

Topic	Impact	Mitigation Measures	Remarks
4.1 Aesthetics			
Scenic vista	Less than significant	N/A	To comply with the City's local guidelines To comply with the City's Outdoor Lighting Standards
Scenic resources	No impact		
Quality of public views of the site and its surroundings	Less than significant		
Light or glare	Less than significant		
4.2 Air Quality			
Construction emissions	Less than significant	N/A	To comply with CEQA Guidelines
Operational emissions	Less than significant		
Cancer risk during construction	Potentially significant due to Vehicles and travel to and from the site	To manage and control the type and number of construction equipment To provide the City with verification of equipment type	Less than significant
4.3 Biological Resources			
Special-Status Wildlife	Potentially significant	Pre-construction surveys for special-status species to be conducted and submitted to the City before ground-disturbing construction To protect native bird species	Less than significant
Sensitive natural communities	Potentially significant	Mitigation bank credits Contribution of an in-lieu fee program On-site restoration of in-kind habitat Off-site restoration of in-kind habitat	Less than significant
Wetlands	Potentially significant	To restore habitats or provide an in-lieu fee	Less than significant
Protection of trees	Potentially significant	Protection zone fence installation	Less than significant
4.4 Cultural and Tribal Cultural Resources			
Archeological resources	Potentially significant	To avoid or salvage	Less than significant
Human remains	Potentially significant	To notify the county coroner	Less than significant
Tribal cultural resources	Potentially significant	To notify the City	Less than significant
4.5 Energy			
Electricity, natural gas and petroleum	Less than significant	N/A	
4.6 Geology and Soils			
Strong seismic ground shaking, Unstable geologic unit or soil Expansive soil	Potentially significant	To implement all recommendations in the site-specific geotechnical investigation	Less than significant
Paleontological resources	Potentially significant	A qualified paleontologist to manage the paleontological monitors	Less than significant
4.7 Greenhouse Gas Emissions			
Greenhouse gas emissions	Less than significant	N/A	
4.8 Hazards and Hazardous Materials			
Emergency response plan or emergency evacuation plan	Potentially significant	To develop an emergency vehicle access plan in consultation with the City	Less than significant

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Risk of loss, injury or death involving wildland fires	Potentially significant	Developer fee program Emergency access Water supply availability Fuel modifications, landscape and irrigation Construction fire prevention plan Compliance with code requirements Los Angeles County Fire Department approvals Landscape plan filing Operations fire prevention plan Post-fire field assessment	Less than significant
4.9 Hydrology and Water Quality			
Hydrology and Water Quality	Less than significant	N/A	
4.10 Land Use and Planning			
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	Potentially significant	To acquire and dedicate to the City at least 32.4 acres of open space land in a location deemed acceptable to the City Manager	Less than significant
4.11 Noise			
Construction noise	Potentially significant	Time management, Sound barriers Truck routing control	Potentially significant Alternative 2 (Deletion of Oak Villas) will mitigate the impact.
Cumulative operational noise; Substantial increases in off-site roadway noise levels for noise sensitive land uses located along such roadways	Potentially significant 2028 without project 71.1dBA With project 71.7dBA 2040 without project 71.5dBA With project 72.0dBA	None available	Significant and unavoidable as cumulative noise exceeds an acceptable level 70dBA, and the project contributes increase of 0.9dBA.
Construction vibration	Potentially significant	Measures to lower down construction vibration level	Significant and unavoidable Alternative 2 (Deletion of Oak Villas) will mitigate the impact.
4.12 Population and Housing			
Inducing substantial unplanned population growth	Less than significant	N/A	
4.13 Public Services			
Fire protection, police protection, schools, parks and other public facilities	Less than significant	N/A	
4.14 Recreation			
Increased use of existing parks or other recreational facilities	Less than significant	N/A	

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Project includes recreational facilities which might have an adverse physical effect on the environment.	Potentially significant	Measures above	Significant and unavoidable (Construction noise and vibration)
4.15 Transportation			
VMT per employee	Potentially significant	Ride-sharing, transit program, telecommuting and alternative work schedules and vanpool/shuttle	Significant and unavoidable It is not feasible to reduce VMT per employee down to an acceptable level.
4.16 Utilities and Service Systems			
Utilities and Service Systems	Less than significant	N/A	
4.17 Wildfire			
Emergency response plan or emergency evacuation plan	Potentially significant	Emergency vehicle access plan	Less than significant
Would the project exacerbate wildfire risks?	Potentially significant	Developer fee program Emergency access Water supply availability Fuel modifications, landscape and irrigation Construction fire prevention plan Compliance with code requirements Los Angeles County Fire Department approvals Landscape plan filing Operations fire prevention plan	Less than significant