



8.0 Effects Found Not To Be Significant



8.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

CEQA provides that an EIR shall focus on the significant effects on the environment and discuss potential environmental effects with emphasis in proportion to their severity and probability of occurrence. During preparation of this EIR, the City conducted an analysis of the Project's effect on specific environmental topic areas, included as part of the Environmental Checklist form presented in CEQA Guidelines Appendix G. Through the course of this evaluation, certain impacts were identified as "less than significant" or "no impact" due to the inability of a Project of this scope and nature to yield such impacts or the absence of Project characteristics producing effects of this type. These effects are not required to be included in the EIR's primary environmental analysis sections (Section 5.1 through 5.12). In accordance with CEQA Guidelines Section 15128, the following discussion includes a brief description of potential impacts found to be less than significant. The lettered analyses under each topical area directly correspond to their order in CEQA Guidelines Appendix G.

AESTHETICS. *Would the project:*

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

WAREHOUSE ONLY OPTION

No Impact. No designated State scenic highways are located adjacent to the Site. However, Azusa Avenue (State Highway 39), to the north of I-210, is eligible to become a State scenic highway but has not yet been officially designated.¹ As the Site is located approximately 0.93-mile west of this eligible State scenic highway, the Site is not located in the viewshed of this segment of State Highway 39. Thus, the Warehouse Only Option would not damage any scenic resources within the viewshed of a State scenic highway. No impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

AGRICULTURE AND FORESTRY RESOURCES. *Would the project:*

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

¹ California Department of Transportation, *California Scenic Highway Mapping System*, http://www.dot.ca.gov/hq/LandArch/scenic_highways/, accessed on March 21, 2018.



WAREHOUSE ONLY OPTION

No Impact. As described in Section 3.0, *Project Description*, the Site has historically supported operation of the Colorama Nursery. However, these activities have ceased and no nursery operations would be affected by the Warehouse Only Option. According to the California Department of Conservation, the Site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.² Thus, the Warehouse Only Option would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses and no impact would occur.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

WAREHOUSE ONLY OPTION

No Impact. The Site's existing zoning and proposed zoning (West End Light Industrial [DWL]) does not include any agricultural-related zoning designations, nor is the Site part of a Williamson Act contract. In addition, the land uses surrounding the Site are not zoned for agricultural uses or in a Williamson Act contract. Thus, the Warehouse Only Option would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact would occur.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

WAREHOUSE ONLY OPTION

No Impact. According to the City's Zoning Map, the City does not have a zoning district for forest land, timberland, or Timberland Production. As discussed, the Site is currently zoned West End Light Industrial [DWL], which is not a forest land, timberland, or Timberland Production zoning designation. Thus, Warehouse Only Option implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production and no impact would occur.

² California Department of Conservation, *Farmland Mapping and Monitoring Program*, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed January 16, 2018.



WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

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

WAREHOUSE ONLY OPTION

No Impact. Refer to Agricultural and Forestry Resources Response (c). The Site does not support forestry resources. Thus, Warehouse Only Option implementation would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

- 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?*

WAREHOUSE ONLY OPTION

No Impact. Refer to Agricultural Resources and Forestry Responses (a) through (c). Warehouse Only Option implementation would not result in the conversion of designated farmland or forest land to non-agricultural/non-forest land use, and no impact would occur.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

AIR QUALITY. *Would the project:*

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

WAREHOUSE ONLY OPTION

Less Than Significant Impact. Construction activity associated with the Warehouse Only Option may generate detectable odors from heavy-duty equipment exhaust. However, established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less than significant.



Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, food processing plants, chemical plants, refineries, or other heavy industrial uses. The Warehouse Only Option does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the Warehouse Only Option would predominantly be limited to the disposal of miscellaneous refuse. Moreover, South Coast Air Quality Management District (SCAQMD) Rule 402 acts to prevent occurrences of odor nuisances. Consistent with City requirements, all Warehouse Only Option-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. As such, operational-source odor impacts are considered less than significant.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. As noted under the Warehouse Only Option, substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, food processing plants, chemical plants, refineries, or other heavy industrial uses. The Warehousing and Manufacturing Option does not propose any of these types of uses. Thus, a less than significant impact would result.

BIOLOGICAL RESOURCES. *Would the project:*

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?*

WAREHOUSE ONLY OPTION

No Impact. The Site and immediate surrounding areas are developed with light industrial, recreation, and residential uses. Given the longstanding use of the Site as a commercial nursery, there are no riparian habitat or sensitive natural communities on-site. The closest riparian habitat is located along the San Gabriel River to the west of the Site, but is separated from the Site by chain link fencing and a paved driveway leading to a Laborers Training School. Warehouse Only Option development would occur within the Site boundary and would have no impacts to the San Gabriel River and its associated riparian habitat. Thus, no impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

WAREHOUSE ONLY OPTION

No Impact. The *Habitat Suitability Evaluation* (Habitat Evaluation)³, included as Appendix 11.2, *Habitat Evaluation*, of this EIR, did not identify any drainage or wetland features within the Site

³ Ecological Sciences, Inc., *Habitat Suitability Evaluation*, January 17, 2018.



that would be considered jurisdictional by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or California Department of Fish and Wildlife (CDFW). Although the San Gabriel River is located to the west, the river is separated from the Site by chain link fencing and a paved driveway/roadway used to access an industrial development southwest of the Site. Thus, no regulatory approvals from the USACE, RWQCB, or CDFW would be required. The Warehouse Only Option would not result in any impacts to USACE, RWQCB, or CDFW jurisdictional waters or wetlands. No impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

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

WAREHOUSE ONLY OPTION

No Impact. The Site is currently developed with a former commercial nursery. The Site is fully developed with no open space. Landscaping plant species for sale predominate the Site and no native or ornamental vegetation exist on-site. Thus, Warehouse Only Option development would not remove any trees that may be regulated by the City's tree preservation ordinance under Municipal Code Section 62-196, *Tree Removal*. As analyzed in Section 5.3, *Biological Resources*, there are no sensitive plant species or habitat (including trees) on-site. The Warehouse Only Option would not conflict with any local policies or ordinance protecting biological resources, and no impacts would occur.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

- 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?*

WAREHOUSE ONLY OPTION

No Impact. The Site and surrounding vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan.^{4,5} No impact would occur in this regard.

⁴ U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, *HCP/NCCP Planning Areas*, https://www.fws.gov/carlsbad/HCPs/documents/hcp_inrmp_20150127.pdf, accessed January 17, 2018.

⁵ California Department of Fish and Wildlife, *California Regional Conservation Plans*, <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>, accessed January 17, 2018.



WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

TRIBAL AND CULTURAL RESOURCES. *Would the project:*

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

WAREHOUSE ONLY OPTION

No Impact. Based on the Cultural Study, the Site was first developed in the early part of the twentieth century. The Owl Fumigating Company originally used the location to produce hydrogen cyanide gas for tree fumigation. The American Cyanamide Company (ACC) took over operations in 1934 and constructed the Owl-4X Plant in 1943 for the manufacturing of cyanogen chloride (teargas). The Owl-4X Plant was operational by 1944. From 1943 to about 1958 or 1960, the ACC leased the plant to the United States Army Chemical Corps, who used the facility to produce cyanogen chloride to fill bombs for use during World War II. Between 1958 and 1960, the Owl-4X plant buildings were sold and demolished and the ACC regained control of the property. Aerial imagery shows that by 1960, only the building foundations and floor slabs were present. Underground storage containers associated with the former Owl-4X Plant on the eastern half of the Area of Potential Effect (APE) were removed in 1985. The Colorama Wholesale Nursery began leasing the eastern half of the APE in 1987 and the western half in 1993. A hazardous material storage shed was identified by Environmental Resources Management as potentially historic and possibly associated with the former ACC and World War II bomb production. However, the shed does not appear on aerial photographs until 1964, and has no association with any military use during World War II.

No historic properties were identified within the Site. The South Central Coastal Information Center (SCCIC) did identify eight properties, all historic addresses, listed on the Office of Historic Preservation Directory of Properties in the Historic Property Data File within one mile of the APE. Of the eight properties, five have been determined ineligible for the National Register by consensus through the Section 106 process, but not evaluated for the California Register or local listing. The remaining three properties have been determined ineligible for the National Register pursuant to Section 106 without review by State Historic Preservation Officer (SHPO).

Given the lack of historical resources documented within or near the Site, the proposed grading and construction activities for the Warehouse Only Option would not have the potential to result in significant adverse impacts to such resources. As such, no impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.



GEOLOGY AND SOILS. *Would the project:*

- 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?*

WAREHOUSE ONLY OPTION

No Impact. No septic tanks or alternative wastewater systems are currently located within the Site and none would be constructed as part of the Warehouse Only Option. Thus, no impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option and relevant features, no impacts would occur.

HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

WAREHOUSE ONLY OPTION

No Impact. No schools are located within one-quarter mile of the Site. Therefore, the Warehouse Only Option would not result in the emissions or handling of hazardous materials within one-quarter mile of an existing school. No impacts would result in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

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

WAREHOUSE ONLY OPTION

No Impact. The nearest airport is the El Monte Airport, located approximately seven miles southwest of the Site. The Site is not located within an airport land use plan area or within two miles of an airport. Furthermore, the construction and operation of the Warehouse Only Option would not result in airport-related safety hazards for people residing or working in the area. Therefore, no impacts would result in this regard.



WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

WAREHOUSE ONLY OPTION

No Impact. The Site is not located within the vicinity of a private airstrip. Warehouse Only Option construction and operation would not result in airstrip-related safety hazards for people residing or working in the area. Therefore, no impacts would result in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. The Site is located in an area surrounded by a built urban environment. Based on Figure 4.7-2, *Fire Hazard Areas*, of the General Plan EIR, the Site is located within a “low risk” fire risk zone. The Warehouse Only Option would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Therefore, no impact related to the exposure of persons and property to wildfire would result.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

HYDROLOGY AND WATER QUALITY. *Would the project:*

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. As discussed in Section 5.6, *Hydrology and Water Quality*, the Site overlies the San Gabriel Groundwater Basin and is currently largely covered with



impervious surfaces associated with the former Colorama Wholesale Nursery. Based on the *Low Impact Development for the Canyon City Business Park*, prepared by Thienes Engineering, Inc., dated December 20, 2017 (included as Appendix 11.5, *Hydrology and Water Quality Data*), the proposed impervious condition of the Site would still allow infiltration at the Site via seven underground infiltration facilities. The Site is not located within a local groundwater recharge area and no groundwater extraction would occur as part of the Warehouse Only Option. Thus, the Warehouse Only Option would not result in any groundwater extraction or the depletion of groundwater supplies. Impacts would be less than significant in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and relevant features as the Warehouse Only Option, a less than significant impact would result.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

WAREHOUSE ONLY OPTION

No Impact. The Warehouse Only Option does not propose the construction of new housing. Thus, the Warehouse Only Option would not place housing within a 100-year flood hazard area and no impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and relevant features as the Warehouse Only Option, no impact would occur.

- h) *Place a structure within a 100-year flood hazard area that would impede or redirect flood flows?*

WAREHOUSING AND MANUFACTURING OPTION

No Impact. As indicated in Section 5.6, the Federal Emergency Management Act (FEMA) Flood Insurance Rate Map 06037C1420F indicates that the Site is not located within a 100-year flood hazard area.⁶ Thus, the Warehouse Only Option would not place a structure within a 100-year flood hazard area and no impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

⁶ Federal Emergency Management Agency, *Flood Insurance Rate Map 06037C1420F*, effective date September 26, 2008.



- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. The Site is located approximately 3.5 miles southwest of the Morris Dam and approximately 7 miles south of the San Gabriel Dam. According to the General Plan EIR, the Site is located within the San Gabriel and Morris Dam failure inundation zone. The San Gabriel and Morris Dams are owned by the Metropolitan Water District (MWD) and Los Angeles County Department of Public Works (LACDPW) Flood Control Division. These dams, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum credible earthquake (MCE). Further, although the Site is within a dam inundation area, the Site was previously developed as a wholesale nursery and is located within a developed industrial area; as such, the risk of loss, injury, or death involving dam failure already exists. Therefore, the risk of exposure of persons or structures to loss, injury, or death as a result of dam failure would be less than significant.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, a less than significant impact would result.

- j) *Result in inundation by seiche, tsunami, or mudflow?*

WAREHOUSE ONLY OPTION

No Impact. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. The Site is not located within a coastal area, and no water bodies are on or adjacent to the Site that would impact the Warehouse Only Option due to seiche. The nearest water body to the Site is the San Gabriel River situated approximately 0.15-mile to the west; however, the Site is at an elevation approximately eleven feet higher than the river. The nearest coastal area is the Pacific Ocean, located approximately 35 miles west of the Site. As a result, tsunamis (seismic sea waves) and seiches are not considered a significant hazard at the Site. In addition, given the developed nature of the area, there are no adjacent features capable of inundating the Site by mudflow. Thus, Warehouse Only Option implementation is not anticipated to result in inundation by seiche, tsunami, or mudflow. No impact would occur.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.



LAND USE AND PLANNING. *Would the project:*

- a) *Physically divide an established community?*

WAREHOUSE ONLY OPTION

No Impact. The entire Site encompasses the former Colorama Wholesale Nursery. Surrounding uses include Sierra Madre Avenue and light industrial uses to the north; the Azusa Greens Golf Course across North Todd Avenue to the east; the Lagunitas Brewing Company to the south; and a Laborers Training School and the San Gabriel River to the west. There are no established communities in the Site vicinity. Thus, redevelopment of the Site into an industrial/manufacturing building would not physically divide an established community. Additionally, the Warehouse Only Option is consistent with the existing Light Industrial land use designation and West End Light Industrial zoning. No impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

WAREHOUSE ONLY OPTION

No Impact. As discussed in Biological Resources Response (f), the Site and surrounding vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. No impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

MINERAL RESOURCES. *Would the project:*

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. The City is underlain by an alluvial fan (aggregate) associated with the San Gabriel Fan District, which is largely classified as MRZ-2 and MRZ-3 by the State Department of Conservation Division of Mines and Geology. The State Department of Conservation Division of Mines and Geology has classified the City's aggregate deposits as mineral resources of regional importance. Five aggregate sectors (A through E) have been identified within the San Gabriel Fan District. According to General Plan Figure MR-1, *Mineral Resource Zones in Azusa*, the Site is partially located within Mineral Resource Zone 2 Sector A.



According to the General Plan EIR, Sector A has an estimated aggregate reserve of 280 million tons. Total aggregate reserve in the San Gabriel Fan District is expected to sustain current extraction rates for the next 50 years.

The Warehouse Only Option would not result in the displacement of an existing mining operation since no such activities currently occur on-site. Although the Site is located within a Mineral Resource Zone, numerous large-scale aggregate mining facilities exist within the Site vicinity. This includes the Vulcan Materials mining quarry, a commercial sand and gravel mining operation located south of the Site. Warehouse Only Option implementation would not impact Vulcan Materials site access or operations. Further, the Site is not currently used for the purposes of mineral extraction. Implementation of the Warehouse Only Option would not represent a loss of availability of a known mineral resource. Thus, Warehouse Only Option implementation would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the State. Less than significant impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, a less than significant impact would result.

- 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?*

Less Than Significant Impact. Refer to the Mineral Resources Response (a). A less than significant impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, a less than significant impact would result.

NOISE. *Would the project:*

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

WAREHOUSE ONLY OPTION

No Impact. The Site is not located within an airport land use plan area or within two miles of a public airport or public-use airport. The closest airport is the El Monte Airport and is located approximately seven miles southwest of the Site. Given the distance, no impacts would occur in this regard.



WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impacts would occur.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

WAREHOUSE ONLY OPTION

No Impact. The Site is not located in the vicinity of a private airstrip. Therefore, the Warehouse Only Option would not expose people to excessive noise levels associated with the operation of a private airstrip. No impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

Public Services. Would the project:

- c) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. The Warehouse Only Option does not involve construction of any new or physically altered school facilities. Further, the Site is not situated in the vicinity of school facilities and thus would not disrupt school services. Construction-related impacts would be less than significant in this regard.

The Warehouse Only Option does not include any residential land use which would directly increase demand for Azusa Unified School District (AUSD) school services. Nonetheless, pursuant to Senate Bill (SB) 50 and General Plan Policy PS1.3, individual development projects are required to pay statutory fees to AUSD at the time of development to offset impacts on school capacities. Additionally, Education Code Section 17620, et seq. allows school districts to collect development impact fees from developers of new commercial/industrial building space. As of 2018, the AUSD collects developer fees for school facilities in the amount of \$0.373 for warehouse/manufacturing uses.⁷ As a result, the Warehouse Only Option would be subject to payment of \$172,862 of developer fees for new school facilities. Pursuant to Government Code Section 65996, payment of statutory fees is considered full mitigation for new development projects. Thus, payment of school development impact fees would offset the cost of providing school services to the nominal quantity of new students which could be indirectly generated by Warehouse Only Option implementation. Warehouse Only Option implementation would be

⁷ Written Correspondence: Soto, Rose, Assistant Superintendent's Secretary, Business Services, Azusa Unified School District, dated March 1, 2018.



consistent with the intended principal uses for the Light Industrial land use designation and would not foster unanticipated population growth in the Site vicinity capable of significantly impacting public services; refer to Section 6.3, *Growth-Inducing Impacts*. The Warehouse Only Option's operational impacts to school services would be less than significant in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. The Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option; however, operations would employ approximately 80 more employees and thus would generate additional students requiring school services.⁸ Like the Warehouse Only Option, the Warehousing and Manufacturing Option be subject to payment of developer impact fees to offset impacts on school services. Pursuant to Government Code Section 65996, payment of statutory fees is considered full mitigation for new development projects. As a result, similar less than significant impacts would occur.

- d) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. The Warehouse Only Option does not include the provision of new or physically altered park facilities. Refer to Population and Housing Response (a). The Warehouse Only Option would develop an industrial business park, and such, its implementation would not induce area population growth or increase demand for or use of existing local or regional park facilities. For this reason, the Warehouse Only Option would involve less than significant impacts to park and recreational facilities.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and have similar features as the Warehouse Only Option, a less than significant impact would result.

- e) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities (libraries)?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. As discussed in Section 5.12, *Public Services and Utilities*, the City is already below the standard of three to five volumes per capita and is currently unable to identify funding sources to support the construction and operation of additional library services. The majority of funding for library services is provided through the City's General Fund;

⁸ Project operations would employ approximately 370 employees for the Warehouse Only Option and 450 employees for the Warehouse and Manufacturing Option.



however, the library periodically receives funding sources from grant awards.⁹ Although the City is below the standard of three to five volumes per capita, tax revenue generated from the Warehouse Only Option would increase the City's revenue and contribute to the General Fund to offset Warehouse Only Option-related impacts to library services. Pursuant to General Plan Public Services Policy 1.3, the City requires development to offset impacts to public services through the collection of development impact fees. Warehouse Only Option implementation would be consistent with the intended principal uses for the Light Industrial land use designation and would not foster unanticipated population growth in the Site vicinity capable of significantly impacting public services; refer to Section 6.3. Impacts would be less than significant in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and relevant features as the Warehouse Only Option, a less than significant impact would result.

POPULATION AND HOUSING. *Would the project:*

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

WAREHOUSE ONLY OPTION

Less Than Significant Impact. The Warehouse Only Option would induce direct population growth in the City by proposing new businesses. Specifically, the Warehouse Only Option would employ a total of approximately 370 employees; refer to Section 6.3. As concluded in Section 6.3, the Warehouse Only Option is not considered growth-inducing as Project implementation would not remove an impediment to growth, establish a precedent setting action, or not develop or encroach onto open space. Warehouse Only Option implementation would not foster significant unanticipated population growth in the Site vicinity and would be consistent with the Site's existing Light Industrial land use designation and West End Light Industrial zoning. A less than significant impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. The Warehousing and Manufacturing Option would induce direct population growth in the City by proposing new businesses. The Warehousing and Manufacturing Option would employ a total of approximately 450 employees; refer to Section 6.3. Refer to Population and Housing Response (a), above. The impact for the Warehousing and Manufacturing Option would be less than significant.

⁹ Written Correspondence: Hassen, Leila, MLIS, Library Services Manager, Azusa City Library, dated February 22, 2018.



- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

WAREHOUSE ONLY OPTION

No Impact. No existing housing is present on-site. Thus, Warehouse Only Option implementation would not result in the displacement of existing housing, necessitating the construction of replacement housing elsewhere. No impact would result in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

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

WAREHOUSE ONLY OPTION

No Impact. Refer to Population and Housing Response (b).

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Refer to Population and Housing Response (b).

RECREATION. Would the project:

- 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?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. Refer to Population and Housing Response (a). The Warehouse Only Option would develop an industrial business park, and such, its implementation would not induce area population growth or increase demand for or use of existing local or regional park facilities. For this reason, the Warehouse Only Option would involve less than significant impacts to park and recreational facilities.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and have the same relevant features as the Warehouse Only Option, a less than significant impact would result.

- 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?*

WAREHOUSE ONLY OPTION

Less Than Significant Impact. Refer to Recreation Response (a). As an industrial business park, Warehouse Only Option implementation would not include construction of any recreational facilities, nor would it generate significant additional area population that would



require the construction or expansion of recreational facilities. A less than significant impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Less Than Significant Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and have the same relevant features as the Warehouse Only Option, a less than significant impact would result.

TRANSPORTATION/TRAFFIC. *Would the project:*

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

WAREHOUSE ONLY OPTION

No Impact. The Los Angeles County Metropolitan Transportation Authority (Metro) is responsible for implementing Los Angeles County's 2010 Congestion Management Program (2010 CMP). There are no intersections defined as CMP locations in the Site vicinity.¹⁰ Thus, the Site is not subject to Metro's 2010 CMP and no impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint and location as the Warehouse Only Option, no impact would occur.

- c) *Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

WAREHOUSE ONLY OPTION

No Impact. The closest airport is the El Monte Airport, located approximately seven miles to the southwest of the Site. The Warehouse Only Option is an industrial/manufacturing business park and the proposed uses would not have the capacity to directly change air traffic patterns or change the location of air traffic. Further, the Warehouse Only Option would not be capable of generating a population increase such that air traffic levels would substantially increase or would require relocation of an existing airport. No impacts would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

No Impact. Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option, no impact would occur.

¹⁰ Los Angeles County Metropolitan Transportation Authority, *2010 Congestion Management Program*, 2010, http://media.metro.net/docs/cmp_final_2010.pdf, accessed January 22, 2018.



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