NOTICE OF PREPARATION AND INITIAL STUDY

VOLARA TOWNHOMES
LA HABRA, CALIFORNIA

LEAD AGENCY:

CITY OF LA HABRA
DEPARTMENT OF COMMUNITY DEVELOPMENT
110 EAST LA HABRA BOULEVARD
LA HABRA, CALIFORNIA 90631

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

JUNE 19, 2019

LHAB 031

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

NOTICE OF PREPARATION (NOP)

The purpose of this Notice of Preparation (NOP) is to notify responsible agencies, trustee agencies, surrounding cities, and the public that the City of La Habra intends to initiate the preparation of an environmental impact report (EIR) for the proposed project described herein. The City of La Habra, in its capacity as Lead Agency, requests that this NOP and the attached Initial Study be reviewed. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the NOP.

1. **Project Title:** Volara Townhomes.

2. **Lead Agency Name and Address:** City of La Habra, 110 East La Habra Boulevard, La Habra, California 90631.

3. **Contact Person and Phone Number:** Chris Schaefer, Senior Planner. (562) 383-4100.

4. **Project Location:** The project area is located on the east side Euclid Street. The site's Assessor Parcel Number (APNs) include: 022-193-01; 022-193-02; 022-193-03; and 022-193-56. Electric Avenue, located along the northern boundary of the project, will be vacated east of Euclid Street and made a part of the project.

5. **Project Sponsor's Name and Address:** Mr. Chris Segesman, Bonanni Development. 5500 Bolsa Avenue, Suite 120, Huntington Beach, California 92649.

6. **General Plan Designation:** Residential Multi-Family 1 (15-24 units/acre) and Light Industrial.

7. **Zoning:** R-4 Multi-family dwelling and M-1 Light Manufacturing.

8. **Description of Project:** The project Applicant is proposing to construct 58 townhome units on a 2.92-acre site located along the east side of Euclid Street. These units will have a total floor area of 88,522 square feet and a maximum height of 35 feet. A total of 181 parking spaces and 20,672 square feet of open space will be provided. Access will be provided by an existing 35-foot wide driveway located along the east side of Euclid Street.

9. **Surrounding Land Uses and Setting:** The project site is located in a predominantly residential area. A Union Pacific railroad right-of-way extends along the project site's north side. A planned unit development known as the Brio Residential Specific Plan is located further north. A flood control channel extends along the project site's southern property line. Single-family residential is located south of the aforementioned channel. Industrial uses abut the project site to the east. Finally, Euclid Street extends along the site's western side. Multiple-family residential occupies frontage along the west side of Euclid Street, opposite the project site.

10. **City Contact:** A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the NOP. The contact at the City of La Habra is the following person:

Mr. Chris Schaefer, Senior Planner
City of La Habra Community Development Department
110 East La Habra Boulevard
La Habra, California 90631

11. **Review Period:** The 30-day review public review period will commence on June 21, 2019 and will conclude on July 22, 2019.

TABLE OF CONTENTS

Section **Page**

1. Introduction **7**

2. Use of this Initial Study **7**

3. Project Location **8**

4. Project Description **12**

5 Overview of Discretionary Actions **21**

6. Environmental Factors Affected and Determination **22**

7. Initial Study Checklist **22**

8. Environmental Analysis **30**
8.1 Aesthetics 31
8.2 Agricultural and Forestry Resources 33
8.3 Air Quality 34
8.4 Biological Resources 35
8.5 Cultural Resources 38
8.6 Energy 39
8.7 Geology and Soils 41
8.8 Greenhouse Gas Emissions 44
8.9 Hazards and Hazardous Materials 45
8.10 Hydrology and Water 48
8.11 Land Use and Planning 51
8.12 Mineral Resources 52
8.13 Noise 53
8.14 Population and Housing 54
8.15 Public Services 54
8.16 Recreation 55
8.17 Transportation and Circulation 55
8.18 Tribal Cultural Resources 57
8.19 Utilities and Service Systems 57
8.20 Wildfire 59
8.21 Mandatory Findings of Significance 60

9. Preparers **61**

LIST OF TABLES

Table Number and Title Page

Table 1 –Project Summary Table 21
Table 2 – Initial Study Checklist 23
Table 3 – Estimated Annual Energy Consumption 40

LIST OF EXHIBITS

Exhibit Number and Title Page

Exhibit 1 – Regional Location 9
Exhibit 2 – Citywide Map 10
Exhibit 3 – Aerial Map 11
Exhibit 4 – Conceptual Site Plan 13
Exhibit 5 – Conceptual Elevations (Building 100) 14
Exhibit 6 – Conceptual Elevations (Building 200) 15
Exhibit 7 – Conceptual Elevations (Building 300) 16
Exhibit 8 – Conceptual Elevations (Building 400) 17
Exhibit 9 – Conceptual Elevations (Building 500) 18
Exhibit 10 – Conceptual Elevations (Building 600) 19
Exhibit 11 – Conceptual Elevations (Building 700) 20

1. INTRODUCTION

The project Applicant is proposing to construct 58 townhome units on a 2.92-acre site located along the east side of Euclid Street. These 58 units will have a total combined floor area of 88,522 square feet and the maximum height of the new housing units will be 35 feet. A total of 181 parking spaces and 20,672 square feet of open space will also be provided. Access will be provided by an existing 35-foot wide driveway located along the east side of Euclid Street. The proposed project is described in greater detail in Section 2, herein.

This Initial Study provides a preliminary evaluation of environmental impacts anticipated to result from the construction and subsequent occupancy of the proposed project. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of La Habra with information needed to decide whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration for the project;
- To facilitate the project's environmental assessment early in the design and development of a project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.[1]

For the proposed project, the City of La Habra determined that an Environmental Impact Report (EIR) would be required to analyze the proposed project's environmental impacts.

2. USE OF THIS INITIAL STUDY

Pursuant to Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines, this Initial Study was prepared to provide the City of La Habra, in its capacity as Lead Agency, with information to use as the basis for determining the nature and extent of any required environmental analysis and review. The findings of this Initial Study indicate that the project may have a significant effect on the environment in the absence of mitigation and that an EIR would be required.

This Initial Study and Notice of Preparation has been prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15082 of the State CEQA Guidelines, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the City of La Habra; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law. The City of La Habra is designated as the Lead Agency in accordance with Section 15050 of the CEQA

[1] California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* as Amended 2000. (CEQA Guidelines) §15063.

Guidelines.[2] The environmental analysis indicated a number of issue areas would require further analysis in a Draft Environmental Impact Report (EIR). Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of La Habra acting in its capacity as Lead Agency.

Copies of this *Initial Study* and the *Notice of Preparation (NOP)* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the NOP. The contact at the City of La Habra is the following person:

Mr. Chris Schaefer, Senior Planner
City of La Habra Community Development Department
110 East La Habra Boulevard, La Habra, California 90631

This Initial Study has been included with the Notice of Preparation that indicates an EIR will be prepared for the proposed project's environmental review. This Initial Study will be circulated for a period of 30 days for public and agency review. Comments received as part of the NOP's circulation will be taken into consideration as part of the preparation of the Draft EIR.

3. PROJECT LOCATION

The project area is located in the central portion of the City of La Habra. The City of La Habra is located in the northern portion of Orange County approximately 18 miles southeast of the Los Angeles and 12 miles northwest of Santa Ana. La Habra is bounded on the north by La Habra Heights; on the west by Whittier, unincorporated Los Angeles County (East Whittier), and La Mirada; on the east by Brea and Fullerton; and on the south by Fullerton. The western corporate boundaries of the City of La Habra also conform to the boundary between Los Angeles County and Orange County.

Major physiographic features in the area include the Puente Hills, located 1.25 miles north of the project site and the West Coyote Hills, located 1.38 mile southwest of the project site. The major freeways that serve the project area include the Orange Freeway (SR-57), located 3.69 miles east of the project site; the Riverside Freeway (SR-91), located five miles south of the project site; the Santa Ana Freeway (I-5), located 5.16 miles southwest of the project site; and the Pomona Freeway (SR-60), located 4.76 miles north of the project site. There are a number of major arterial roads that provide access to the project site including Beach Boulevard (SR-39), located 1.24 miles west of the project site; Whittier Boulevard (SR-72), located 0.78 miles north of the project site; Harbor Boulevard, located 0.65 miles east of the project site; and the adjoining Euclid Street.[3] The location of La Habra in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2 and a vicinity map is provided in Exhibit 3.

[2] California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* as Amended 2000. (CEQA Guidelines) §15050.

[3] Google Earth. Website accessed January 16, 2019.

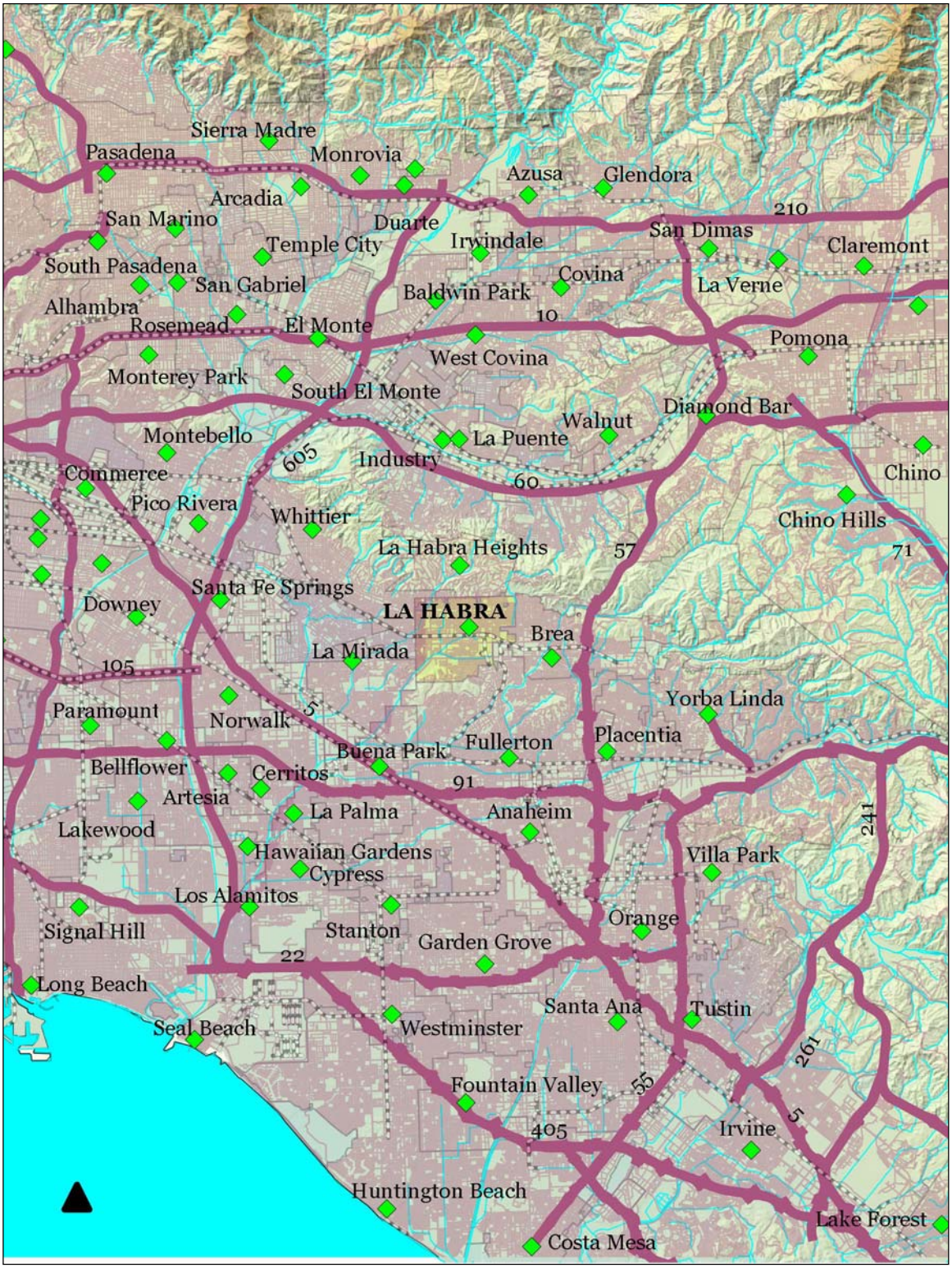

EXHIBIT 1
REGIONAL LOCATION
Source: Quantum GIS

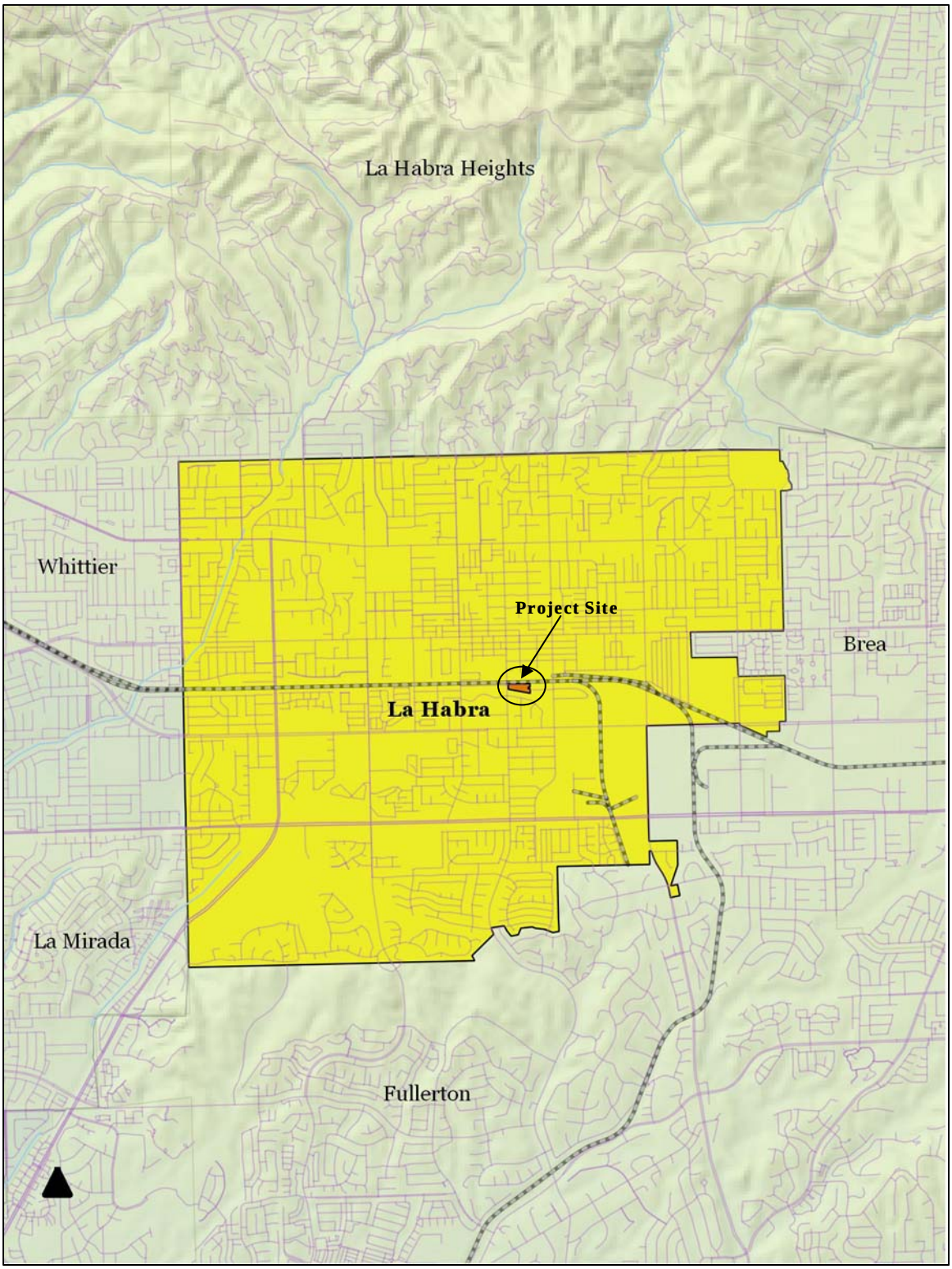

EXHIBIT 2
CITYWIDE MAP
Source: Quantum GIS

EXHIBIT 3
AERIAL MAP
Source: Quantum GIS

4. PROJECT DESCRIPTION

The proposed project involves the construction of 58 new, three-story townhome units within a 2.92-acre (127,043 square-feet) site. The project's implementation will require the demolition of the existing structural improvements that occupy the site. The project elements are described below:

- *Project Site*. The 2.92-acre project site currently consists of four parcels and an unimproved section Electric Avenue (APNs: 022-193-01; 022-193-02; 022-193-03; and 022-193-56). The project site has a maximum lot depth (east to west) of 620 feet and a maximum lot width (north to south) of 271 feet. The proposed project will have a density of 19.9 dwelling units per acre (du/acre) and a lot coverage of 30%. The site's southern, eastern, and northern boundaries will be enclosed by a new six-foot high concrete block wall.[4] Electric Avenue, located along the northern boundary of the project, will be vacated east of Euclid Street and made a part of the project.

- *Townhome Units*. The project will include the construction of 58 three-story townhome units with a total floor area of 88,522 square feet and a maximum height of 35 feet. These 58 townhome units will consist of three different floor plan options (referred to herein as floor plans 1, 2, and 3). Floor Plan 1 will consist of seven units, Floor Plan 2 will consist of 19 units, and Floor Plan 3 will total of 32 units. Floor Plan 1 will be equipped with two bedrooms and will have a floor area of 1,429 square feet. Floor Plan 2 will feature two bedrooms and will encompass 1,453 square feet. Lastly, Floor Plan 3 will include three bedrooms and will total 1,591 square feet. These units will have a total height of 35 feet. In addition, these units will be equipped with double-paned windows, central air conditioning, and solid core doors.[5]

- *Open Space and Landscaping*. A total of 20,672 square feet of common and private open space will be provided. Common open space will encompass 16,190 square feet, while the remaining 4,482 square feet of open space will consist of private open space. Of the total amount of open space that will be provided, 546 square feet will consist of private balcony space while 3,936 square feet will consist of private patio space. In addition, approximately 1,241 square feet of non-qualified deck area space will be included.[6]

- *Parking and Access*. A total of 181 parking spaces will be provided. Of the total number of spaces that will be provided, 116 spaces will be garage spaces (one 2-car garage per unit), 63 spaces will consist of guest spaces, and two spaces will comply with the Americans with Disabilities Act (ADA). Access to the project site will be provided by a 35-foot wide driveway located on the east side of Euclid Street. An internal drive aisle with a curb-to-curb width of 26 feet will facilitate internal circulation.[7]

The proposed site plan is provided in Exhibit 4. Conceptual elevations are provided in Exhibits 5 through 11.

[4] KTGY Architecture + Planning. *Site Plan*. Plan dated November 29, 2018.

[5] Ibid.

[6] Ibid.

[7] Ibid.

EXHIBIT 4
CONCEPTUAL SITE PLAN
Source: KTGY

EXHIBIT 5
CONCEPTUAL ELEVATIONS (BUILDING 100)
Source: KTGY

EXHIBIT 6
CONCEPTUAL ELEVATIONS (BUILDING 200)
Source: KTGY

EXHIBIT 7
CONCEPTUAL ELEVATIONS (BUILDING 300)
Source: KTGY

EXHIBIT 8
CONCEPTUAL ELEVATIONS (BUILDING 400)
Source: KTGY

EXHIBIT 9
CONCEPTUAL ELEVATIONS (BUILDING 500)
Source: KTGY

EXHIBIT 10
CONCEPTUAL ELEVATIONS (BUILDING 600)
Source: KTGY

EXHIBIT 11
CONCEPTUAL ELEVATIONS (BUILDING 700)
Source: KTGY

Table 1
Project Summary Table

Project Element	Description
Site Area	127,043 sq. ft. (2.92 acres)
Total Number of Units	58
Total Building Floor Area	88,522 sq. ft.
Maximum Building Height	35 ft.; 2 stories and 35-foot maximum height
Project Density	19.9 du/acre
Lot Coverage	30%
Floor Plan 1 (No. of Units)	7 units
Floor Plan 2 (No. of Units)	19 units
Floor Plan 3 (No. of Units)	32 units
Floor Plan 1 Units Floor Area	1,429 sq. ft.
Floor Plan 2 Units Floor Area	1,453 sq. ft.
Floor Plan 3 Units Floor Area	1,591 sq. ft.
Common Open Space	20,672 sq. ft.
Parking	181 parking spaces including 116 enclose spaces; 63 guest spaces, & 2 ADA spaces

Source: KTGY Architecture + Planning. *Site Plan*. Plan dated November 29, 2018

5. OVERVIEW OF DISCRETIONARY ACTIONS

As currently envisioned, the project will require the approval of the following discretionary actions:

- The approval of a Tentative Tract Map (the units will be owner-occupied);
- The approval of a General Plan Amendment for Parcel (APN# 022-193-56) from Light Manufacturing to Residential Multi-Family 1;
- The approval of a Zone Change for Parcel (APN# 022-193-56) from M-1 to R-4 (PUD);
- The approval of a Development Agreement, which will be completed prior to the circulation of the EIR;
- The approval of a Planned Unit Development Overlay;
- Completion of Design Review; and,
- Certification of the Final EIR.

Electric Avenue, located along the northern boundary of the project, will be vacated east of Euclid Street and made a part of the project. Other permits will be required as part of the proposed project's approval including a Solid Waste Facility Permit, Construction Stormwater Permit (State of California Water Resources Control Board), General Stormwater Permit (State of California Water Resources Control

Board), Grading Permit (City of La Habra), Building Permit (City of La Habra), and Occupancy Permit (City of La Habra).

6. ENVIRONMENTAL FACTORS AFFECTED AND DETERMINATION

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 provided in Table 1 in Section 7.

✖	Aesthetics	❑	Agriculture & Forests	✖	Air Quality
✖	Biological Resources	✖	Cultural Resources	❑	Energy
✖	Geology & Soils	❑	Greenhouse Gas Emissions	✖	Hazards & Haz.-Materials
❑	Hydrology & Water Quality	❑	Land Use & Planning	❑	Mineral Resources
✖	Noise	✖	Population & Housing	✖	Public Services
❑	Recreation	✖	Transportation	✖	Tribal Cultural Resources
✖	Utilities	❑	Wildfire	✖	Mandatory Findings

On the basis of the environmental analysis and review completed as part of this Initial Study's preparation:

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

7. INITIAL STUDY CHECKLIST

The environmental analysis in Section 8 of this Initial Study indicates that the proposed project may result in potentially significant impacts. For this reason, the City of La Habra has determined that an Environmental Impact Report will be required pursuant to CEQA. The Initial Study Checklist, provided on the following pages, summarizes the findings of the environmental analysis.

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
SECTION 3.1 AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*				
3.1.A. *Have a substantial adverse effect on a scenic vista?*				X
3.1.B. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*				X
3.1.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 publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*				X
3.1.D. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*		X		
SECTION 3.2 AGRICULTURE AND FORESTRY RESOURCES *Would the project:*				
3.2.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?*				X
3.2.B. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract?*				X
3.2.C. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*				X
3.2.D. *Result in the loss of forest land or conversion of forest land to a non-forest use?*				X
3.2.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?*				X
SECTION 3.3 AIR QUALITY *Would the project:*				
3.3.A. *Conflict with or obstruct implementation of the applicable air quality plan?*	X			
3.3.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?*		X		

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
3.3.C. *Expose sensitive receptors to substantial pollutant concentrations?*		X		
3.3.D. *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people*				X
SECTION 3.4 BIOLOGICAL RESOURCES *Would the project:*				
3.4.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?*				X
3.4.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 Game or U.S. Fish and Wildlife Service?*				X
3.4.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?*				X
3.4.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?*		X		
3.4.E. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*				X
3.4.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?*				X
SECTION 3.5 CULTURAL RESOURCES *Would the project:*				
3.5.A. *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*				X
3.5.B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*		X		
3.5.C. *Disturb any human remains, including those interred outside of dedicated cemeteries?*			X	

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
SECTION 3.6 ENERGY *Would the project:*				
3.6.A. *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*		X		
3.6.B. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*		X		
SECTION 3.7 GEOLOGY AND SOILS *Would the project:*				
3.7.A. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground–shaking? Seismic-related ground failure, including liquefaction? Landslides?*			X	
3.7.B. *Result in substantial soil erosion or the loss of topsoil?*		X		
3.7.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?*			X	
3.7.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?*		X		
3.7.E. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*				X
3.7.F. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*		X		
SECTION 3.8 GREENHOUSE GAS EMISSIONS *Would the project:*				
3.8.A. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*			X	
3.8.B. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?*		X		

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
SECTION 3.9 HAZARDS AND HAZARDOUS MATERIALS *Would the project:*				
3.9.A. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*		X		
3.9.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?*			X	
3.9.C. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*		X		
3.9.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?*				X
3.9.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?*				X
3.9.F. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*				X
3.9.G. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire?*				X
SECTION 3.10 HYDROLOGY AND WATER QUALITY *Would the project:*				
3.10.A. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*			X	
3.10.B. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*			X	

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
3.10.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: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?*			X	
3.10.D. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*				X
3.10.E. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*				X
SECTION 3.11 LAND USE AND PLANNING *Would the project:*				
3.11.A. *Physically divide an established community?*				X
3.11.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?*		X		
SECTION 3.12 MINERAL RESOURCES *Would the project:*				
3.12.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?*				X
3.12.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?*				X
SECTION 3.13 NOISE *Would the project:*				
3.13.A. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*		X		
3.13.B. *Generation of excessive ground-borne vibration or ground-borne noise levels ?*		X		
3.13.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?*				X

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
SECTION 3.14 POPULATION AND HOUSING *Would the project:*				
3.14.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)?*	X			
3.14.B. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*				X
SECTION 3.15 PUBLIC SERVICES				
3.15.A. *Would the project 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:* Fire protection services; Police protection; Schools; Parks; other Governmental facilities*?*	X			
SECTION 3.16 RECREATION				
3.16.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?*			X	
3.16.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?*			X	
SECTION 3.17 TRANSPORTATION				
3.17.A. *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*		X		
3.17.B. *Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?*			X	
3.17.C. *Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment))?*		X		
3.17.D. *Result in inadequate emergency access?*			X	

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
SECTION 3.18 TRIBAL CULTURAL RESOURCES				
3.18.A. *Would the project 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: 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 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 Resource 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*5020.1(k)?		**X**		
SECTION 3.19 UTILITIES AND SERVICE SYSTEMS *Would the project:*				
3.19.A. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts?*			**X**	
3.19.B. *Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years?*		**X**		
3.19.C. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments*		**X**		
3.19.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?*		**X**		
3.19.E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?*			**X**	
SECTION 3.20 WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
3.20.A. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*			**X**	

Table 2
Initial Study Checklist

Description of Issue	Requires Evaluation in EIR		Less than Significant Impact	No Impact
	Potentially Significant Impact	Less than Significant Impact with Mitigation		
3.20.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?*			X	
3.20.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?*			X	
3.20.D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*			X	
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.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?*		X		
3.21.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)?*		X		
3.21.C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*		X		

8. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- Aesthetics (Section 8.1);
- Agriculture and Forestry Resources (Section 8.2);
- Air Quality (Section 8.3);
- Biological Resources (Section 8.4);
- Mineral Resources (Section 8.12);
- Noise (Section 8.13);
- Population and Housing (Section 8.14);
- Public Services (Section 8.15);

- Cultural Resources (Section 8.5);
- Energy (Section 8.6);
- Geology and Soils (Section 8.7);
- Greenhouse Gas Emissions (Section 8.8);
- Hazards and Hazardous Materials (Section 8.9);
- Hydrology and Water Quality (Section 8.10);
- Land Use and Planning (Section 8.11);
- Recreation (Section 8.16);
- Transportation (Section 8.17);
- Tribal Cultural Resources (Section 8.18);
- Utilities and Service Systems (Section 8.19);
- Wildfire (Section 8.20); and,
- Mandatory Findings of Significance (Section 8.21).

The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of La Habra in its environmental review process pursuant to the CEQA Guidelines. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact*. The approval and subsequent implementation of the proposed project will not have any measurable environmental impact on the environment.

- *Less Than Significant Impact*. The approval and subsequent implementation of the proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of La Habra or other responsible agencies consider to be significant.

- *Less Than Significant Impact with Mitigation*. The approval and subsequent implementation of the proposed project may have the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.

- *Potentially Significant Impact*. The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

8.1 AESTHETICS

8.1.A. Have a substantial adverse effect on a scenic vista? ● No Impact.

Views of the Puente Hills are available facing north from the Euclid Street right-of-way. There are no scenic views available in the vicinity facing east, south, or west. Views of the Puente Hills are only partially obstructed and are a dominant feature in the vicinity. The buildings that will be constructed will extend 14 feet over the multiple-family buildings located along the west side of Euclid Street. The size and massing of these structures will not be great enough to obstruct any scenic views. The project will be constructed within the project site and will not obstruct views facing north from the Euclid Street public right-of-way. In addition, many of the aforementioned mountains extend more than 2,000 feet above sea level. Therefore, views of these mountains will continue to be available since the project cannot physically obstruct views of these mountains. As a result, no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.1.B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ● No Impact.

According to the California Department of Transportation (Caltrans), there is no State or County designated scenic highways located in the vicinity of the project area.[8] The proposed project will not impact rock-outcroppings or scenic vegetation along a designated scenic highway since there are no rock-outcroppings or scenic vegetation present on-site. In addition, none of the existing buildings within the affected area are considered to be historic resources. As a result, no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.1.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 publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● No Impact.

The proposed project is in conformance with the following goals outlined in the General Plan related to aesthetics and the preservation of scenic resources:

- *SM 1.1 Protect Scenic Views. Protect the viewsheds of the La Habra Basin, West Coyote Hills, Puente Hills, and the San Gabriel Mountains from public parks, major transportation corridors, and public open spaces.* Views of the Puente Hills are the only available viewsheds from the Euclid Street public right-of-way. The project will not obstruct views of the Puente Hills from the Euclid Street public right-of-way because the project site is not located within the line-of-sight of Euclid Street and the Puente Hills.

- *SM 1.8 Glare. Support practices in new developments that avoid the creation of incompatible glare or reflection through development design features.* The exterior façade surfaces will consist of non-reflective materials, such as stucco. Additionally, the individual units will be equipped with energy efficient windows. The energy-efficient window and glazing systems that will be used for the project will dramatically reduce energy consumption because of lower heat loss, less air leakage, and warmer window surfaces. These windows feature double or triple glazing and specialized transparent coatings that will reduce or eliminate reflective glare.

Furthermore, the site is blighted and the approval of the project will introduce modern development characterized by newer architecture, articulated facades, neutral exterior colors, and drought tolerant landscaping. The project's density of 19.9 du/acre is within the maximum permitted density allowed within the RM-4 zone. In addition, the project will have a lot coverage of 30%, which is less than the 40% allowed under the underlying zone. Thus, the project's size and density will be consistent with the requirements established for the RM-4 zone. Furthermore, the proposed project will be consistent with the size and massing of the surrounding land uses. The project site is located within a multiple-family residential neighborhood. The surrounding multiple-family units generally consist of two stories and have various heights ranging from 17 feet to 31 feet. Since the project's implementation will improve the visual character and quality of the area, no impacts will result and no mitigation is required. *No impact is*

[8] California Department of Transportation. *Official Designated Scenic Highways.* www.dot.ca.gov.

anticipated and this issue will not require analysis in the EIR.

8.*1.D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Impact will be Analyzed in EIR.*

The project would generate new sources of light in this area that will include vehicle headlights, parking area lighting, security lighting, signage, and building lighting. This land use would not significantly illuminate the project's surroundings beyond the existing ambient lighting associated with the existing development located to the north, west, and east of the project sites. Mitigation may be required to ensure that light trespass does not affect the aforementioned light sensitive land uses. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.2 AGRICULTURAL AND FORESTRY RESOURCES

8.2.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? ● No Impact.

According to the California Department of Conservation, the City of La Habra does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.2.B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ● No Impact.

No active agricultural activities are located within the project site nor are any such uses found in the adjacent parcels. The City of La Habra does not contain a zoning classification for agricultural uses. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project sites are not subject to a Williamson Act Contract.[9] Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.2.C. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ● No Impact.

The City of La Habra and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The City of La Habra General Plan and the La Habra Zoning Ordinance do not provide for any forest land preservation. As a result, no impacts on forest land or timber resources will result upon the proposed project's implementation. *No impact is anticipated and this issue will not require analysis in the EIR.*

[9] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.

8.2.D. Result in the loss of forest land or conversion of forest land to a non-forest use? ● No Impact.

No forest lands are located within the vicinity of either project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.2.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 would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project sites are not located in close proximity to forest land or farmland. As a result, no impacts will result from the implementation of the proposed project. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.3 AIR QUALITY

8.3.A. Conflict with or obstruct implementation of the applicable air quality plan? ● Impact will be Analyzed in EIR.

The project site consists of four parcels with two separate zones and two separate general plan designations. The western portion of the site consisting of three parcels, totaling 1.22 acres, is zoned R-4. The eastern portion of the site consists of one parcel totaling 1.20 acres and is zoned M-1. The western portion of the site is designated as Residential Multi-Family 1 (15-24 units/acre) in the City's general plan. Meanwhile, the eastern portion of the site is designated as Light Industrial. The development of the western portion of the site with residential units was contemplated in the City's General Plan. On the other hand, the parcel located within the eastern portion of the site was analyzed for industrial uses in the aforementioned EIR. The addition of new multiple family units on that M-1 zoned property will exceed the residential growth projections considered in the EIR since this area is currently designated in the General Plan for non residential land uses. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.3.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? ● Impact will be Analyzed in EIR.

The project's implementation will involve the generation of short-term construction emissions associated with site grading, the use of construction equipment, worker vehicle exhaust, and fugitive dust during excavation, grading, and other site preparation activities. Long-term impacts would occur from emissions generated from vehicle trips by residents, and guests as well as stationary emissions associated with natural gas and electrical energy consumption. The project will result in an increase in vehicular traffic along the Euclid Street corridor beyond levels currently generated. The project's cumulative emissions will be analyzed by taking into consideration the development of the Westridge Golf Course. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.3.C. Expose sensitive receptors to substantial pollutant concentrations? ● Impact will be Analyzed in EIR.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.[10] These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors are the single-family units that abut the site to the south. This neighborhood is separated from the site by a flood control channel. The project's potential construction may result in an exposure of the aforementioned sensitive receptors to high concentrations of particulate matter and other criteria pollutants. Therefore, the project's potential impact with respect to the local significance thresholds (LSTs) will require analysis. The LST impacts generated by the ongoing use of the industrial portion of the site will also be analyzed. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.3.D. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ● No Impact.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[11] The project is a proposal to construct 58 townhome units. As designed, the proposed project will not be involved in any of the aforementioned odor-generating activities. Given the nature of the intended use (58 residential townhome units), no operational impacts related to odors are anticipated with the proposed project. Potential truck drivers visiting the site (construction and deliveries) must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant and no mitigation is required. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.4 BIOLOGICAL RESOURCES

8.4.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? ● No Impact.

The project site is currently used for outdoor storage and is occupied by various items including non-operational vehicles. The five threatened and/or endangered species within the La Habra quadrangle include the following:

[10] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9.* As amended 2017.

- The *Southwestern Willow Flycatcher*, is not likely to be found on-site due to the lack of dense riparian habitat.

- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. The project site does not contain any riparian habitat. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present on-site. Therefore, the likelihood of encountering this species on-site is considered to be remote.

- The *Coastal California Gnatcatcher's* habitat within La Habra is identified in Chapter 6 (Conservation/Natural Resources) of the City's General Plan. The coastal sage scrub found within the protected areas of the Westridge Golf Course was identified by the City's General Plan as suitable habitat capable of supporting Coastal California Gnatcatchers. The Coastal California Gnatcatcher will be highly unlikely to be found on-site due to the amount of urbanization in the area and the lack of suitable habitat.

- The *Belding's Savannah Sparrow* will not be encountered during construction activities because they are found within riparian habitat such as the Los Cerritos Marsh and the Ballona Wetland. As indicated previously, the project site does not contain any riparian habitat. Therefore, it is highly unlikely that this species will be encountered on-site.

- Finally, the *Bank Swallow* populations located in Southern California are extinct.[12]

The proposed project will not have an impact on the aforementioned species due to the lack of suitable riparian habitat within the project site. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.4.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 Game or U.S. Fish and Wildlife Service? ● No Impact.

The field survey that was conducted for this project indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.[13] In addition, there are no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation. *No impact is anticipated and this issue will not require analysis in the EIR.*

[12] California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia).* http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

[13] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

8.4.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? ● No Impact.

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.[14] As a result, the proposed project would not impact any protected wetland area or designated blue-line stream and no impacts would occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.4.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? ● Impact will be Analyzed in EIR.

The project sites are located in the midst of an urban area. In addition, the sites have been disturbed to accommodate the existing development. Thus, no native vegetation or natural open space areas remain. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicular traffic travelling along Euclid Street also limits the site's utility as a migration corridor. Nevertheless, several mature trees occupy the site and an existing flood control channel extends along the site's southern boundary. Therefore, there may be a chance of encountering nesting or migratory avian species during the project's construction. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.4.E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● No Impact.

Chapter 6 (Conservation/Natural Resources) of the City's General Plan identifies the need to "encourage the preservation of trees in existing and new development projects that are suitable nesting and roosting habitat for resident and migratory bird species."[15] The site is presently occupied by several mature trees. Other than the Chapter 6 policy described above, the City does not contain any other policy or ordinance implemented to protect trees or other biological resources. Nevertheless, the previous issue area will address impacts to nesting and migratory birds. *Therefore, no impact is anticipated and this issue will not require analysis in the EIR.*

8.4.F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? ● No Impact.

The project site is not located within an area governed by a habitat conservation or community conservation plan. The nearest Significant Ecological Area (SEA) to the project site is the Powder Canyon-Puente Hills Significant Ecological Area (SEA #17), located approximately five miles to the northeast of the project site.[16] In addition, Chapter 6 (Conservation/Natural Resources) of the City's General Plan

[14] United States Fish and Wildlife Service. *National Wetlands Inventory*. https://www.fws.gov/Wetlands/data/Mapper.html

[15] City of La Habra General Plan 2035. *Chapter 6 Conservation and Natural Resources. BR. 1.8, Tree Preservation.* Page 6-3.

[16] Google Earth. Website Accessed January 16, 2019.

identifies protected habitat located within the Westridge Golf Course. The Westridge Golf Course contains coastal sage scrub, which has been identified by the City as suitable habitat capable of supporting Coastal California Gnatcatchers. The proposed project will not be located within the designated area of these improvements and will not encroach or disturb the protected habitat located in the Westridge Golf Course. The Westridge Golf Course is located 1.34 miles southwest of the project site. Since the proposed project site is located outside of the designated SEA and abovementioned Golf Course, no impacts on local, regional, or State habitat conservation plans will result from the implementation of the proposed project. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.5 CULTURAL RESOURCES

8.5.A. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ● No Impact.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar.[17] Upon review of the specific criteria listed above, it was determined that the project site does not qualify for listing in either the National or California registrar. In addition, the Historic Context & Survey Report that was prepared for the City by Galvin Preservation Associates, Inc. was consulted to determine whether the project site meets the criteria set forth by the California Register of Historical Resources. There were a total of 28 listings within the City. The property was not included on the aforementioned list.[18] *No impact is anticipated and this issue will not require analysis in the EIR.*

8.5.B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ● Impact will be Analyzed in EIR.

AB-52 consultation was undertaken by the Lead Agency. The results of the AB-52 consultation will be discussed in the EIR. *This issue will be analyzed in the EIR. Mitigation was provided by the Gabrielino Kizh that will be included in the EIR.*

8.5.C. Disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.

There are no cemeteries located in the immediate area that would be affected by the proposed project. In addition, the project sites do not contain any religious or sacred structure. Thus, no impacts on existing religious facilities in the City will occur with the proposed project. AB-52 consultation was undertaken by the Lead Agency. Native American monitors will be required based on the results of the AB-52 consultation. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the La Habra Police Department would be contacted (the Department would then contact the County Coroner). *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.6 ENERGY

A. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ● Impact will be Analyzed in EIR.

Table 3, shown on the following page, provides an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 378,044 kilowatt (kWh) per year of electricity and 18,734 therms of natural gas.

[17] California Office of Historic Preservation. *California Historical Resources.* http://ohp.parks.ca.gov/ ListedResources/ ?view=county&criteria=30

[18] City of La Habra. *Final Environmental Impact Report For: General Plan 2035.* Pages 5.3-5 through 5.3-7.

Table 3
Estimated Annual Energy Consumption

Project	Consumption Rate	Total Project Consumption
Proposed Project (assumes 19-units)		
Electrical Consumption	6,518 kWh/unit/year	378,044 kWh/year total
Natural Gas Consumption	323 therms/unit/year	18,734 therms/year total

Source: Southern California Edison and Southern California Gas Company.

It is important to note that the project will include energy efficient fixtures. In addition, the energy consumption rates do not reflect the more stringent 2016 California Building and Green Building Code requirements. The proposed project will be in accordance with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. Nevertheless, the City's adopted Climate Action Plan requires that new development exceed energy savings standards by 20 percent over Title 24 standards. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Impact will be Analyzed in EIR.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The 2016 version of the standards became effective as of January 1, 2017. The 2016 version addresses additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, and water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements. As indicated previously, the proposed project will be in accordance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. The project will include new light standards and fixtures that will be used as operational and security lighting. Nevertheless, the City's adopted Climate Action Plan requires that new development exceed energy savings standards by 20 percent over Title 24 standards. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.7 GEOLOGY & SOILS

8.7.A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground–shaking? Seismic-related ground failure, including liquefaction? Landslides? ● Less than Significant Impact.

The City of La Habra is located in a seismically active region. Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. According to the City of La Habra Hazard Mitigation Plan, earthquakes pose the greatest threat to the safety of the City's citizens and thousands of employees. Earthquakes are ranked the highest in a chart showing hazard ranks with a score of 50.[19]

In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.[20] The Act established Alquist-Priolo Special Studies Zones (APSSZ) which designated those active faults that could result in surface rupture in the event of an earthquake along the fault trace. The APSSZ map prepared for La Habra and the surrounding area identifies two APSSZs: the Whittier-Elsinore fault and the Coyote Hills Fault. Neither fault trace extends into the project site.[21] The potential impacts from fault rupture are considered no greater for the project site than for the surrounding areas. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure, liquefaction, and lateral spreading. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is not located within an area that is subject to liquefaction.[22] According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts

[19] City of La Habra Hazard Mitigation Plan. *ES.4 Hazard Risk Assessment*. Plan dated October 2007.

[20] California Department of Conservation. *What is the Alquist-Priolo Act* http://www.conservation.ca.gov /cgs/rghm/ap/ Pages/main.aspx

[21] Ibid.

[22] California State Department of Conservation. *Earthquake Zones of Required Investigation – La Habra Quadrangle*. Site accessed April 2, 2019.

as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Lastly, the project site is not subject to the risk of landslides.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed development because the site is not located in an area that is subject to liquefaction. Therefore, lateral spreading caused by liquefaction would not affect the project. The underlying soils are prone to shrinking and swelling.[23] All projects proposed within the City are required to prepare a soils impact report and the project would be subject to the recommendations of the soils engineer. As a result, the potential impacts are less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.7.B. Result in substantial soil erosion or the loss of topsoil? ● Impact will be Analyzed in EIR.

The site slopes southward towards the adjacent flood control channel. Once operational, the project site would be paved over and landscaped, which would minimize soil erosion. In addition, the Applicant will be required to adhere to the construction of Best Management Practices (BMPs) outlined in the Construction Runoff Guidance Manual. The construction BMPs identified in the Construction Runoff Guidance Manual are applicable for all projects located within Orange County.[24] These construction BMPs are grouped into the following categories: erosion control, which focuses on preventing soil from being eroded by stormwater and potentially discharged from the construction site; sediment control, which focuses on preventing eroded soil from being discharged from the construction site; wind erosion control, which protects the soil surface and prevents the soil particles from being detached by wind; tracking control, which prevents or reduces the amount of sediment that is tracked to paved areas from unpaved areas by vehicles or construction equipment; non-stormwater management, which limits or reduces potential pollutants at their source before they are exposed to stormwater; and waste management and materials pollution control, which practices that limit or reduce or prevent the contamination of stormwater by construction wastes and materials.[25] The City's NPDES program coordinator and inspector is responsible for ensuring compliance with the County requirements. In addition, the project Applicant will be required to prepare a Water Quality Management Plan (WQMP) due to the site's location adjacent to a flood control channel. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.7.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? ● Less than Significant Impact.

The project's construction may have the potential to destabilize the existing soils; thus, the Applicant will be required to comply with Best Management Practices (BMPs) outlined in the Construction Runoff

[23] California State Department of Conservation. *Earthquake Zones of Required Investigation – La Habra Quadrangle*. Site accessed April 2, 2019.

[24] Orange County Public Works. *Construction Runoff Guidance Manual*. Report dated December 2012.

[25] Ibid.

Guidance Manual. Once complete, the project would not destabilize the new soils since the site would be graded, leveled, and covered over with pavement and landscaping.

The site currently slopes to the south towards the adjacent flood control channel. The project site would be paved over and landscaped, which would minimize soil erosion. Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed improvements because the site is not located in an area that is subject to liquefaction.[26] Therefore, lateral spreading caused by liquefaction would not affect the project. The soils that underlie the project site possess a low to high potential for shrinking and swelling.[27] Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Soils that are not capable of supporting the proposed development will be removed and replaced with competent fill. All projects proposed within the City are required to prepare a soils impact report and the project would be subject to the recommendations of the soils engineer. In addition, the project will not result in the direct extraction of groundwater located below ground surface (BGS) since the project will continue to be connected to the City's water system.

The soils that underlie the project site are prone to subsidence. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.[28] No groundwater would be drained to accommodate the construction of the proposed project. In addition, the project would not result in the direct extraction of groundwater located below ground surface (BGS). As stated previously, underlying soils that are not suitable for development will be removed and replaced. Therefore, the likelihood of on-site subsidence is considered to be remote. As a result, the potential impacts are anticipated to be less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.7.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? ● Impact will be Analyzed in EIR.

The soils that underlie the project sites belong to the Myford sandy loam, which possess a low to high risk of shrinking and swelling. The site is also underlain by Sorrento clay loam, which possesses a low to moderate shrink-swell potential.[29] The underlying soils may be prone to shrinking and swelling if they are saturated with water. As a result, the project Applicant will be required to adhere to the recommendations provided in the mandatory soils impact report. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

[26] California State Department of Conservation. *Earthquake Zones of Required Investigation – La Habra Quadrangle*. Site accessed April 2, 2019.

[27] United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Orange County, California.* Revised 1969.

[28] Subsidence Support. *What Causes House Subsidence?* http://www.subsidencesupport.co.uk/what-causes-subsidence.html and United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Orange County, California.* Revised 1969.

[29] United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Orange County, California.* Revised 1969.

8.7.E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ● No Impact.

The proposed development will be connected to a sanitary sewer system. The proposed use will not utilize a septic tank system. As a result, no impacts on septic tanks will result. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.7.F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ● Impact will be Analyzed in EIR.

The project site is underlain by the La Habra formation, which dates back to the Pleistocene age.[30] The Pleistocene age spanned from 2.6 million to 11,700 years ago and contains an abundance of well-preserved fossils.[31] The Geology and Oil Resources of the Western Puente Hills Area prepared by the USGS indicated the discovery of tusk fragments belonging to the Elephas Imperator along Imperial Highway in La Habra.[32] A Paleontological Resource Assessment was conducted for the City and the project area was found to contain soils containing Artificial Fill, Young Alluvial Fan Deposits, Pleistocene Alluvial Fan Deposits, and the La Habra Formation. The La Habra Formation has a high paleontological sensitivity, and paleontological resources have been encountered at two nearby localities within these sediments. These sediments have the potential to be encountered during project-related excavations. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.8 GREENHOUSE GAS EMISSIONS

8.8.A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ● Less than Significant Impact.

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The SCAQMD has established multiple draft thresholds of significance. These thresholds include 1,400 metric tons of CO_2E ($MTCO_2E$) per year for commercial projects, 3,500 $MTCO_2E$ per year for residential projects, 3,000 $MTCO_2E$ per year for mixed-use projects, and 7,000 $MTCO_2E$ per year for industrial projects.

The project's operational CO_2E emissions are estimated to be 653 $MTCO_2E$, which is below the aforementioned thresholds. The project's construction would result in a generation of 262 $MTCO_2E$ per year. When amortized over a 30 year period, these emissions decrease to nine $MTCO_2E$ per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. Therefore, the project's total operational emissions would be 662 $MTCO_2E$ per year, which is still below the threshold of 3,500 $MTCO_2E$ per year for residential projects. It is

[30] USGS. *Geology and Oil Resources of the Western Puente Hills Area, Southern California.* Page C-25.

[31] University of California Museum of Paleontology. *The Pleistocene Epoch.* http://www.ucmp.berkeley.edu/quaternary/pleistocene.php. Website accessed January 16, 2019.

[32] USGS. *Geology and Oil Resources of the Western Puente Hills Area, Southern California.* Page C-25.

important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[33] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required. *No significant impact is anticipated and this issue will not require analysis in the EIR.*

8.8.B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ● Impact will be Analyzed in EIR.

The proposed project will be in compliance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The 2016 version address additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, and water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements. The proposed project will be required to be in compliance with the City's Climate Action Plan. In order to ensure compliance with that Plan, mitigation measures may be proposed. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.9 HAZARDS & HAZARDOUS MATERIALS

8.9.A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ● Impact will be Analyzed in EIR.

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List Site Cleanup (Cortese List).[34] However, the eastern portion of the site is identified on the Leaking Underground Storage Tank database (LUST) for the parcel located at 240 4th

[33] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Site accessed on January 16, 2019.

[34] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).* *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm*. Site accessed on January 16, 2019.

Avenue.[35] That portion of the site was identified on the aforementioned database for soil contamination. The contaminants of concern included gasoline. The site has since undergone remediation and that case has been closed since 1990.[36] A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.[37] The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.[38]

The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. No other hazardous materials would be used during the project's construction phase. Due to the nature of the proposed project (a 58-unit townhome development), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. The site's presence on the LUST database will require further investigation. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.9.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? ● Less than Significant Impact.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The project site contains numerous small buildings. Due to the age of these buildings, lead based paint (LBP) or asbestos containing materials (ACMs) may be present and could be released during the site's demolition. As a result, lead based paint and/or asbestos containing materials would be removed by a certified abatement contractor. The removal of lead based paint and/or asbestos containing materials would be done in accordance with SCAQMD Rule 1403-Asbestos Emissions from Demolition/Renovation Activities. As a result, the potential impacts are considered to be less than significant. *No significant impact is anticipated and this issue will not require analysis in the EIR.*

[35] California State Water Resources Control Board. *GeoTracker*. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=lahabra,ca. Site accessed on January 16, 2019.

[36] Ibid.

[37] CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=lahabra. Site accessed on January 16, 2019.

[38] United States Environmental Protection Agency. *Multisystem Search*. Site accessed January 16, 2019.

8.9.C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ● Impact will be Analyzed in EIR.

There are no schools located within one-quarter of a mile from the project site; however, there is a daycare center located within Portola Park, which is located 500 feet northwest of the project site. The Applicant will remove all of the buildings located within the project site. During these activities, lead and/or asbestos containing materials may be encountered. The handling, removal, and disposal of the aforementioned items are governed by State and Federal regulations. In addition, the project's contractors must be familiar with SCAQMD Rule 1403. Furthermore, residual contamination may be present on-site due to the site's current use as an outdoor storage yard. Due to the nature of the proposed project (a 58-unit townhome development), no hazardous materials beyond what is typically used in a household setting for cleaning and maintenance would be used once the project is occupied. The project will not require the use of chemicals or materials that require oversight of Department of Toxic Substances Control, Environmental Protection Agency, Fire Department, SCAQMD, or Regional Water Quality Control Board. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.9.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? ● No Impact.

The "Cortese List," also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on annually basis. The list is maintained as part of the DTSC's Brownfields and Environmental Restoration Program referred to as EnviroStor. A search of the Envirostor Hazardous Waste and Substances Site List website was completed to identify whether the project site is listed in the database as a Cortese site. The site was not identified on the list.[39] Therefore, no impacts will result with the implementation of the proposed project. *Since no impacts will occur, this issue will not require analysis in the EIR.*

8.9.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 area is not located within two miles of an operational *public* airport. The nearest airport is Fullerton Municipal Airport, located approximately four miles to the southwest. The project site is not located within the Fullerton Airport's Runway Protection Zone (RPZ), nor is the site located within the airport's 60 Community Noise Equivalent Level (CNEL) boundary. The Airport Environs Land Use Plan (AELUP) prepared for the Fullerton Municipal Airport places height restrictions for an area located within a 10,000-foot radius of the airport at a 50:1 slope. In addition, according to Section 77.17 of the Federal

[39] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).* http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Site accessed on April 20, 2018

Aviation Administration (FAA), an existing object will be an obstruction to air navigation if it exceeds heights between 200 to 499 feet above ground level.[40] The project site is not located within the designated 10,000-foot radius.[41] The buildings will have a maximum height of 35 feet; therefore, the proposed project will not interfere with the approach and take off of airplanes utilizing the aforementioned airport. As a result, no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.9.F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time would Euclid Street be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.9.G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire? ● No Impact.

The project site and surrounding properties are urbanized and the majority of the parcels are developed. There are no areas of native vegetation found within the project sites or in the surrounding properties that could provide a fuel source for a wildfire. The project site is not located within a fire hazard severity zone.[42] Therefore, development of the project will not expose people or structures to a significant risk of loss, injury, or death involving wild land fires. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.10 HYDROLOGY & WATER QUALITY

8.10.A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ● Less than Significant Impact.

Construction activities such as site preparation and grading may have the potential to result in the discharge of sediment, oils, residual diesel fuel, rubbish, or other contaminants of concern into the local streets and/or stormwater infrastructure. The discharge of contaminated runoff from construction will be minimized since the Applicant will be required to adhere to the construction Best Management Practices (BMPs) outlined in the Construction Runoff Guidance Manual. The construction BMPs identified in the Construction Runoff Guidance Manual are applicable for all projects located within Orange County.[43] These construction BMPs are grouped into the following categories:

- *Erosion control*, which focuses on preventing soil from being eroded by stormwater and potentially discharged from the construction site;

[40] U.S. Government Printing Office. *Electronic Code of Federal Regulations*. Title 14, Chapter 1, Subchapter E Part 77 Subpart C.

[41] Airport Land Use Commission/ Airport Environs Land Use Plan for Fullerton Municipal Airport. *AELUP Height Restriction Zone for FMA map*. Document amended November 18, 2004.

[42] CalFire. *Orange County Fire Hazard Severity Zones Map*. http://frap.fire.ca.gov/webdata/maps/orange/fhszs_map.30.pdf.

[43] Orange County Public Works. *Construction Runoff Guidance Manual*. Report dated December 2012.

- *Sediment control*, which focuses on preventing eroded soil from being discharged from the construction site;

- *Wind erosion control*, which protects the soil surface and prevents the soil particles from being detached by wind;

- *Tracking control*, which prevents or reduces the amount of sediment that is tracked to paved areas from unpaved areas by vehicles or construction equipment;

- *Non-stormwater management*, which limits or reduces potential pollutants at their source before they are exposed to stormwater; and,

- *Waste management and materials pollution control*, which practices that limit or reduce or prevent the contamination of stormwater by construction wastes and materials.

The City's NPDES program coordinator and inspector is responsible for ensuring compliance with the County requirements. As a result, the potential construction impacts are considered to be less than significant and no separate construction mitigation is required.

Title 13, Chapter 13.24, Section 13.24.030 – Control of Urban Runoff regulates runoff discharge in the City. DMS Consultants, Inc prepared a Water Quality Management Plan (WQMP) for the project pursuant to the aforementioned section of the Municipal Code. The WQMP recommended the use of a Modular Wetlands Biofiltration System, which would both reduce the volume of water discharged into the local storm drains and filter out any contaminants present in the stormwater runoff. Installation to the aforementioned biofiltration BMP identified above in the mandatory WQMP will filter out contaminants of concern (oil, grease, debris, leaves, etc.) and will minimize the discharge of contaminated runoff into the adjacent streets, local storm drains, and the underlying groundwater table. The post-construction BMPs will either allow water to percolate into the ground, or be conveyed in a controlled manner to the local stormwater infrastructure. As a result, the potential impacts are considered to be less than significant. *No significant impact is anticipated and this issue will not require analysis in the EIR.*

8.10.B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ● Less than Significant Impact.

The grading and trenching that would be undertaken to accommodate the building footings, utility lines, and other underground infrastructure such as stormwater appurtenances and double check detector assemblies would not extend to depths required to encounter groundwater. Therefore no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The project would continue to be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies.

Furthermore, the project's contractors would be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs would restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant. *No significant impact is anticipated and this issue will not require analysis in the EIR.*

8.10.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: Result in substantial erosion or siltation on- or off-site; Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, Impede or redirect flood flows? ● Less than Significant Impact.

Once implemented, the proposed project would change the site's drainage characteristics. A majority of the project site is covered over in pervious surfaces. Currently, stormwater runoff is allowed to percolate into the ground. In the absence of mitigation, the increase in the amount of impervious surfaces may facilitate an increased risk of off-site erosion or siltation. Nevertheless, the increase in the amount of impervious surfaces will not lead to the aforementioned scenario because the project Applicant will be required to implement the post-construction BMPs identified in the mandatory WQMP. Furthermore, the portion of Euclid Street that extends along the site's western property line is paved and any runoff discharged off-site would not result in erosion or siltation.

Additionally, the project's construction would be restricted to the designated project site and the project would not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The abutting flood control channel is the closest body of water to the project site. This channel extends along the site's southern boundary.[44]

As indicated previously, the Applicant will be required to prepare a WQMP pursuant to Title 13, Chapter 13.24, Section 13.24.030 of the City's Municipal Code. DMS Consultants, Inc prepared a Water Quality Management Plan (WQMP) for the project pursuant to the aforementioned section of the Municipal Code. The WQMP recommended the use of a Modular Wetlands Biofiltration System, which would both reduce the volume of water discharged into the local storm drains and filter out any contaminants present in the stormwater runoff. Installation to the aforementioned biofiltration BMP identified above in the mandatory WQMP will filter out contaminants of concern (oil, grease, debris, leaves, etc.) and will minimize the discharge of contaminated runoff into the adjacent streets, local storm drains, and the underlying groundwater table. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Thus, the project's implementation will not substantially increase the rate or amount of surface runoff; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; or provide additional sources of polluted runoff. As a result, the potential impacts are considered to be less than significant. *No significant impact is anticipated and this issue will not require analysis in the EIR.*

[44] Google Earth. Website accessed January 17, 2019.

8.10.D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ● No Impact.

Due to the nature of the proposed project (a 58-unit townhome development), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of La Habra, the proposed project site is located in Zone X.[45] This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.[46] However, the flood control channel that extends along the site's southern boundary is located within Zone A. The likelihood of flood waters exceeding the capacity of the aforementioned channel and affecting the project is slim due to the depth of the channel, and the slope present along the north side of the channel.

The proposed project site is not located in an area that is subject to inundation by tsunami or seiche. The project site is located inland approximately 16 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.[47] Furthermore, a seiche in the adjacent channel is not likely to happen due to the current level of channelization and volume of water present. Finally, the threat of flooding from dam or levee failure is minimal since there are no dams or levees located in the City. As a result, no pollutants are expected to be released in the event of site inundation and no impacts with regards to flooding, tsunamis, seiches, or dam inundation will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.10.E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ● No Impact.

The proposed project is in compliance with Title 13, Chapter 13.24 of the City of La Habra Municipal Code. Title 13, Chapter 13.24 of the City of La Habra Municipal Code is responsible for implementing the NPDES and MS4 stormwater runoff requirements. DMS Consultants, Inc prepared a Water Quality Management Plan (WQMP) for the project pursuant to the aforementioned section of the Municipal Code. The WQMP recommended the use of a Modular Wetlands Biofiltration System, which would both reduce the volume of water discharged into the local storm drains and filter out any contaminants present in the stormwater runoff. As a result, no impacts are anticipated. *No significant impact is anticipated and this issue will not require analysis in the EIR.*

8.11 LAND USE AND PLANNING

8.11.A. Physically divide an established community? ● No Impact.

The granting of the requested entitlements and subsequent construction of the proposed project will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to

[45] Federal Emergency Management Agency (FEMA). *FEMA Flood Map.* https://msc.fema.gov/portal/search?AddressQuery=riverside#searchresultsanchor

[46] FEMA. *Flood Zones, Definition/Description.* http://www.fema.gov/floodplain-management/flood-zones

[47] Google Earth. Website accessed January 17, 2019.

any division of an existing established neighborhood and no impacts will occur and no mitigation is required. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.11.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 will be Analyzed in EIR.

A portion of the project site is currently zoned R-4 Multi-family dwelling. In addition, a portion of the site's General Plan designation is Residential Multi-Family 1 (15-24 units/ac). Parcel Number 022-193-56 is currently zoned M-1 Light Manufacturing. In addition, Parcel Number 022-193-56) general plan land use designation is Light Manufacturing.

The project will have a density of 19.9 dwelling units per acre, which is consistent with both the site's zoning and General Plan land use development standards. The project will have a total lot coverage of 30%, which is below the maximum permitted lot coverage of 40%. The project also complies with the maximum height requirements (the units will be 35 feet which is the maximum permitted height for the R-4 zone) as well as the open space requirements. The project will provide a total of 20,672 square feet of open space, which exceeds the required amount of 14,750 square feet. The project currently falls short of the required number of parking spaces. However, the project Applicant is applying for a Planned Unit Development (PUD), which would allow for the City to tailor the development standards for the project. *Nevertheless, this issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.12 MINERAL RESOURCES

8.12.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? ● No Impact.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources Well Finder indicates that there are no wells located on-site or in the vicinity of the project site.[48]

In addition, according to the Generalized Mineral Land Classification of Orange County, the project site is located in Mineral Resource Zone (MRZ) boundary number one (MRZ-1). Areas located in MRZ-1 are classified as areas with no significant resources present.[49] In addition, the City's General Plan describes La Habra's mineral resource extraction and oil production areas as *inactive*. Therefore, the project's implementation will not lead to a loss in resource materials. As a result, no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

[48] California, State of. Department of Conservation. California *Oil, Gas, and Geothermal Resources Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.94257/33.92880/17

[49] California, State of. Department of Conservation. *Generalized Mineral Land Classification of Orange County, California*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf

8.12.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.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.13 NOISE

8.13.A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● Impact will be Analyzed in EIR.

Construction noise emanating from the project site may affect the residential units located to the south and west of the site. In addition, the project's operational noise will be further analyzed. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.13.B. Generation of excessive ground-borne vibration or ground-borne noise levels? ● Impact will be Analyzed in EIR.

Vibration and noise generated during the project's construction will be quantified. In addition, the project's traffic noise will be calculated and presented in the EIR. Operation of the project will not involve any activities that have the potential to cause excessive ground-borne vibration or noise. *Nevertheless, this issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.13.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.

There are no private airports located within two miles of the project site.[50] In addition, the project site is located approximately four miles northeast of the Fullerton Municipal Airport.[51] The project site is not located within the Fullerton Airport's Runway Protection Zone (RPZ), nor is the site located within the airport's Community Noise Equivalent Level (CNEL) boundary.[52] Thus, the project will not expose future employees, residents, and/or visitors to excessive noise levels and no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

[50] Google Earth. Website accessed January 17, 2019.

[51] Ibid.

[52] Airport Land Use Commission/ Airport Environs Land Use Plan for Fullerton Municipal Airport. *AELUP Height Restriction Zone for FMA map*. Document amended November 18, 2004.

8.14 POPULATION & HOUSING

8.14.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)? ● Impact will be Analyzed in EIR.

The project site consists of four parcels with two separate zones and two separate general plan designations. The western portion of the site consisting of three parcels, totaling 1.22 acres, is zoned R-4. The eastern portion of the site consists of one parcel totaling 1.20 acres and is zoned M-1. The western portion of the site is designated as Residential Multi-Family 1 (15-24 units/acre) in the City's general plan. Meanwhile, the eastern portion of the site is designated as Light Industrial. The development of the western portion of the site with residential units was contemplated in the City's General Plan. On the other hand, the parcel located within the eastern portion of the site was analyzed for industrial uses in the aforementioned EIR. The addition of new multiple family units on that M-1 zoned property will exceed the residential growth projections considered in the EIR since this area is currently designated in the General Plan for non residential land uses. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.14.B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ● No Impact.

There are no dwelling units located on, or persons residing within, the project sites. Since no housing units will be demolished as part of the proposed project's implementation, no replacement housing will be needed and no impacts will occur. *No impact is anticipated and this issue will not require analysis in the EIR.*

8.15 PUBLIC SERVICES

8.15.A. Would the project 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: Fire protection services; Police protection; Schools; Parks; other Governmental facilities? ● *Impact will be Analyzed in EIR.*

The project site consists of four parcels with two separate zones and two separate general plan designations. The western portion of the site consisting of three parcels, totaling 1.22 acres, is zoned R-4. The eastern portion of the site consists of one parcel totaling 1.20 acres and is zoned M-1. The western portion of the site is designated as Residential Multi-Family 1 (15-24 units/acre) in the City's general plan. Meanwhile, the eastern portion of the site is designated as Light Industrial. The development of the western portion of the site with residential units was contemplated in the City's General Plan. These residential zoned parcels have a maximum potential build out of 29 dwelling units. The City determined that adequate services were available to accommodate up to 29 dwelling units within these three parcels. In addition, the construction and operational air quality, greenhouse gas, noise, traffic, and public services impacts related the site's development with 29 residential units was analyzed in the City's 2014 General

Plan Environmental Impact Report. On the other hand, the parcel located within the eastern portion of the site was analyzed for industrial uses. Therefore, the project's potential impacts to fire, police, school, park, and other governmental services will need to be further evaluated. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.16 RECREATION

8.16.A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ● Less than Significant Impact.

The City of La Habra contains a total of 24 parks encompassing approximately 135.6 acres. These parks are divided into three categories—Mini Parks, Neighborhood Parks, and Community Parks—based on usage and not on size. La Habra's five Mini Parks are defined as special use facilities. These parks are designed to provide passive open space with emphasis on aesthetics rather than formal recreational facilities. The City also has 14 Neighborhood Parks located within or near the City's residential neighborhoods. La Habra's five Community Parks serve several residential neighborhoods and offer a wide range of indoor and outdoor recreational opportunities.[53] The closest parks to the project site are Portola Park and Brio Park, which are both located approximately 500 feet north of the project site on both sides of Euclid Street. In addition, the project's impacts to parks will be analyzed under the public services section. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.16.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? ● Less than Significant Impact.

The open space and recreational facilities that will be provided will be constructed within the project site and will be analyzed in the context of the whole project. Therefore, the anticipated impacts are considered to be less than significant impact. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.17 TRANSPORTATION & CIRCULATION

8.17.A Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ● Impact will be Analyzed in EIR.

A traffic study is being prepared that will assess the project's traffic generation and the attendant level of service impacts. In addition, a parking study needs to be provided since overflow parking onto the public right-of-way will impact the roadway and bike facilities. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

[53] City of La Habra. *City of La Habra General Plan Update. Technical Background Report. Chapter 4, Community Services. Section 4.1.* March 2012.

8.17.B Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? ● Less than Significant Impact.

According to CEQA Guidelines *§15064.3 subdivision (b)(1),* vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The La Habra Union Pacific bikeway trail will be constructed along the tracks across from the site which will connect this area to Brea in the east and Whittier in the west. The presence of this planned bikeway will facilitate the use of alternative forms of transportation.

The proposed project is a request to construct 58 townhome units. It is important to note that the project is an "infill" development. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[54] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. Analyzing a project's impacts in terms of reducing or increasing VMTs will become mandatory coming in the year 2020. The VMT method of analysis emphasizes projects that reduce VMTs. If a project is located in a more rural setting, the project would increase regional VMTs and would therefore contribute to a significant transportation and air quality impact. Under the previous requirements, projects that contribute to a decrease in roadway performance or intersection Level of Service (LOS) were considered to represent a significant impact. For example, an infill development that reduces VMTs may have significant traffic impacts if it negatively impacts a local intersection's LOS, despite facilitating a region-wide reduction in VMTs. The VMT method of analysis disregards impacts to local intersections in favor of analyzing a project's impacts in a regional context. As a result, the potential impacts are considered to be less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.17.C Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ● Impact will be Analyzed in EIR.

A traffic study is being prepared that will assess access and dangerous intersections. In addition, a parking study needs to be provided since overflow parking onto the public right of way will impact roadways and bicycle facilities. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

[54] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html.

8.17.D Result in inadequate emergency access? ● Less than Significant Impact.

The proposed project will not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.18 TRIBAL CULTURAL RESOURCES

8.18.A. Would the project 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:

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

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 Resource 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 will be Analyzed in EIR.

AB-52 consultation was undertaken by the Lead Agency. The results of the AB-52 consultation will be discussed in the EIR. *This issue will be analyzed in the EIR. Mitigation was provided by the Gabrielino Kizh that will be included in the EIR.*

8.19 UTILITIES AND SERVICE SYSTEMS

8.19.A. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? ● Less than Significant Impact.

There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. As a result, the potential impacts are considered to be less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.19.B. Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? ● Impact will be Analyzed in EIR.

The project site consists of four parcels with two separate zones and two separate general plan designations. The western portion of the site consisting of three parcels, totaling 1.22 acres, is zoned R-4.

The eastern portion of the site consists of one parcel totaling 1.20 acres and is zoned M-1. The western portion of the site is designated as Residential Multi-Family 1 (15-24 units/acre) in the City's general plan. Meanwhile, the eastern portion of the site is designated as Light Industrial. The development of the western portion of the site with residential units was contemplated in the City's General Plan. On the other hand, the parcel located within the eastern portion of the site was analyzed for industrial uses in the aforementioned EIR. The addition of new multiple family units on that M-1 zoned property will exceed the residential growth projections considered in the EIR since this area is currently designated in the General Plan for non residential land uses. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.19.C. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● Impact will be Analyzed in EIR.

The project site consists of four parcels with two separate zones and two separate general plan designations. The western portion of the site consisting of three parcels, totaling 1.22 acres, is zoned R-4. The eastern portion of the site consists of one parcel totaling 1.20 acres and is zoned M-1. The western portion of the site is designated as Residential Multi-Family 1 (15-24 units/acre) in the City's general plan. Meanwhile, the eastern portion of the site is designated as Light Industrial. The development of the western portion of the site with residential units was contemplated in the City's General Plan. On the other hand, the parcel located within the eastern portion of the site was analyzed for industrial uses in the aforementioned EIR. The addition of new multiple family units on that M-1 zoned property will exceed the residential growth projections considered in the EIR since this area is currently designated in the General Plan for non residential land uses. Thus, the proposed project's future wastewater generation will need to be re-analyzed. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.19.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? ● Impact will be Analyzed in EIR.

The project site consists of four parcels with two separate zones and two separate general plan designations. The western portion of the site consisting of three parcels, totaling 1.22 acres, is zoned R-4. The eastern portion of the site consists of one parcel totaling 1.20 acres and is zoned M-1. The western portion of the site is designated as Residential Multi-Family 1 (15-24 units/acre) in the City's general plan. Meanwhile, the eastern portion of the site is designated as Light Industrial. The development of the western portion of the site with residential units was contemplated in the City's General Plan. On the other hand, the parcel located within the eastern portion of the site was analyzed for industrial uses in the aforementioned EIR. The addition of new multiple family units on that M-1 zoned property will exceed the residential growth projections considered in the EIR since this area is currently designated in the General Plan for non residential land uses. Thus, the proposed project's future solid waste generation will need to be re-analyzed. *This issue will be analyzed in the EIR to identify the potential impacts along with any requisite mitigation.*

8.19.E. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? ● Less than Significant Impact.

The proposed project, like all other development in La Habra, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, less than significant related impacts to State and local statutes governing solid waste are anticipated. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.20 WILDFIRE

ENVIRONMENTAL ANALYSIS

8.20.A If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ● Less than Significant Impact.

The project site is not located within a fire hazard severity zone.[55] The proposed project site is located within an urbanized area and no areas containing natural vegetation is located near the project site. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. All construction staging and queuing must occur on-site. As a result, less than significant impacts will occur. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.20.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? ● Less than Significant Impact.

The project site and the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project area. Major physiographic features in the area include the Puente Hills, located 1.25 miles north of the project site and the West Coyote Hills, located 1.38 mile southwest of the project site. The proposed project may be exposed to criteria pollutant emissions and embers generated by wildland fires due to the project site's proximity to fire hazard severity zones. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. In addition, potential embers from wildland fires may ignite if they come into contact with the townhome units or the landscaping. However, the potential impacts would not be exclusive to the project site since embers from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

[55] CalFire. *Orange County Fire Hazard Severity Zones Map*. http://frap.fire.ca.gov/webdata/maps/orange/fhszs_map.30.pdf.

8.20.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? ● Less than Significant Impact.

The project site is not located within a fire hazard severity zone.[56] The project will be constructed in compliance with the 2016 Building Code and the City Fire Department's recommendations and will not exacerbate wildfire risks. In addition, the use of hazardous materials will be limited to those that are commercially available and are used in a household setting. The proposed project, like most development in the City, may be subject to pollutant concentrations from industrial, gas line, or chemical fires due to the project site's proximity to active industrial users. As a result, the potential impacts are considered to be less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.20.D. Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● Less than Significant Impact.

The project site is not located within a fire hazard severity zone.[57] The project site and surrounding areas are developed. Therefore, the project will not expose future residents to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no will occur. As a result, the potential impacts are considered to be less than significant. *Since the impact is less than significant, this issue will not require analysis in the EIR.*

8.21 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- *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? ● Impact will be Analyzed in EIR.*

These findings will be made in the Environmental Impact Report.

- *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)? ● Impact will be Analyzed in EIR.*

These findings will be made in the Environmental Impact Report.

[56] CalFire. *Orange County Fire Hazard Severity Zones Map*. http://frap.fire.ca.gov/webdata/maps/orange/fhszs_map.30.pdf.

[57] Ibid

- *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ● Impact will be Analyzed in EIR.*

These findings will be made in the Environmental Impact Report.

9. PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Bryan Hamilton, Project Planner
Marc Blodgett, Project Manager
Liesl Sullano, Project Planner

The references consulted as part of this Initial Study's preparation are shown using footnotes. Those references that are available on web pages are identified by their corresponding URL.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.