

ENVIRONMENTAL CHECKLIST

Initial Study

Project Title: City of El Monte 2014-2021 Housing Element Update and related Code Amendments to implement the 2008-2014 Housing Element (Zoning Code Amendment 731)

Lead Agency Name and Address: City of El Monte Planning Division
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Project Location: City of El Monte, CA
(citywide)

Project Sponsor's Name and Address: City of El Monte Planning Division
11333 Valley Boulevard
El Monte, CA 91731

General Plan Designation(s): The Housing Element is one of the seven elements required by the State of California to be included in the City's General Plan. The Housing Element Update and General Plan Code Amendments includes General Plan land use designations that currently allow or has the ability to allow residential uses.

Zoning Designation(s): The Housing Element and General Plan Code Amendments involve all zoning that currently permits or has the ability to permit residential land uses.

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Section I. Introduction

1. Project Location:

The City of El Monte is located 12 miles east of downtown Los Angeles and is within Los Angeles County, in the heart of the San Gabriel Valley. Specifically, El Monte is located west of the interchange of Interstates 605 and 10. The San Gabriel River borders the city on the east and the Rio Hondo River bisects the western half of the city, from the north to the southwest. El Monte is surrounded by the cities of Baldwin Park, Industry, Arcadia, Irwindale, Temple City, Rosemead, South El Monte, and unincorporated Los Angeles County. A city-wide map is provided in **Exhibit 1**.

2. Project Description:

- Overview

The proposed project consists of the adoption of the updated City of El Monte General Plan Housing Element and related Code Amendments, referred to herein as the “project”, “Housing Element”, or “Housing Element Update”. State law requires every City and County to adopt a general plan containing at least seven mandatory elements (chapters). One required element is the Housing Element, which must be updated every eight years. The proposed updated Housing Element covers the planning period of 2014 to 2021.

Section 65583 of the Government Code sets forth the specific components to be contained in a community's Housing Element. These requirements include obligation on the part of the local jurisdictions to provide their “fair share” of regional housing needs. Local governments and Metropolitan Planning Organizations (MPOs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). El Monte is a member of the Southern California Association of Governments (SCAG). SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA) for the six-county territory that it represents.

The project consists of the adoption of the 5th cycle Housing Element Update and related Code Amendments for the City of El Monte. The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of Area Medium Income (AMI)); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

HCD established the planning period for the current RHNA from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period the City was allocated a total of 2,142 units, including 529 for very low income, 315 for low income, 352 for moderate income, and 946 for above-moderate income households.

State law requires that all Housing Elements address four key topic housing areas: special needs groups, constraints, housing resources, and planning. Each of these groups are discussed in detail below.

- **Special Needs Groups**

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. Many often have lower incomes as a result of their condition. Each of these population groups, as well as their appropriate housing needs is described in the Housing Element.

- **Housing Constraints**

The Housing Element identifies constraints on the production of new housing, including governmental, environmental, and market constraints. By identifying these constraints, the City recognizes possible barriers to housing development and can adopt policies and programs in the Housing Element to remove or significantly reduce those barriers.

The City of El Monte Housing Element identifies the following circumstances that may act as barriers to development:

- Land use controls
- Residential development standards
- Provisions for a variety of housing types: multi-family rental housing, mobile homes/manufactured housing, second units, transitional housing and emergency housing, and housing for persons with disabilities
- Development Impact and Planning Entitlement Fees
- Building codes and enforcement
- Local processing and permit procedures
- On-and off-site improvement requirements
- Construction cost
- Land availability and cost
- Financing

- **Regional Housing Needs Allocation (RHNA)**

As discussed above, El Monte's RHNA for the 2014-2021 planning period is 2,142 housing units (see **Table 1-1**).

TABLE 1-1: REGIONAL HOUSING NEEDS ALLOCATION 2014-2021

| Income Group | Number of Units | Percent of Total |
|----------------|-----------------|------------------|
| Very Low | 529 | 26% |
| Low | 315 | 15% |
| Moderate | 352 | 15% |
| Above Moderate | 946 | 44% |
| Total | 2,142 | 100 |

Source: Regional Housing Needs Assessment, SCAG October 2012.

- **Housing Resources and Availability of Sites**

The Housing Resources section of the Housing Element focuses on development opportunities in El Monte to meet the RHNA. The most critical component of the Housing Resources section is the sites inventory, which identifies locations to support new

housing at all income categories. The General Plan Land Use Element concentrates housing along major roadways and in the Downtown to protect single-family neighborhoods, recycle incompatible industrial and commercial uses, revitalize corridors, and improve air quality and mobility. These areas of El Monte are selected for revitalization.

- **El Monte Gateway.** This project allows up to 1,850 mixed-use units on 31 acres of land, for a net density of 60 units per acre. The El Monte Gateway goal is to achieve 35 percent rental and 65 percent ownership, including a 15 percent inclusionary requirement under redevelopment law.
- **Corridors.** The General Plan has redesignated the Garvey Avenue, Durfee Avenue, and Peck Road as Mixed/Multiuse and rezoned to the Mixed/Multiuse zone. The former two can accommodate more than 3,000 new units at 30 units per acre. For this planning period, a conservative estimate of 1,261 units is assumed.
- **Infill.** The General Plan will continue to allow residential infill in other residential neighborhoods of the community. No estimate is provided at this time, though the majority of development envisioned would be infill single-family residential developments.

All of the densities are at or above the default densities stated in the Government Code and could facilitate affordable housing. **Table 1-2** below summarizes the City’s plan to meet its regional housing needs goal.

TABLE 1-2: HOUSING OPPORTUNITIES

| | El Monte Gateway | Corridors | Total | RHNA Requirement |
|------------------------|------------------|-----------|-------|----------------------|
| Extremely Low/Very Low | 213 ^A | 1,261 | 1,474 | (630) ^B |
| Low | | | | |
| Moderate | 480 | – | 480 | (128) ^B |
| Above Moderate | 1,202 | – | 1,202 | (256) ^B |
| Total | 1,895 | 1,261 | 3,156 | (1,014) ^B |

Sources: Southern California Association of Governments, 2012; City records.

Notes:

A Based on HCD Infill application for Transit Oriented Development funding.

B Parentheses () indicate a surplus of units.

It is important to note that as a policy document, the Housing Element does not propose development on any of the housing opportunity sites or program locations. If and when development occurs within the city, the project would be subject to comply with the applicable General Plan policies and programs, Municipal Code regulations, CEQA requirements and any other regulating documents.

The four neighborhoods that will accommodate housing are briefly summarized below and illustrated in **Exhibit 3**.

- **El Monte Downtown.** The cornerstone project, the El Monte Gateway/Transit Village Specific Plan is a 31-acre site adjacent to the Metropolitan Transit Authority bus hub and can accommodate approximately 1,850 residential units.

- Mountain View Neighborhood. Forty-five (45) acres of underutilized land along the Durfee Avenue corridor zoned Mixed Multi-Use (MMU), which can accommodate approximately 1,000 residential units.
- Garvey Avenue Corridor. Forty-nine (49) acres of underutilized land along the Garvey Avenue corridor zoned MMU, which can accommodate approximately 1,100 residential units.
- Norwood Cherrylee Neighborhood. Underutilized land along the Peck Road corridor zoned MMU (capacity is not calculated in the 2014-2021 Draft Housing Element Update).

- Resources to Meet Housing Needs

A variety of potential funding sources are available to finance housing activities in El Monte. Financial assistance has included land dedications, multiple-family revenue bonds, housing grants, low interest loans, and reductions in development impact fees where feasible. Housing developers have utilized these financial incentives to leverage and obtain other funding sources, such as low income housing tax credits. Taken together, the combination of public and private financing sources allows developers to secure lower interest rate loans. The City will continue to offer financial incentives for housing projects that address unmet needs in the community and seek creative means to further increase funding for housing.

- Housing Plan

The Housing Plan section of the Element establishes the goals, policies, and programs that guide City decision-making on housing issues. The goals, policies, and programs of the Housing Plan are intended to promote the production of housing, and therefore, may result in the direct or indirect environmental impacts based on the nature of residential development. The goals and policies of the Housing Plan are:

Goal 1: Sustainable neighborhoods evidenced by quality housing conditions, ample community services, exemplary public safety and security, quality public facilities and infrastructure, and civic pride.

Policies

H-1.1 Housing Rehabilitation. Support the rehabilitation of single-family and multiple-family units and acquisition and rehabilitation of multiple-family housing to improve housing conditions, remove blight if needed, and improve the quality of life in neighborhoods.

H-1.2 Neighborhood Conditions. Conduct proactive code enforcement, real estate inspection programs, and other neighborhood improvement efforts to maintain neighborhood quality, stabilize declining areas, and improve quality of life.

H-1.3 Community Amenities. Require adequate provision of public services and facilities, infrastructure, open space, adequate parking and traffic

management, pedestrian and bicycle routes, and public safety to create highly desirable neighborhoods.

H-1.4 Neighborhood Involvement. Encourage active resident involvement in neighborhood planning organizations to identify needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.

H-1.5 Architectural Design. Require that all housing, either new or rehabilitated, is of exemplary design and construction quality through the development and implementation of building design standards and architectural review.

H-1.6 Neighborhood Identity. Strengthen neighborhood fabric and identity through parks and recreation services, cultural and historic features, public art, neighborhood events, as well as resident participation in planning and improvement of their neighborhoods.

H-1.7 Neighborhood Preservation. Preserve single-family residential neighborhoods from undue intensification or change of land uses that materially detract from the character, stability, and quality of life in neighborhoods.

H-1.8 Code Enforcement. Enforce existing covenants, conditions, and restrictions that govern property maintenance for all planned residential developments, including apartments and townhomes.

Goal 2: Adequate sites for new housing that create a vibrant downtown, revitalize transportation corridors with quality housing, and motivate reinvestment and revitalization in neighborhoods.

Policies

H-2.1 Housing Sites. Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, apartments, mobile homes, and special needs housing.

H-2.2 Major Corridors. Direct the production of quality mixed/multiuse projects along major corridors, including Valley Boulevard, Durfee Road, Peck Road, and Garvey Avenue to allow for efficient land use practices, improved mobility, and energy conservation.

H-2.3 Neighborhood Amenities. Require new residential projects to be adequately served by parks and recreation services, libraries, sanitary sewers and storm drains, transportation, public safety, and other public services and facilities.

H-2.4 Regulatory/Financial Incentives. Provide for regulatory and financial incentives, where feasible, to encourage the production of well-designed

housing, special needs housing, and housing affordable to households of different income levels.

H-2.5 Neighborhood Protection. Protect established single-family neighborhoods from the transition, intensification, and encroachment of nonresidential uses and higher density housing that detract and/or change the character of the neighborhood.

H-2.6 Transit-Oriented Housing. Support the development of the TOD, which contains a variety of mixed-use projects vertically or horizontally integrated with commercial, professional, entertainment, and recreational uses.

H-2.7 Architectural Design. Require architectural excellence through the exemplary use of materials, color, site planning, environmentally sustainable practices, building treatments, landscaping, and other best practices in concert with community expectations for quality.

H-2.8 Downtown Core. Direct the production of new quality housing, including mixed/multiuse and mixed-income housing along with appropriate amenities, as appropriate, into the Downtown Core.

Goal 3: A diversity of quality housing types and prices that meet the needs of residents, support the economic development and revitalization, and provide opportunities for residents of all ages and income levels.

Policies

H-3.1 Rental Assistance. Continue to support the provision of rental assistance to lower income individuals and families in El Monte; provide emergency rental assistance where feasible.

H-3.2 Homeownership Opportunities. Improve homeownership opportunities for El Monte residents and workforce by offering financial assistance, low-interest loans, and educational resources.

H-3.3 Affordable Housing Preservation. Preserve multiple-family housing through the provision of loan and grant assistance that encourages the rehabilitation and improvement of properties.

H-3.4 Regulatory and Financial Incentives. Offer financial incentives and regulatory concessions to facilitate production of affordable single-family, condominium, and apartment units.

H-3.5 Inclusionary Housing. Encourage the integration of deed-restricted affordable housing for low and moderate income households into new residential projects with regulatory and financial incentives.

H-3.6 Partnerships. Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and others to provide affordable workforce housing, senior housing, and other housing types suited to lifestyle needs.

H-3.7 Diverse Housing. Support the production of varied housing types, including single-family, townhomes, apartments, and special needs housing that are priced at levels affordable to all income levels.

H-3.8 Development Standards. Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use, and other housing suited to different lifestyle needs.

H-3.9 Mobile Home Park Rent Stabilization. Ensure that mobile home owners and residents are protected from unreasonable space rental increases while recognizing the need of mobile home park owners to receive a just and reasonable return on their investment.

H-3.9 Mobile Home Park Outreach. Provide education outreach to mobile home parks in order to inform residents and mobile home park owners of special consumer and housing right protections under the Mobilehome Park Residency law.

Goal 4: Adequate rental, homeownership, and supportive services to individuals, families, and those with special needs that will help them find and maintain affordable housing in the community.

H-4.1 Senior and Disabled Housing. Support development of accessible and affordable housing for seniors and disabled people; provide assistance for seniors and people with a disability to maintain and improve their homes to facilitate independent living.

H-4.2 Family Housing. Facilitate and encourage the development of larger market rate rental and ownership units for families with children, including lower and moderate income families, and the provision of supportive services such as child care.

H-4.3 Partnerships. Continue to fund community-based, nonprofit, and other service organizations that provide supportive services to seniors, families, homeless people, disabled people, and other special needs populations in El Monte.

H-4.4 Homeless People. Support adequate opportunities for emergency, transitional, and permanent supportive housing, including services, within El Monte through the implementation of land use and zoning practices and monitoring through permitting procedures.

H-4.5 Housing Assistance. Expand homeownership opportunities to El Monte residents and workforce through homebuyer assistance; support the continued provision of rental assistance to lower income households.

H-4.6 Affordable Housing Preservation. Preserve existing publicly subsidized affordable housing and expand quality and affordable rental housing opportunities for families, with housing linked to quality childcare, health, and other services.

H-4.7 Fair Housing. Prohibit housing discrimination in all aspects affecting the sale, rental, or occupancy of housing based on individual or familial status or other arbitrary classification, and support the enforcement of fair housing laws.

The Housing Element includes various implementation programs to meet the provision of its goals and policies. Programs that promote housing and are key for the environmental analysis include the following:

Program 1. Corridor Implementation Plans

Program Objectives:

- *Develop Corridor Implementation Plans for the Garvey Avenue and Durfee Corridor areas that will include land use and streetscape concepts, including preferred locations for housing, commercial nodes, landscaping and parkways, and a mobility plan.*
- *Further encourage and facilitate the development of affordable housing through streamlined processing, fee modifications, density bonus incentives, reductions in development and parking standards, and funding, when available, for site improvements.*
- *Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.*

Program 2 – Downtown Specific Plan

Program Objective: Prepare a Downtown Specific Plan that includes a land use plan, infrastructure plan, parks and recreational plan, design regulations, transportation and circulation plan, and other key elements.

Program 3 – El Monte Gateway*Program Objectives:*

- *Implement the program measures outlined in the Specific Plan and environmental mitigation measures to allow for housing sites to be available in the Housing Element planning period.*
- *Facilitate the timely construction of residential projects by providing technical and financial assistance to the project, such as relocation of the public works yard, support of grant applications, and other assistance, including additional incentives, such as regulatory concessions/waivers, fee waivers, streamlined entitlement reviews/approvals, and technical assistance for financing/funding of development projects.*

Program 5 - Mixed/Multiuse Designation and Development Standards*Program Objectives:*

- *Periodically review mixed/multiuse development standards to identify constraints and remove or offset constraints where possible.*

Program 23 – Housing Accessibility Programs*Program Objectives:*

- *Continue to approve reasonable accommodations for modification of building codes, permitting process, and land uses to new and rehabilitated homes to maximize accessibility for people with disabilities.*
- *Consider ways to incorporate or incentivize the incorporation of visitability concepts into new housing consistent with HCD's voluntary model ordinance for visitability concepts.*
- *Continue to administer City-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA).*
- *Provide information in public places regarding the City's reasonable accommodation ordinance and make information available on this program more widely available.*

Program 24 – Housing for Persons with Developmental Disabilities*Program Objectives:*

- *Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available.*
- *Conduct outreach to potential developers and initiate a cooperative outreach program with the San Gabriel/Pomona Regional Center within 1-year of Housing Element adoption.*

Program 25 – Emergency Shelter and Transitional Housing

Program Objectives:

- *Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, and transitional and supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.*
 - *Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process.*
- Description of Code Amendments

The following describes the amendments to the El Monte Municipal Code and the Zoning Ordinance that are required per State law and are related to approval of the Housing Element:

Definition of Family Ordinance: In accordance with the State Health and Safety Code and the Welfare and Institutions Code, a new definition of “family” has been included in the City Zoning Ordinance.

Definition of Manufactured Housing Ordinance: In accordance with State law, the City amended the Zoning Code to define manufactured housing and mobile housing and identified the zone(s) where such housing is permitted.

Community Care Facilities: In accordance with the California Community Care Facilities Act; Section 1500-1518 of the State Health and Safety Code, the City’s Zoning has been revised to list community care facilities of six people or less, as permitted by right within all Residential Zones in the City.

Regulations for Emergency Shelters, Transitional and Supportive Housing, Single-Room Occupancy (SRO) Ordinance: In accordance with Senate Bill 2, the City will amend the Zoning Ordinance to permit transitional and supportive housing in all residential zones, subject only to those regulations that apply to other residential dwelling uses of the same type in the same zone. Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City will permit SRO units by right in the M-1 overlay district. The development standards that apply to these areas are the least restrictive. The area allows a maximum FAR of 1.5, with no height restrictions. Parking is 1 space per 500 square feet of leasable space. The front setback is 40 to 50 feet, with only 20 to 25 feet side and rear setback. With respect to area, the subject area contains 94 parcels that total 21 acres. Many of the adjacent sites are owned by a single property owner. Thus, the average size of the 78 combined parcels is approximately 12,000 square feet. In addition to application of M-1 development standards, pursuant to SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- Maximum number of beds or persons permitted to be served nightly by the facility;
- Size and location of exterior and interior onsite waiting and client intake areas and lighting and security;
- Off-street parking based on demonstrated need, but not to exceed parking

- requirements for other residential or commercial the size;
- Provision of on-site management;
- Proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; and
- The length of stay.

Density Bonus Ordinance: To facilitate development of affordable units, the City will adopt a Density Bonus Ordinance in compliance with Government Code Sections 65915, 65915.5, and 65917. The Ordinance specifically offers developers the opportunity to participate in a density bonus program which offers a density increase of 20 percent plus a development incentive for qualified affordable projects. To be eligible for the program, the affordable project must contain: (1) at least 10 percent of the units reserved for low-income households; or (2) at least 5 percent reserved for very low-income households; or (3) at least 20 percent reserved for senior households. Additional incentives, such as reduction in development standards, will be available for qualifying projects. The units must remain affordable for at least 30 years if both the density bonus and development incentives are granted. Developers will be informed of the density bonus program through contact with the Planning Department staff and members and handouts.

Mixed/Multi-Use Zone Guidelines and Standards: During the 2008-2014 planning period the City established a Mixed/Multi-Use designation in the 2025 General Plan Update. The City amended the Zoning Code to adopt development standards for mixed/multiuse housing suitable for the Durfee, Garvey, and Peck corridors. Specifically per Program 5, the Housing Element relies on this zone as an implementation tool to promote new housing in the corridor areas and accommodate unmet RHNA need. These development standards included open space, flexible parking, height, setbacks, and density provisions. The City amended the Zoning Code to create residential development standards that allow for development of multiple-family housing at 25-35 dwelling units per acre.

3. Required Approvals:

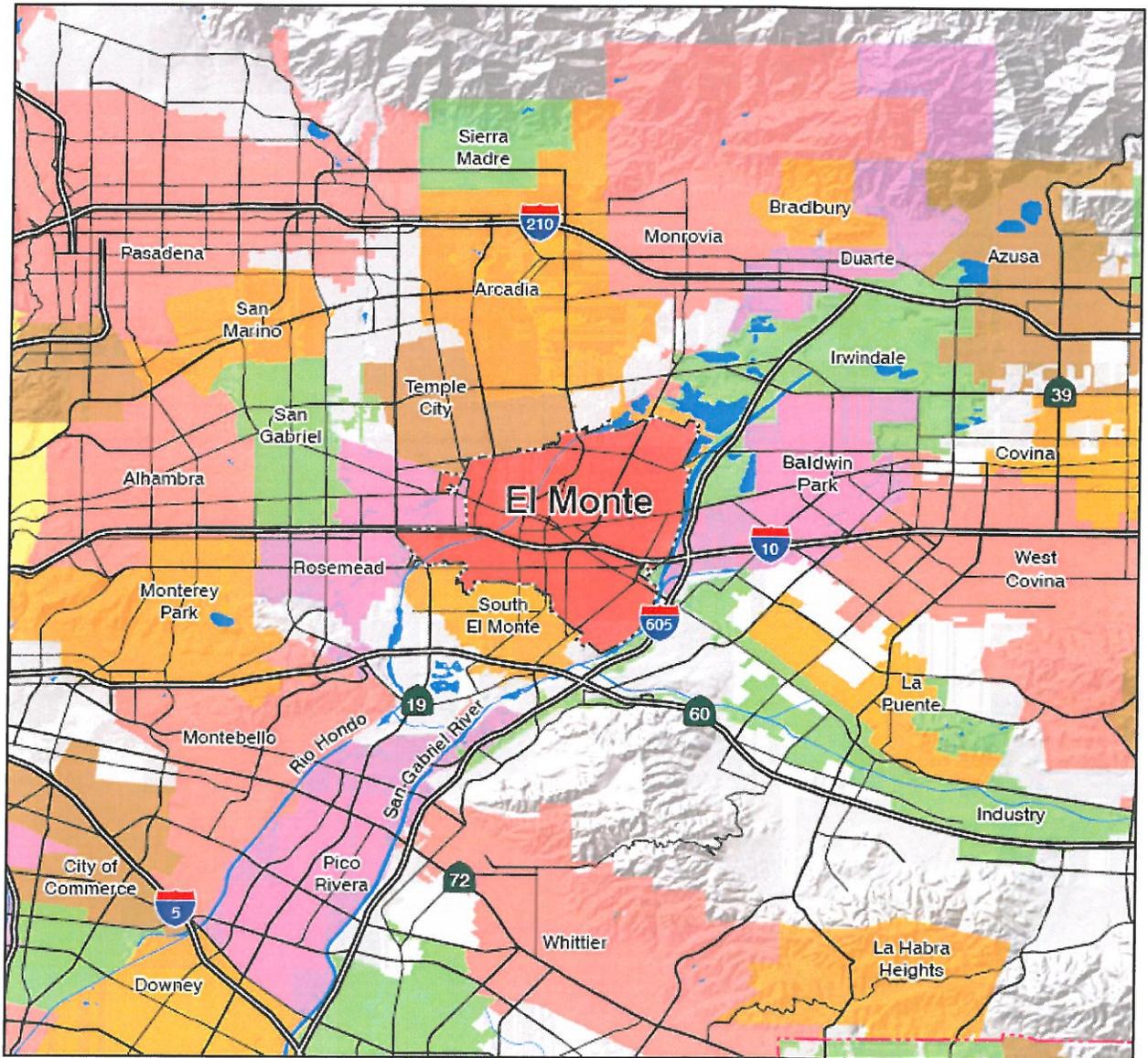
HCD will review the Housing Element for compliance with State law and indicate whether the adopted Element can be certified as in compliance (Sections 65580-65589.9 of the Government Code). The Housing Element will be reviewed and adopted by the El Monte Planning Commission and City Council prior to certification.

4. Other public agencies whose approval is required:

Not applicable.

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EXHIBIT 1: CITY OF EL MONTE



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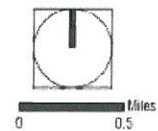
EXHIBIT 3: HOUSING OPPORTUNITIES IN EL MONTE

**Housing Opportunities
in El Monte**



LEGEND

- Mixed/Multi-Use Sites
- Schools
- Parks
- Residential
- Non-Residential



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Section II. Environmental Factors Potentially Affected

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology, Soils and Seismicity |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Land Use Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial study:

- 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, no further environmental documentation is required.



Signature

Minh Thai
Printed Name

10/16/13
Date

City of El Monte
For

Section III. Environmental Checklist

Aesthetics

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 1. AESTHETICS — Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a, c) **Less Than Significant Impact.** Scenic vistas are typically categorized as either panoramic views (visual access to a large geographic area) or focal views (visual access to a particular object, scene, setting, or feature of interest). None of the housing programs or actions associated with the Housing Element would directly change any City policies, although the programs that accommodate high density housing along the city’s major corridors could potentially impact scenic vistas within these corridors depending upon the height for new housing and mixed-use development projects. To ensure new and substantial revitalization of housing is completed in an appropriate manner with respect to scale, size, and character, the City has adopted its first Community Design Element as part of their General Plan. The Design Guidelines would also ensure housing occurring under the element would not degrade the visual character of the project site and would be compatible with its surroundings. In order to implement the policies within the Community Design Element, the City has developed Comprehensive Design Guidelines to provide greater design guidance for residential projects. All residential projects that could occur as a result of the Housing Element and subsequent implementation would be required to adhere to the Design Guidelines and such standards would protect existing scenic vistas. Impacts would be less than significant.
- b) **No Impact.** The nearest eligible state scenic highway is Interstate 210, approximately 7.5 miles northwest of El Monte. The nearest official state scenic highway is State Route 2, approximately 12 miles northwest of the city. Due to the distance between El Monte and any scenic highways, the Housing Element Update would have no impact on scenic resources within a state scenic highway. No impact would occur.
- d) **Less Than Significant Impact.** The Housing Element Update and subsequent implementation could result in higher intensity development, which could contribute

additional sources to the overall ambient nighttime lighting conditions. However, development would be subject to development standards of the El Monte Municipal Code Section 17.68.040(H), which require all exterior lighting to be arranged and shielded in order to prevent any glare or reflection upon adjoining streets or properties. Furthermore, issues related to substantial light and glare resulting from the anticipated future growth and development would be considered at the development review stage to ensure conformance with development standards and policies established in the General Plan. Each development project that could occur as a result of adoption of the Housing Element and subsequent implementation would be evaluated on a case-by-case basis to ensure consistency with the development standards in the zoning code and General Plan policies. With adherence to the municipal code and policies of the Community Design Element, impacts related to light and glare from implementation of the Housing Element Update would be less than significant.

Agricultural

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 2. AGRICULTURAL AND FOREST 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **No Impact.** No land in the city of El Monte is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and El Monte does not have a County-designated Agricultural Opportunity Area.¹ Therefore, implementation of the Housing Element Update would not convert Farmland, as shown on the maps prepared pursuant the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses. No impact would occur.
- b) **No Impact.** The city of El Monte is an urbanized environment. The city is fully developed and contains minimal vacant land. No land in the city is zoned or otherwise designated for agricultural use, no farmland exists in the city of El Monte, and El Monte does not have a County-designated Agricultural Opportunity Area.² No impact would occur.
- c,d) **No Impact.** The General Plan does not identify any protected national or State forest areas within the city or its sphere of influence. According to the Land Cover data maps provided by the California Department of Forestry and Fire Protection, the proposed housing opportunity areas are not zoned or designated as woodland, timberland or forest areas; therefore, future development that may occur within the housing opportunity locations would not have an impact on forest land or timberland. No impact would occur.

¹ City of El Monte General Plan. July 2008. Appendix A, Initial Study. Page 32.

² City of El Monte General Plan. July 2008. Appendix A, Initial Study. Page 32.

- e) **No Impact.** As mentioned above, the city of El Monte is an urbanized environment. The city is fully developed and contains minimal vacant land. No farmland exists in the city of El Monte and El Monte does not have a County-designated Agricultural Opportunity Area. Additionally, the city does not contain any protected national or State forest areas. The proposed project is an update of the City of El Monte General Plan. Implementation of the proposed project would not result in conversion of farmland to a non-agricultural or forest use.
-

Air Quality

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| 3. AIR QUALITY — Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

a) **Less Than Significant Impact.** The city of El Monte is located within the South Coast Air Basin, which covers a 6,600-square-mile area within Orange County, non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the region.

Measures to improve the regional air quality are outlined in the SCAQMD’s Air Quality Management Plan (AQMP). The California Air Resources Board (CARB) has primary oversight regarding vehicle-related emissions. In a joint effort, SCAQMD and CARB adopted the 2012 AQMP, creating policies and programs to address regional air quality. The plan builds upon the approaches taken from the 2007 AQMP for the South Coast Air Basin.

The RHNA housing need represents a mandate required by the State of California as part of the RHNA’s implementation. The City is obligated under State law to fulfill the RHNA requirements assigned to the City. As part of the RHNA’s development, SCAG relied on growth projections developed as part of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The South Coast Air Basin has experienced poor air quality because of the area’s topography as well as metrological influences that often lead to the creation of inversion layers that prevent the dispersal of pollutants. During the mid-20th century, the South Coast Air Basin experienced the worst air pollution in the nation, which gave rise to the various air quality improvement strategies. However, improvements of the region’s air quality has been largely due to the elimination of many stationary emission sources, more stringent vehicle emissions controls, and new regulations governing activities that contribute to air pollution (such as

open-air fires). The primary criteria pollutants that remain non-attainment in the local area include particulate matter less than 10 micrometers (PM-10), particulate matter less than 2.5 microns in diameter (PM-2.5), and ozone.

The Housing Element could result in a net increase of approximately 3,156 new units or approximately 12,750 new residents (3,156 units at 4.04 per household). The projected long-term growth in the city is a small percentage of growth when compared to the region at large and within the entire South Coast Air Basin (where regional growth is anticipated for Los Angeles County to increase 626,000 persons by 2020). Therefore, population growth supported by the Housing Element does not significantly conflict with growth forecasts developed for the RTP/SCS.

Based on the analysis presented above, the project would not conflict with the AQMP, and less than significant impacts would occur.

- b) **Less Than Significant Impact.** The project would not result in direct development. The housing need of 2,142 units represents a mandate required by the State of California as part of the RHNA's implementation. The City is obligated under State laws, to ensure that certain governmental constraints (including land use controls) are removed so that the unmet housing need may be accommodated. As part of the RHNA's development, SCAG relied on growth projections developed as part of the RTP/SCS. These growth projections were evaluated, including the attendant air quality impacts, in the 2012-2035 RTP/SCS Program EIR. The El Monte Housing Element would not introduce any additional impacts beyond that previously analyzed. As a result, the impacts would be less than significant.
- c) **Less Than Significant Impact.** As noted above, the SCAB is designated a non-attainment area for ozone, PM-2.5 and PM-10. The future development of residential units would contribute criteria pollutants to the area during short-term project construction as well as daily operation.

Residential development facilitated by the Housing Element can be expected to contribute to increases in pollutant loads throughout the basin. The long-term air pollutant emissions associated with potential residential development could be significant. Sources of PM-10 air pollutant emissions are generally associated with dust and fume-producing industrial and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities such as wind-raised dust and ocean spray. Residential development does not contribute to PM-10 in this manner. Depending on the nature of each individual proposed residential project, cumulative air quality impacts would be addressed in supplemental environmental documentation on a project level basis. Impacts would be less than significant.

- d) **Less Than Significant Impact.** Sensitive receptors include children, the elderly, pregnant women, and those with existing health problems that are affected by air

pollution.³ The project promotes development of housing for sensitive receptors; however, the Housing Element does not authorize construction or redevelopment of any housing units. Through its standard development review process that includes review pursuant to CEQA statutes and guidelines, the City will ensure that any future housing project developed pursuant to proposed Housing Element policies and programs provide adequate protection for residents from any local air pollution sources. As stated in the General Plan EIR Impact 5.2-5, the City of El Monte shall evaluate new development proposals within the city for potential incompatibility with regard to the California Air Quality and Land Use Handbook: A Community Health Perspective (April 2005).⁴ New development that is inconsistent with the recommended buffer distances shall only be approved if feasible mitigation measures, such as high efficiency Minimum Efficiency Reporting Value filters, have been incorporated into the project design to protect future sensitive receptors from harmful concentrations of air pollutants as a result of proximity to existing air pollution sources.⁵ Impacts on sensitive receptors would be less than significant.

- e) **Less Than Significant Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Implementation of the Housing Element Update would not include any uses identified by the SCAQMD as being associated with odors. Therefore, impacts associated with objectionable odors would be less than significant.

³ California Air Resources Board. Air Quality and Land Use Handbook: A Community Health Perspective. April 2005. p.1.

⁴ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Air Quality. Page 5.2-32.

⁵ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Air Quality. Page 5.2-32.

Biological Resources

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 4. BIOLOGICAL RESOURCES — Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **No Impact.** The city of El Monte is an urban, developed area and does not contain any significant biological resources. None of the housing opportunity areas provide habitat for any candidate, sensitive, or special status species. The California Natural Diversity Data Base (CNDDDB) lists one occurrence of the Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) in the vicinity of the San Gabriel River, near El Monte, in 1951 (CDFG, 2007). While the Western yellow-billed cuckoo is listed as a candidate species by the United States Fish and Wildlife Service (USFWS) and an endangered species by the California Department of Fish and Wildlife (CDFW), the occurrence was over 50 years ago, and no recent occurrences are noted.⁶ Several occurrences of the southwestern pond turtle (a state species of special concern) within the larger El Monte area were listed between 1954 and 1987, with no occurrences listed since.⁷ The CNDDDB does not list any

⁶ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Appendix A, Initial Study. Page 33.

⁷ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Air Quality. Page 5.2-32.

other candidate, sensitive, or special-status species within the city limits of El Monte or within one mile of the city limits. Therefore, considering the length of time since any listed occurrences and that the Housing Element does not propose specific development activity, the project would not create any impacts to special status biological resources. No impact would occur.

- b) **No Impact.** According to the CNDDDB, brand's phacelia, a plant species that occurs in alluvial sand in coastal scrub/dune habitats, was noted in 1935 near the San Gabriel River, two miles east of El Monte. There have been no recent listings of the brand's phacelia plant.⁸ There are no sensitive natural communities within the city (CDFG, 2007). There are no significant ecological areas as defined by the Los Angeles County Department of Regional Planning within the city. Therefore, the Housing Element Update and subsequent implementation would have no impact on the sensitive natural communities. No impact would occur.
- c) **No Impact.** The Housing Element Update would not have an adverse effect on federally protected wetlands. The city is located within an urbanized setting, and no natural habitats are found within the city or in adjacent areas. According to the National Wetlands Mapper, there are no wetlands in the city (USFWS, 2007). As a result, no wetland habitat would be disturbed by any future development. Therefore, the Housing Element Update and subsequent implementation would have no impact on federally protected wetlands.
- d) **No Impact.** The entire city is developed with urban uses, including developed parks and flood control channels. There is no native habitat remaining in the city, and therefore there are no wildlife movement corridors in the city.⁹ Therefore, the Housing Element Update and subsequent implementation would not affect the movement of any native resident or migratory fish or wildlife. No impact would occur.
- e) **No Impact.** The City of El Monte does not have local ordinances or policies for the preservation of biological resources, including a tree preservation ordinance. Potential housing developed pursuant to the Housing Element police would, therefore, not conflict with any local policies and no impact would occur.
- f) **No Impact.** There is no adopted Habitat Conservation Plan, Natural Community Plan, or other habitat conservation plan within El Monte.¹⁰ As a result, no impacts to habitat conservation plans would occur with adoption and subsequent implementation of the Housing Element Update.

⁸ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. July 2008. Appendix A: Notice of Preparation and Initial Study. Page 34.

⁹ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. July 2008. Appendix A: Notice of Preparation and Initial Study. Page 34.

Cultural Resources

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| 5. CULTURAL RESOURCES — Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** The Housing Element Update strives to preserve historical resources throughout the community by ensuring that programs, policies, and sites identified in the Housing Element do not impact the historical resources in El Monte. The General Plan EIR indicates that the El Monte-First Southern California Settlement by Immigrants from the United States, located at the Santé Fe Trail Historic Park at the intersection of Valley Boulevard and Santa Anita Avenue, is listed on the California Register of Historic Resources.¹¹ This site is not under consideration for housing and is not near any of the housing opportunity sites listed in the Housing Element. While no identified historic structures were listed on the National Register of Historic Places within the city of El Monte, other structures that could meet the National Registrar criteria upon reaching 50 years of age may be impacted by future development activity and be vulnerable to associated development activities accompanying revitalization. Thus, the General Plan Cultural Resources Element has the following policies with respect to cultural resources that would be effective in maintaining and preserving important cultural resources in the city.¹²

Cultural Resources Element

Policy 4.1. Establish an El Monte Register of Historic Buildings and Places and seek listing for appropriate properties to the national and state registers of historic places.

¹⁰ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. July 2008. Appendix A: Notice of Preparation and Initial Study. Page 35.

¹¹ City of El Monte General Plan and Zoning Code Update Draft EIR. March 2011. Cultural Resources. Page 5.3-7.

¹² City of El Monte General Plan. June 2011. Cultural Resources Element. Page CR-30.

Policy 4.2. Survey all potentially historic structures and create an architectural period and styles inventory for El Monte as a means to identify potential historic or locally significant structures.

Policy 4.3. Create a local list of historic places for properties that do not meet criteria of the national or state Registers but are important to protect in terms of local significance. Tie this to the cultural resources index.

Policy 4.4. Adopt a preservation ordinance that would require a special permit to demolish or modify a historic resource.

All development that could occur as a result of the Housing Element Update would adhere to all policies set forth in General Plan. At the time potential development and/or revitalization projects are slated for development, individual project-level CEQA documentation would be required to identify any impacts to known or potentially historic sites and structures.¹³ The CEQA Guidelines require a project that would have potentially adverse impacts on historic resources to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, in order for the impacts to be less than significant. The Housing Element Update would adhere to the General Plan policies as well as the state and federal regulations restricting minor and/or major alterations and demolitions of historic resources, which would protect any future designated historic sites. Impacts would be less than significant.

- b) **Less Than Significant Impact.** The Housing Element Update would have a less than significant impact on known archaeological resources. However, previously unknown and unrecorded archaeological resources could exist, and could be unearthed during excavation and grading. Archaeology discovery can occur even in already developed areas, as older buildings are known to have been built on top of or within archaeological deposits. It is El Monte's practice that if any archaeological resources are found during ground disturbing activities for any development project on a previously developed site, the developer is required to comply with CEQA Sections 21083.2 and 15064.5 regarding determination and mitigation.¹⁴ The Housing Element would be compliant with all existing law. Impacts would be less than significant.
- c) **Less Than Significant Impact.** The potential for paleontological resources in El Monte is considered low because the city is fully developed with minimal vacant land. The geology of San Gabriel Basin consists of primarily recent, unconsolidated alluvial materials deposited by streams flowing out of the San Gabriel Mountains. These deposits have low probability of containing paleontological resources.¹⁵ It is El Monte's practice that if any paleontological resources are found during ground disturbing activities for any

¹³ City of El Monte General Plan and Zoning Code Update Draft EIR. March 2011. Cultural Resources Element. Page 5.3-10.

¹⁴ City of El Monte Housing Element Update. February 2009. Initial Study / Environmental Checklist. Page 12.

¹⁵ City of El Monte General Plan and Zoning Code Update Draft EIR. March 2011. Cultural Resources Element. Page 5.3-10.

development project on a previously developed site, the developer is required to comply with CEQA Sections 21083.2 and 15064.5 regarding determination and mitigation.¹⁶ The Housing Element would be compliant with all existing laws. Impacts would be less than significant.

- d) **Less Than Significant Impact.** In the event that human remains are discovered during development of any site, the project proponent would be required to comply with the State Health and Safety Code 7050.5, which prohibits further disturbance until the County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code 5097.98. The County Coroner must be notified immediately of the find. If the remains are determined to be prehistoric, the coroner is required to notify the Native American Heritage Commission (NAHC), which will determine and identify a Most Likely Descendant (MLD). With the permission of the owner of the land or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 24 hours of notification of the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Mandatory compliance with the State Health and Safety Code requirements in the course of excavation for any development project accommodated through implementation of the Housing Element renders this impact less than significant.

¹⁶ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. July 2008. Appendix A: Notice of Preparation and Initial Study. Page 12.

Geology, Soils, and Seismicity

| <u>Issues (and Supporting Information Sources):</u> | <u>Potentially Significant Impact</u> | <u>Less Than Significant with Mitigation Incorporation</u> | <u>Less Than Significant Impact</u> | <u>No Impact</u> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 6. GEOLOGY, SOILS, AND SEISMICITY — | | | | |
| Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) The adoption of the updated Housing Element would not in itself expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides.
- i. **No Impact.** There are no active faults within the city. As such, no areas of the city are included within an Alquist-Priolo Earthquake Fault Zones. ¹⁷ No impacts related to this criterion would occur.
 - ii. **Less Than Significant Impact.** The city is located in a seismically active region; existing and future land uses in the city could be subjected to very strong ground shaking in the event of an earthquake. The primary seismic hazard to the

¹⁷ City of El Monte General Plan and Zoning Code Update Draft EIR. March 2011. Geology and Soils. Page 5.4-13.

housing opportunity sites is strong ground shaking from an earthquake along any of the active faults in the region. The most major sources of a significant earthquake affecting the El Monte area include the San Andreas, San Gabriel, Newport-Inglewood, Palos Verdes, Whittier, Santa Monica, Sierra Madre, Puente Hills Blind Thrust, Raymond Hill, Workman Hill, and the Clamshell-Sawpit Canyon faults. These faults can produce earthquakes that could cause significant property damage and loss of life.

The El Monte General Plan Public Health and Safety Element has the following policies in place that seek to minimize the loss of life and damage to property, resulting from an earthquake.¹⁸

Public Health and Safety Element

Policy 1.1. Ensure that new and retrofitted buildings comply with the most recently adopted City and state building codes governing seismic safety and structural design to minimize the potential for damage, personal injury, and loss from earthquakes.

Policy 1.2. As necessary, require detailed geologic, geotechnical or soil investigations in areas of potential seismic or geologic hazards as part of the environmental and/or development review process.

Policy 1.3. Mitigate structural hazards related to seismic events through appropriate methods such as excavating and refilling land with engineered fill, ground improvements, structural design, and other appropriate mitigation.

All future projects would be designed and constructed in compliance with all applicable City and State codes and requirements, including those established in California Code of Regulations, Title 24, Part 2, Volume 2. The California Building Code (CBC) regulations are designed to protect building occupants and limit the damage sustained by buildings during seismic events. Use of these requirements is further supported by Policies 1.1, 1.2, and 1.3 of the Public Health and Safety Element, as listed above. The effects of seismic activity could result in significant impacts to the housing opportunity areas; however, adherence to the above codes and policies would ensure impacts related to the Housing Element Update and subsequent implementation would be less than significant.

- iii **Less Than Significant Impact.** Portions of the city are susceptible to possible ground failure due to liquefaction hazards. Liquefaction occurs when ground shaking causes water saturated soils to become fluid and lose strength,

¹⁸ City of El Monte General Plan. June 2011. Public Health and Safety. Page PHS-12.

causing the ground to behave much like quicksand. The City recognizes the potential impacts to housing, and therefore includes Policies 1.1, 1.2, and 1.3 in the Public Health and Safety Element of the General Plan, as listed above. Additionally, if analysis on a specific site determines potential liquefaction, appropriate measures that reduce the ground-shaking and liquefaction effects of earthquakes are identified in the CBC, including specific provisions for seismic design of structures. All future housing developments would be subject to the City's standard environmental review process for evaluation of liquefaction potential and other geologic hazards. Considering implementation of existing policies and standards, impacts associated with liquefaction or other ground failure would be less than significant.

- iv) **Less Than Significant Impact.** The city of El Monte is very flat, with a southwest slope of about 0.4 percent.¹⁹ There is a small area at the northeast corner of the city where landslides have occurred on slopes of former gravel mines. That area is in a zone of required investigation for earthquake-induced landslides designated by the California Geological Society (CGS).²⁰ No land use changes or additional density allowances are proposed by the Housing Element where landslides are identified as a risk. Adherence to existing CBC and City Public Health and Safety Element Policies 1.1, 1.2, and 1.3, related to landslides during the environmental review process would assure that appropriate design measures and mitigation is incorporated where necessary. Implementation of these existing regulations and policies would reduce potential landslide impacts to be less than significant.
- b) **Less Than Significant Impact.** There is always the potential for soil erosion whenever ground disturbing activities occur. Any potential impacts would be addressed by individual development plans and implementation of standard grading erosion control measures through the grading permit. All projects that may occur as a result of the Housing Element Update and subsequent implementation would be required to be developed in accordance with City standards, including the National Pollution Discharge Elimination System (NPDES) standards, which require the implementation of erosion control and best management practices (BMPs). The project would be compliant with all City standards and implementation measures. Therefore, less than significant impacts would occur as a result of the Housing Element Update and subsequent implementation.
- c) **Less Than Significant Impact.** The Housing Element would not in itself result in projects that would 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. The State Division of Mines and Geology

¹⁹ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Geology and Soils. Page 5.4-14.

²⁰ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Geology and Soils. Page 5.4-14.

designated all areas within the city a liquefaction zone, which would require geotechnical reports for potential construction projects. Per Public Resources Code Section 2693(c), individual development geotechnical/soils reports would include measures to reduce potential impacts related to liquefaction. Compliance with the applicable government code would ensure impacts to be less than significant.

- d) **Less Than Significant Impact.** The adoption of the updated Housing Element would not in itself result in projects that would be located on expansive soils, creating substantial risk to life or property. By adhering to accepted soils engineering and grading practices, the risk of life or property damage based on future development occurring as a result of the Housing Element would be less than significant.
- e) **No Impact.** A public sewer system is available throughout the housing opportunity areas and all future development projects that could occur as a result of the Housing Element and subsequent implementation would be required to connect to the public sewer system. Sewers in the city are managed and maintained by the City's Engineering and Public works Maintenance Division.²¹ Wastewater treatment service is provided to the city by the Los Angeles County Sanitation Districts. Developments permitted under the Housing Element would include connections to sanitary sewers, and would not use septic tanks or other alternative wastewater disposal systems.²² As such, septic tanks would not be utilized within the proposed housing opportunity sites. No impacts would occur.

²¹ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Geology and Soils. Page 5.4-16.

²² City of El Monte General Plan and Zoning Code Update Environmental Impact Report. March 2011. Geology and Soils. Page 5.4-16.

Greenhouse Gas Emissions

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| 7. GREENHOUSE GAS EMISSIONS — Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** Atmospheric gases, which allow solar radiation into the atmosphere but prevent heat from escaping, thus warming the Earth’s atmosphere, are often referred to as greenhouse gases (GHGs). GHGs are released into the atmosphere by both natural and anthropogenic (human) activity. The principal GHGs resulting from anthropogenic activity that enter and accumulate in the atmosphere are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases such as hydrofluorocarbons. The accumulation of these gases in the atmosphere at levels in excess of natural activity levels increases the Earth’s temperature and result in changing climatic conditions in different parts of the planet, including California.

Future residential development in El Monte would be designed and constructed in accordance with the provisions of the Municipal Code and the land use policies of the General Plan. The proposed Housing Element does not change any land use policy or any building regulations that would raise or otherwise change development levels that could contribute to an increase in GHG.

The 2010 CBC regulations adopted by El Monte would further increase energy efficiency in new residential buildings, which includes standards that would result in reductions in total energy demand; thereby reducing the level of GHG emissions generated from coal, natural gas, and oil-based energy sources. The Housing Element is designed to be in compliance with the all General Plan implementation measures related to GHG, as well as the standards set forth in the 2010 CBC. In addition, housing development that would occur under the Housing Element would be subject to subsequent environmental analysis to ensure that the sites are in compliance with State laws regulating GHG. Impacts related to GHG contributions would be less than significant.

- b) **Less Than Significant Impact.** A variety of standards and regulations have been passed in California since the 1970s that either directly or indirectly affect GHG and climate change. Of those regulations, the California Climate Solutions Act of 2006 (AB 32), is considered the most important legislation designed to decrease GHG emissions in California history. AB 32 requires that statewide GHG emissions be reduced to 2000

levels by the year 2010, 1990 levels by the year 2020, and to 80 percent less than 1990 levels by year 2050. These reductions would be accomplished through an enforceable statewide cap on GHG emissions that were phased in starting in 2012. In 2008, the Sustainable Communities and Climate Protection Act (SB 375) was adopted to implement AB 32 goals for reduction of transportation-based GHG emissions through the direct linkage between regional transportation and land use/housing planning.

As discussed in Section 3.a) above, the housing opportunity locations identified in the updated Housing Element are located in areas with existing development where jobs and services are available and are primarily along major transit corridors. As such, the targeted housing sites would help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based GHG emissions. The 2014-2021 Housing Element is consistent with AB 32, SB 375, and other plans or programs that have been adopted to achieve those legislative mandates. In addition, the City is participating with the SCAG RTP/SCS in the development of the region-wide SCS to implement SB 375 by reducing vehicular-based GHG emissions. The adoption of the Housing Element would be in compliance with City's General Plan and Municipal Code and would not conflict with applicable plans, policies, or regulations related to greenhouse gas. Impacts would be less than significant.

Hazards and Hazardous Materials

| <u>Issues (and Supporting Information Sources):</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 8. HAZARDS AND HAZARDOUS MATERIALS — | | | | |
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a,b) **No Impact.** The El Monte Housing Element Update is a policy and programmatic document intended to facilitate maintenance of the existing housing stock and production of new housing to meet the targeted housing needs of the community. Residential development does not require and is not expected to require the manufacturing, use, transportation, disposal, or storage of dangerous quantities of hazardous materials. Residential uses do not generate hazardous wastes or emissions, except for very small quantities of typical household cleaning agents, automotive maintenance products, paints, pesticides, and herbicides. The proposed Housing Element Update would not conflict with any hazardous materials regulations and would not exempt any future housing from the City's programs to control and safely dispose of hazardous materials and wastes or to reduce the volume of wastes requiring landfill disposal. Thus, no impact would occur.

- c) **No Impact.** Future residential development that may be facilitated by the Housing Element Update would not generate hazardous air emissions, and would not involve the handling of any acutely hazardous substances or wastes. Thus, the updated Housing Element would not result in impacts related to the presence of any hazardous materials or emissions within a quarter mile of a school.
- d) **Less Than Significant Impact.** Potential new residential development that could occur as a result the implementation of the Housing Element would be subject to a site-specific CEQA review process in order to assess whether a project site is listed as a hazardous material site pursuant to Government Code Section 65962.5. If a development site is identified as such, appropriate remediation action would be required prior to the commencement of construction activities.
- e) **Less Than Significant Impact.** The El Monte Airport is a public airport located in the north-central portion of the city of El Monte. Residential units that could occur under the Housing Element housing opportunity sites could be within two miles of the El Monte Airport. The airport is owned and managed by the County of Los Angeles Department of Public Works, Aviation Division. None of the housing opportunity sites fall within any Airport Influence Area that would pose compatibility concerns and therefore, would conflict with the Airport Land Use Plan; nor would the Housing Element result in placing any people or structures at risk of safety hazards associated with operations at the airport. Furthermore, the Housing Element does not contain any recommendations to amend or revise land use patterns within the immediate vicinity of the airport. Impacts would be less than significant.
- f) **No Impact.** The Housing Element Update and subsequent implementation is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working the area. Thus, no impact would occur.
- g) **No Impact.** Existing City development standards require that new development be designed so as not to interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact related to adoption and implementation of the proposed Housing Element Update would occur.
- h) **No Impact.** The city of El Monte is an urbanized area. There are no wildlands within or adjacent to the city if El Monte and the Housing Element would not result in any housing be located within or adjacent to high fire hazard areas.²³ No impact would occur.

²³ City of El Monte Housing Element Update. February 2009. Initial Study Environmental Checklist. Page 14.

Hydrology and Water Quality

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 9. HYDROLOGY AND WATER QUALITY — Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a,f) **Less Than Significant Impact.** The project does not involve any development activity and thus would not directly violate water quality or discharge standards. Any development proposed pursuant to Housing Element policies would be required to comply with water quality standards and waste discharge regulations set forth by the Regional Water Quality Control Board (RWQCB). No industrial wastewater discharges would be associated with the residential uses anticipated under the Housing Element's implementation. The majority of the potential development sites are currently paved or

covered over with impervious surfaces, which could lead to the presence of debris, soils, oil/grease, and other pollutants being transported into the storm drains on site. Given the developed character of the potential development sites, there is likely to be an improvement in the quality of storm water runoff. Future development projects consisting of five or more acres in land would be required to comply with the NPDES requirements, which include retaining storm water from the impervious areas created by the project and allowing it to recharge into the ground. By retaining the water on site, there would be no violations to water quality standards, and no additional impact to the storm water system from potential residential development. Impacts due to water quality would be less than significant.

- b) **Less Than Significant Impact.** The project is designed to promote the development of housing to meet the City's RHNA. An increase in local population resulting from housing development has the potential to increase demand on water resources, which would result in additional demand in groundwater supplies. The Metropolitan Water District (MWD) of southern California is responsible for maintaining groundwater levels and ensuring acceptable groundwater quality. All future development would be required to employ applicable water conservation measures for interior plumbing and landscaping. Once specific development sites are slated for development, the City would determine the nature and extent of the required infrastructure as part of the development review and plan check process. As a result, the Housing Element's adoption and subsequent implementation would result in less than significant impacts on groundwater supply or interference with groundwater recharge.
- c,d) **Less Than Significant Impact.** A majority of the housing opportunity sites have already been developed and are largely covered over with impervious surfaces, including buildings, asphalt roadways, and parking areas. The housing opportunity sites have been previously graded and there is no natural course or patterns that would be altered or affected, either on site or off site. The NPDES requires development projects to adhere to specific water quality BMPs and the City's planned surplus supply would ensure the project implements specific water quality BMPs to ensure no erosion or siltation would occur as a result of construction activities. Impacts would be less than significant.
- e) **Less Than Significant Impact.** There would not be a significant change in the amount of surface runoff volumes within the housing opportunity areas due to the nature and extent of the existing impervious surfaces. There are no water bodies located within the areas where future residential development is contemplated or in the immediate vicinity that would be affected. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system would not significantly change due to the amount of existing impervious surfaces found within potential development sites. Impacts would be less than significant.
- f) **Less Than Significant Impact.** The majority of the identified housing opportunity sites are currently paved or covered with impervious surfaces. However, future development

could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants. Under Section 402 of the Clean Water Act (CWA), all point source discharges of pollutants to waters of the United States (including lakes, rivers, wetlands, etc.) must be issued a NPDES permit. NPDES permits issued for point sources must contain measures for ensuring that any discharges meet water quality-based provisions of Section 301 of the CWA. Discharges must meet an acceptable level of pollution control for that type of discharge, regardless of whether or not that level of control is specifically needed to protect the water body to which the discharge is directed. With implementation of these regulations and other applicable requirements, impacts would be less than significant.

- g,h) **No Impact.** Flood maps and flood insurance studies are used to identify flood-prone areas in communities. The Federal Emergency Management Agency (FEMA) maps floodplains or zones as part of the National Flood Insurance Program (NFIP). According to the FEMA Flood Hazard Mapping program, El Monte is designated as "No Special Flood Hazard Area, All Zone C."²⁴ The city's designation means the threat of flooding potential is minimal. As a result, there is no Federal Insurance Rate Map for the area covering the city and no impact would occur.
- i) **No impact.** No dams are located in the city of El Monte. El Monte is framed by two major dams and reservoirs that protect the community from floodwaters from the San Gabriel Mountains. The Santa Fe Dam and Reservoir is on the San Gabriel River two miles northeast of the city; the Whittier Narrows Dam is three miles south of the city of El Monte.²⁵ Most of El Monte lies in a potential inundation zone, and therefore the housing opportunity areas fall within an inundation zone. In the unlikely event of a dam breach or failure, waters would reach six feet in depth at the city's northeastern boundary in 15 minutes from dam failure and decrease to two feet in central El Monte before rising to seven feet near Whittier Narrows in three hours from dam breach.²⁶

The proposed project would promote housing in previously developed areas, as such, increased residential population would be offset by a decrease in employment population and thus number of people either living or working in inundation areas would remain relatively the same under potential project conditions. Dam failure can have severe consequences, FEMA requires that all dam owners develop Emergency Action Plans (EAP) for warning, evacuation, and post-flood actions. The County of Los Angeles' emergency response plans, as administered by the County of Los Angeles Emergency Management, along with mutual aid from local jurisdictions, would implement their evacuation plans should such a dam inundation threaten El Monte. Also, the City of El Monte's Emergency Services Office plays a key role in disaster preparedness, response, recovery activities in the community. The City's emergency operations center at City Hall is responsible to coordinate emergency response efforts. The Office prepares and

²⁴ City of El Monte General Plan. June 2011. Public Health and Safety Element. Page PHS-14

²⁵ City of El Monte General Plan. June 2011. Public Health and Safety Element. Page PHS-14.

²⁶ City of El Monte General Plan. June 2011. Public Health and Safety Element. Page PHS-14.

updates its natural hazards in El Monte that correspond with the State's Standardized Emergency Management System Multi-Hazard Functional Plan (SEMS). The City's natural hazards mitigation plan outlines the course of action to be taken in case of a seismic event. Therefore, impacts due to risk of loss, injury or death involving flooding due to dam inundation would be less than significant pursuant to existing federal state and local regulations on dam safety.

- j) **Less Than Significant Impact.** El Monte is not subject to tsunamis due to its distance from the Pacific Ocean (approximately 23 miles). Although there are bodies of water near the city limits that could pose a potential risk of inundation due to seiches in portions of the city, there are no bodies of water within the city that would pose a threat to substantial inundation due to a seiche.²⁷ There are aboveground water tanks at five locations in the City that could cause a substantial risk of inundation due to failure of the tank. None of the housing opportunity areas are located near any of the tanks, as such; potential development that could occur in accordance with the Housing Element Update would not cause a substantial risk of inundation due to potential failure of the above ground water tank.

Mudflows require a slope, water, and unconsolidated soil to occur. Mudflows are unlikely to occur in the city because the city is urbanized and the vast majority is flat. The project does not propose any land use changes or any other changes that could increase landslide risks. Thus, impacts from seiche and mudflow would be less than significant.

²⁷ City of El Monte General Plan Environmental Impact Report. March 2011. Hydrology and Water Quality. Page 5.7-7.

Land Use and Land Use Planning

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 10. LAND USE AND LAND USE PLANNING — | | | | |
| Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** A significant impact would occur if the proposed project was configured in such a way so as to create a physical barrier within an established community. The housing opportunity sites are surrounded by existing residential, commercial and some industrial uses. The proposed Housing Element, which relies primarily on Mixed/Multi-Use land use designation, would not create any sort of physical barrier within the community. Rather, the mix of uses may serve to facilitate pedestrian connections though out to city to schools, parks, and trails. Furthermore, project implementation would not provide for infrastructure systems such as new roadways or flood control channels that would divide or disrupt neighborhoods or any other established community elements in this previously developed and highly urbanized nature of El Monte. Therefore, impacts would be less than significant.

- b) **Less Than Significant Impact.** The project is generally consistent with the City’s General Plan and Zoning Ordinance and would not conflict with any policy, plan or regulation for the purpose of avoiding or mitigating an environmental effect. The Housing Element relies on revisions of the Zoning Ordinance, which include guidelines and development standards for mixed/multiuse housing suitable for the Durfee, Garvey, and Peck corridors. Specifically per Program 5, the Housing Element states that the new zoning standards would act as an implementation tool to promote new housing in the corridor areas and accommodate unmet RHNA need. However, this revision does not impact policies or programs that are intended to avoid or mitigate an environmental effect. More specifically, the housing opportunities areas have not been identified for the purpose of hazard avoidance. There will be no impact on any plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

- c) **No Impact.** There is no adopted Habitat Conservation Plan, Natural Community Plan, or other habitat conservation plan within El Monte.²⁸ As a result, no impacts to habitat conservation plans would occur with adoption and subsequent implementation of the Housing Element Update.
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²⁸ City of El Monte General Plan and Zoning Code Update Environmental Impact Report. July 2008. Appendix A: Notice of Preparation and Initial Study. Page 35.

Mineral Resources

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 11. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **No Impact.** No Mineral Resource Zones designated by the County of Los Angeles are located in El Monte.²⁹ El Monte is completely developed, does not contain mining uses, nor does it have land designated for mineral, aggregate or sand production. The northeastern region of El Monte, often referred to as “Norwood Village,” is inventoried as containing significant mineral deposits or a high likelihood of their presence (MRZ-2 zone) beneath existing houses and businesses. While there is a potential for sand and gravel deposits in the northern region, any sand and gravel or other mineral deposits of value have been inaccessible for many decades for mining activities due to the urbanization of the city.³⁰ None of the proposed housing opportunity areas are located in the “Norwood Village”. No mineral resources located in the city of El Monte are available, accessible or in use or proposed for future use due to the urbanized nature of the city. Therefore, the Housing Element Update and subsequent implementation would not result in the loss of available of a known mineral resource that would be of value and no impact would occur.
- b) **No Impact.** The General Plan does not identify locations of mineral deposits or rate their value. Any mineral resources located in the city are not available or accessible due to the urbanized nature of the city. No impact would occur.

²⁹ City of El Monte General Plan and Zoning Code Update. June 2008. Initial Study Appendix A. Page 43.

³⁰ City of El Monte General Plan and Zoning Code Update. June 2008. Initial Study Appendix A. Page 43.

Noise

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 12. NOISE — Would the project: | | | | |
| a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** The city of El Monte is subject to noise from a myriad of sources. These include roadways, the airport, and industrial uses. The Public Health and Safety Element in the General Plan establishes noise quality standards for land use categories based on the State of California Office of Noise Control and land use compatibility.³¹ The Noise Control Ordinance Title 8, Chapter 8.36, in the El Monte Municipal Code, sets forth stricter noise standards than the State of California and is preempted by the federal government from establishing stricter noise standards. City noise standards are not to be exceeded by 10 decibels adjusted (dBA) for a cumulative period of one minute in an hour, or by 15 dbA for any period of time (less than one minute in an hour). The City also limits the use of power construction tools or equipment to certain timeframes, unless performing emergency work. The City has no direct control over noise produced by trucks, cars, and trains because State and Federal regulations preempt local laws. As a result, City noise programs focus on reducing the impact of transportation noise along freeways, arterial roadways, and rail corridors. Future housing developments on the proposed housing opportunity sites are subject to the policies of the existing General Plan and would be designed to minimize noise impacts to residential properties. The following noise related policies in the Public Health and Safety Element would be implemented during the City's

³¹ City of El Monte General Plan. June 2011. Public Health and Safety Element. Page PHS-40.

standard environmental review process during the entitlement process for potential housing developments.³²

Public Health and Safety Element

Policy 8.1. Continue to enforce noise abatement and control measures in El Monte, particularly within residential neighborhoods and around noise sensitive land uses.

Policy 8.2. Require the inclusion of noise reducing design features in development consistent with standards in PHS-1, Title 24 California Code of Regulations and the El Monte Municipal Code.

Policy 8.3. Site Planning. Incorporate noise considerations into the site plan review process, particularly with regard to parking and loading areas, ingress/egress points and refuse collection areas.

Policy 8.4. Railroad Noise. Identify and aggressively pursue funding sources and partnerships to provide grade separations, sound walls along train routes, and technology as noise reduction measures.

Policy 8.5. Airport Noise. Work with Los Angeles County Airport Land Use Commission to ensure that noise generated from the airport does not unduly affect adjacent residential neighborhoods.

Policy 8.6. Roadway Noise. Work with Caltrans to install improvements along the Interstate-10 and State Route 605 to reduce or mitigate the noise impacts from freeways.

The most effective method to control community noise impacts from non-transportation noise sources is through application of the City Noise Ordinance, Chapter 8.36 of the Municipal Code. The Noise Ordinance is designed to protect quiet residential areas from stationary noise sources. The noise levels encouraged by the ordinance are typical of a quiet residential area. The Ordinance identifies noise standards for amplified noise sources, specific noise restrictions, and exemptions and variances for sources of noise within the city. Under the Noise Ordinance, it is unlawful to create noise that exceeds the ambient noise level standards by more than 5dB for more than 15 minutes. Construction activities are exempt from the ordinance standards on Monday through Friday from 6 a.m. to 7 p.m. and on Saturdays and Sundays from 8 a.m. to 7 p.m. The standards that apply to the various land uses are listed in Table PHS-1 Noise/Land Use Compatibility Standards on page PHS-39 of the Public Health and Safety Element of the General Plan.

Future development would be reviewed to ascertain project-specific noise related impacts. All potential development projects would adhere to applicable City and/or State noise standards.

³² City of El Monte General Plan. June 2011. Public Health and Safety Element. Page PHS-43.

As a result, impacts to residential development related to noise levels in excess of established standards and permanent increases in noise levels would be less than significant.

- b) **Less Than Significant Impact.** The construction of new residential uses as a result of the Housing Element Update and subsequent implementation would require the use of earthmoving vehicles and construction equipment. Groundborne vibration generated by construction projects is usually the highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the highest potential for vibration if large bulldozers or larger trucks are used. Housing does not utilize machinery that would generate substantial amounts of vibration. Vibration impacts are temporary and rare except in cases where large equipment is used near existing occupied development. Construction noise and associated vibration would be controlled through the time restrictions currently established in the City's Noise Ordinance, Chapter 8.36 of the Municipal Code, as described above. Construction activities associated with potential development would be required to comply with existing regulations, policies, and practices. Impacts would be less than significant.
- c) **No Impact.** Residential land uses do not typically produce excessive noise either individually or cumulatively that could substantially increase existing, ambient noise levels. The potential development of the housing opportunity sites would increase ambient noise levels due to increased traffic generation in the vicinity. Noise along transportation corridors, such as I-10, is expected to increase as general growth in the immediate area and commuter traffic from outlying areas increases. The increase in noise associated with this traffic increase is not significant due to existing noise levels in such corridors. This is because the city is generally built-out. Nevertheless, an analysis of potential impacts associated with permanent increase in ambient noise levels brought about through the implementation of the Housing Element Update would be conducted as part of the environmental review of individual residential development. All potential development projects would adhere to City and State noise standards. Impacts would be less than significant.
- d) **Less Than Significant Impact.** The Housing Element Update does not authorize the development of housing units on any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels would be associated with construction activities from the development of new housing. Construction noise would be controlled through the time restrictions currently established in the City's noise control requirements (see Chapter 8.36 of the City Municipal Code, above). The Housing Element Update would not result in any new or more severe temporary noise impacts associated with residential construction. Continued enforcement of the City's noise restrictions would reduce temporary noise impacts associated with new house construction to less than significant.
- e,f) **Less Than Significant Impact.** The El Monte Airport is located along the Rio Hondo River in north El Monte. The airport is a public use airport. The El Monte Airport is owned and

operated by Los Angeles County. According to the General Plan, the El Monte General Plan land use plan is consistent with the Airport Land Use Plan, which is consistent with the Airport Land Use Compatibility Plan (ALUCP).

The state considers residential uses in the vicinity of the El Monte Airport to be normally acceptable with airport noise environment as long as the residential uses do not extend into the 65 dBA CNEL noise contour. Title 21 of the California Code of Regulations requires that adequate acoustical insulation is provided for noise-sensitive uses within the 65 dBA CNEL contour to ensure that interior noise levels achieve 45 dBA CNEL. Sensitive areas in an airport noise environment that exceed 65 dBA would be required to conduct a noise assessment and mitigate as feasible, to achieve an exterior environment of 65 dBA CNEL. Consequently, designation of any sensitive land use within 65 dBA CNEL contour of the El Monte Airport would be considered significant. However, the 65 dBA CNEL noise contour for the El Monte Airport does not extend beyond the airport lines and into the City of El Monte and there are no impacts to any of the housing opportunity areas that would occur. Therefore, impacts would be less than significant.

Population and Housing

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 13. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** The project promotes the production of housing and, therefore, may indirectly induce population growth. The Census reported the city had a population of 115,965 in 2000, and 113,475 as of 2011, which would represent an approximately -2 percent change. SCAG's RTP/SCS estimated a population of 113,400 in 2008, and 124,300 and 140,100 in 2020 and 2025, respectively.

The housing opportunity sites identified in the Housing Element Update would result in a net increase of approximately 3,156 new units or 12,750 new residents (3,156 units at 4.04 per household). This increase is within the growth assumptions estimated by SCAG and, therefore, would adequately accommodate future residential growth. In addition, the proposed Housing Element Update opportunity areas are identified to accommodate City's RHNA, which is correlated with the City's long-term growth projected by SCAG. Therefore, the Housing Element Update seeks to accommodate, not cause, growth and impacts would be less than significant.

- b) **No Impact.** The adoption of the updated Housing Element would not result in the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The city is largely built out with most new residential development consisting of infill development. No impact would occur.
- c) **No Impact.** The adoption of the updated Housing Element would not result in the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. The city is largely built out with most new residential development consisting of infill development. One principal objective of the Housing Element is to facilitate housing production for future residents in the city. No aspect of the project involves the displacement of any number of people. No impact would occur.

Public Services

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| 14. PUBLIC SERVICES — Would the project: | | | | |
| a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: | | | | |
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a.i) **Less Than Significant Impact.** The Los Angeles County Fire Departments (LACoFD) Battalion 10 provides fire and emergency safety services as part of its Battalion 10. Currently, firefighting resources in the city include three fire stations located throughout the city, so that the response time to any resident is within five minutes, one minute quicker than the time recommended by the National Fire Protection Association.³³ Because the housing opportunity areas would be primarily infill development that is within the service area of an existing fire station, developments that would occur under the proposed project would be within the five minute radius for emergency calls. While the proposed project could result in an increased number of emergency calls and an increase of maintenance needs related to facilities and equipment, this increase would occur gradually over implementation of the Housing Element and the fire department would add staff, equipment, and maintenance on an as-needed basis in order to accommodate the increased demands. Future development projects would be reviewed by the City of El Monte and be required to comply with requirements in effect at the time building permits are issued (i.e., payment of impact fees); or, if the City determines the impacts of a project to be significant, the project would be required to comply with project-specific mitigation measures.³⁴ The City of El Monte development impact fees apply to all new development and are designed to offset the potential impacts to public services by new development. As such, any new development within the housing opportunity areas would be required to pay its fair share of the fees to alleviate any cumulative impacts associated with fire services. Additionally, all potential development would be in compliance with the California Fire Code (Title 24, California Code of Regulations, Part 9) and the CBC (Title

³³ City of El Monte General Plan. June 2011. Public Services and Facilities Element. Page PSF-13.

³⁴ City of El Monte General Plan Environmental Impact Report. March 2011. Public Services. Page 5.11-3.

24, Part 2). With payment of the mandatory development impact fees and compliance with all fire protection and prevention requirements, impacts on fire services would be less than significant.

- a.ii) **Less Than Significant Impact.** Law enforcement services in the city of El Monte are provided through its police department, the El Monte Police Department (EMPD). The Department enforces local, state, and federal laws, performs investigations and makes arrests, administers emergency medical treatment, and responds to emergencies. EMPD has a qualified staff of 127 police officers and 91 civilian staff. The demand for police services and facility/equipment maintenance needs would increase gradually over the incremental implementation of the Housing Element Update and the police department would add staff, equipment, and maintenance services on an as-needed basis in order to accommodate these increased demands. As a result, the impacts of the proposed project related to police facilities is less than significant.
- a.iii) **Less Than Significant Impact.** The adoption of the updated Housing Element would not in itself result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities. However, residential development constructed pursuant to the Housing Element may incrementally increase students and place increased demands on local schools. The city is served by three public school districts, Mountain View School District, El Monte City School District, and the El Monte Union High School District. School impacts fees and/or dedication of land would be required for future development projects accommodated by the project pursuant to State law and the requirements of the respective school districts. Under State law, new development projects are required to pay school impact fees. The payment of these fees would ensure impacts based on the adoption of the Housing Element and subsequent implementation would be less than significant.
- a.iv) **Less Than Significant Impact.** The adoption of the updated Housing Element would not in itself result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities. However, over time, new residences constructed pursuant to the Housing Element and subsequent implementation would have the potential to increase demand for and use of park and recreational facilities and services. Environmental effects associated with the development of such future parks would be assessed and reduced to less than significant through the City's routine parks planning process, including compliance with CEQA. Further, as discussed above, future development would be required to pay its fair share of development fees to alleviate any potential impacts to park services. With the payment of the mandatory fee, impacts to the City's park system would be less than significant.
- a.v) **Less Than Significant Impact.** The Housing Element does not plan for growth beyond that already anticipated in the General Plan build-out assumptions, and therefore, no impacts on other public facilities would occur.

Recreation

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| 15. RECREATION — Would the project: | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** As discussed in section 14.a.iv) above, the project would result in the indirect need for recreational facilities due to the promotion of housing development. However, with implementation of General Plan policies and implementation actions, including park development review by the Development Review Committee, the Planning Commission and/or the City Council, these impacts would be less than significant. Furthermore, as discussed in section 14.a.i) above, future development would be required to pay its fair share of development fees to alleviate any potential impacts to recreational facilities and services. With the payment of the mandatory development impact fees, impacts would be less than significant.
- b) **Less Than Significant Impact.** The project does not include recreational facilities. The construction and expansion of recreational facilities may occur as a result of the new residential development. Those new or expanded park facilities are subject to CEQA review and would be evaluated on a project-by-project basis to determine impacts on the environment. Impacts would be less than significant.

Transportation and Traffic

| <u>Issues (and Supporting Information Sources):</u> | <u>Potentially Significant Impact</u> | <u>Less Than Significant with Mitigation Incorporation</u> | <u>Less Than Significant Impact</u> | <u>No Impact</u> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 16. TRANSPORTATION AND TRAFFIC — | | | | |
| Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **Less Than Significant Impact.** The Housing Element Update includes housing opportunity areas that could potentially increase the density of residences within El Monte. The potential increase in residential density could cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. However, the Housing Element Update is a policy document and does not approve specific developments; as a result, all future development and implementation of housing programs must be evaluated and potentially approved on a case-by-case basis. Subsequently, impacts on traffic associated with each development would be analyzed to ensure that traffic increases do not exceed street system capacity. This process would ensure impacts related to traffic and street system capacities would be less than significant.
- b) **Less Than Significant Impact.** The Los Angeles County Metropolitan Transportation Authority (Metro) is the designated Congestion Management Agency for Los Angeles

County, and is responsible for development and implementation of the Los Angeles Congestion Management Program (CMP). The CMP was adopted in 2010.

The 2010 CMP indicated two roadways in the CMP within the city of El Monte. Rosemead Boulevard between 1-10 (near Garvey Avenue) and I-10 between Rosemead Boulevard (near Durfee Avenue) are roadways that would be impacted by development traffic.³⁵ Based on the CMP, the development that may occur as result of the Housing Element Update implementation could add daily trips to the city street system. Because the city is virtually built out, these additional trips would result from limited infill development, the redevelopment of older industrial areas, and recycling to higher densities in residential areas. The Housing Element and subsequent implementation would not alter existing land use or circulation policy and would not conflict with the City's CMP compliance efforts. Thus, impact with respect to the CMP will be less than significant.

- c) **No Impact.** The Housing Element policies encourage development projects that would occur at or near ground level and would not have an effect on air traffic patterns or the locations of any airport facilities. Consequently, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks. No impact would occur.
- d) **Less Than Significant Impact.** The adoption and implementation of the Housing Element would not directly result in the construction of new or previously unplanned roadways, grade separated facilities, or realignments of previously planned roads. All future streets and highway projects in El Monte would be designed in accordance with the applicable engineering standards and design parameters for the particular transportation component. Through the City's routine project-level design efforts, careful consideration would be given to a number of factors affecting safety aspects of the transportation network, such as speeds, grades, visibility, acceleration and deceleration lanes, traffic control mechanisms, visibility, pedestrian and bicycle safety. Impacts would be less than significant.
- e) **Less Than Significant Impact.** The General Plan Public Health and Safety Element includes an emergency response policy, policy 1.7, which establishes adequate emergency response procedure for El Monte. In addition, the City requires proposals for new development to be submitted to the Fire Department for review to ensure that site design allows adequate access for Department personnel in case of a structural fire.

Public Health and Safety Element

Policy 1.7. Periodically conduct stimulated emergency response drills to hazards, concentrating on interagency coordination needed to ensure that

³⁵ City of El Monte General Plan Environmental Impact Report. March 2011. Public Services. Page 5.13-51.

services will be available to the community with minimal delay and overlap of services.

All housing development proposals pursuant to Housing Element policy would be subject to such review. Emergency access would continue to be a primary consideration in the design of all future improvements to the City's transportation network. Therefore, impacts related to inadequate emergency access would be less than significant.

- f) **No Impact.** One of the key components of the General Plan Circulation Element is promoting alternative transportation methods, including transit, walking, and bicycling. No changes to any of the City's existing policies, plans and programs to support alternative modes of travel are proposed, and none of the proposed Housing Element policies would conflict with these existing policies, plans and programs. No changes are proposed to the design standards for multi-modal transportation corridors, already included in the existing Circulation Plan. No changes to any bicycle routes are proposed and no changes are proposed to any development standards relating to the provision of facilities to support transit services or bicycle travel. No impact would occur.
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Utilities and Service Systems

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| 17. UTILITIES AND SERVICE SYSTEMS — | | | | |
| Would the project: | | | | |
| a) Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

a,b,e) **Less Than Significant Impact.** Housing development facilitated by Housing Element policies could place increased demand on wastewater treatment services and facilities, however, as discussed in Section 13.a) the population and housing unit increases proposed by the Housing Element do not exceed SCAG projections for the city. All new residential development pursuant to the Housing Element policies and programs would be required to comply with existing water quality standards and waste discharge regulations set forth by the RWQCB to ensure that there is not a significant effect on the environment; therefore, less than significant impacts would occur.

c) **Less Than Significant Impact.** The adoption of the updated Housing Element would not in itself require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. When potential development is slated for construction, the EIR that was prepared for the El Monte General Plan states that new development areas would require infrastructure to connect to the existing stormwater drainages. In addition, connection to these existing stormwater drainages within the city may require expansion of existing stormwater lines to prevent flooding during peak storm events.

The development that could occur as a result of the Housing Element and subsequent implementation, would undergo environmental review on a project level basis to determine the necessity of stormwater drainage facilities.

- d) **Less Than Significant Impact.** The City currently owns and operates a water system that encompasses the central business district and parts of the northwestern and southern portion of the city, and services approximately 13 percent of the city's population. Other parts of the city are served by the San Gabriel Valley Water Company and several small mutual water companies. The Housing Element is designed to promote the development of housing to meet the RHNA for El Monte and could add 3,156 new units or 12,750 new residents (3,156 units at 4.04 per household). This increase in population is within the projected population growth for El Monte identified in the RTP/SCS. Although an increase in population due to new housing development could potentially increase demand on water resources, the City of El Monte Urban Water Management Plan presumed population within its service area to increase in accordance with SCAG projections.³⁶ Therefore, the population increase that may occur does not exceed beyond water supplies that have been planned for. Future housing developed pursuant to the Housing Element would be required to demonstrate sufficient water supply and would be analyzed for project-specific environmental impacts. The Housing Element Update as proposed would have a less than significant impact on water supplies.
- f,g) **Less Than Significant Impact.** Housing development facilitated by the Housing Element policies could place increased demand on solid waste services or landfill capacity. The project area is required to have recycling collection and loading facilities in compliance with California Integrated Waste Management Act of 1989 (AB 939), and divert 50 percent of their solid waste through source reduction, recycling, and composting. The City of El Monte contracted to Phoenix Waste and Recycling, Valley Vista, and Waste Management. The contractor transports waste to the Puente Hills Landfill in Whittier, operated by the Sanitation Districts of Los Angeles County.³⁷ Therefore, solid waste generated by implementation of the Housing Element would be disposed of at the Puente Hills Landfill, which has a currently permitted remaining capacity, as of October 2009, of 35,200,000 cubic yards (CIWMB, 2013). Each residential development that could occur pursuant to Housing Element policy would be required to comply with federal, State, and local statutes and regulations related to the disposal of solid waste. Impacts would be less than significant.

³⁶ El Monte Transit Village Specific Plan Project. September 2007. Environmental Impact Report.

³⁷ Sanitation Districts of Los Angeles County, official website, http://www.lacsd.org/solidwaste/swfacilities/landfills/puente_hills/default.asp, accessed August 20, 2014.

Mandatory Findings of Significance

| <i>Issues (and Supporting Information Sources):</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| 18. MANDATORY FINDINGS OF SIGNIFICANCE — | | | | |
| Would the project: | | | | |
| a) Have the potential to 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, 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) **No Impact.** The Housing Element Update and the associated housing programs and policies do not have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory. The Housing Element Update is consistent with the City of El Monte’s General Plan. The Housing Element Update itself does not approve specific developments or specific housing programs that outline a change in zoning; all future development and implementation of housing programs must be evaluated and potentially approved on a case-by-case basis. Subsequently, impacts associated with each potential development would be analyzed to ensure the preservation of the environment.
- b) **Less Than Significant Impact.** The Housing Element Update is a policy document that sets forth housing programs to meet State requirements and regional housing needs as well as identifies sites suitable for future residential development. The programs outlined and the sites identified within the Housing Element Update would cumulatively increase residential development within the city during the 2014-2021 planning period.

Overall, the long-term development of the housing opportunity areas are consistent with the growth projections identified in the General Plan and the anticipation of the additional units within the housing opportunity areas have been evaluated in the General Plan EIR.

Therefore, the proposed Housing Element Update would not result in new or additional cumulative impacts.

- c) **No Impact.** The Housing Element Update and the housing programs and policies contained within the document do not have environmental effect that would cause substantial direct or indirect adverse effects on human beings. The Housing Element Update is a policy document that does not approve specific residential development. Potential residential development would be evaluated on a case-by-case basis to ensure no substantial direct or indirect adverse effects on human beings from environmental effects.
-

Section IV. References

1. Acronyms

| | |
|--|------------------|
| Air Quality Management Plan | AQMP |
| Area Medium Income | AMI |
| Assembly Bill | AB |
| average daily traffic | ADT |
| best management practices | BMPs |
| California Air Resources Board | CARB |
| California Americans with Disabilities Act | Cal ADA |
| California Building Code | CBC |
| California Climate Solutions Act of 2006 | AB 32 |
| California Department of Housing and Community Development | HCD |
| California Integrated Waste Management Act of 1989 | AB 939 |
| carbon dioxide | CO ₂ |
| Clean Water Act | CWA |
| Congestion Management Program | CMP |
| Councils of Governments | COGs |
| Department of Housing and Community Development | HUD |
| Department of Toxic Substances Control | DTSC |
| Greenhouse gases | GHGs |
| Los Angeles Community Development Commission | LACDC |
| methane | CH ₄ |
| Most Likely Descendant | MLD |
| National Pollution Discharge Elimination System | NPDES |
| Native American Heritage Commission | NAHC |
| National Hot Rod Association | NHRA |
| nitrous oxide | N ₂ O |
| Particulate matter less than 10 microns in size | PM10 |
| Regional Housing Needs Assessment | RHNA |
| Regional Transportation Plan | RTP |
| Regional Water Quality Control Board | RWQCB |
| South Coast Air Quality Management District | SCAQMD |
| Southern California Association of Governments | SCAG |
| The Los Angeles County Metropolitan Transportation Authority | Metro |
| Water Supply Assessment | WSA |

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3. References

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