

Threat Assessment and Blast/Explosion Study

Analysis performed when adjacent developments are proposed within twenty (20) feet from an existing Metro tunnel or facility.

Track Allocation/Work Permit

Permit granted by Metro Rail Operations Control to allocate a section of track and perform work on or adjacent to Metro Rail ROW. This permit should be submitted for any work that could potentially foul the envelope of a train.

Wayfinding

Signs, maps, and other graphic or audible methods used to convey location and directions to travelers.

metro.net/projects/devreview/

