

DRAFT INITIAL STUDY/NEGATIVE DECLARATION

CITY OF SOUTH EL MONTE GENERAL PLAN AMENDMENT: HOUSING ELEMENT AND PUBLIC HEALTH AND SAFETY ELEMENT UPDATES

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ADU	Accessory Dwelling Unit
AMI	Area Median Income
BMP	Best Management Practice
CBC	California Building Code
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
City	City of South El Monte
DACs	Disadvantaged Communities
EIR	Environmental Impact Report
FAR	Floor Area Ratio
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development
HFHSZ	High Fire Hazard Severity Zone
IS	Initial Study
JADU	Junior Accessory Dwelling Unit
M-U	Mixed-Use Overlay Zone
ND	Negative Declaration
NPDES	National Pollution Discharge Elimination System
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments
SB 1000	Senate Bill 1000
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SWPPP	Stormwater Pollution Prevention Plans
TDSP	Transit District Specific Plan

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1 Introduction

1.1 Project Overview

The purpose of the proposed project is to provide updates to the Housing Element and the Safety Element of the City of South El Monte's (City's) General Plan. The City's General Plan, which was adopted in 2000, provides the policy framework for the long-range planning of physical development in the community. The City's General Plan consists of the following elements: 1) Land Use, 2) Economic Development, 3) Circulation, 4) Housing, 5) Public Safety, and 6) Resources. This project involves an amendment to the General Plan in order to adopt, as required by State Law, an updated Housing Element as well as to update the Public Safety Element through the adoption of a new Public Health and Safety Element. The Housing Element of the General Plan is intended to address the comprehensive housing needs of the City. State law requires jurisdictions to update their Housing Elements every eight years to outline their existing and projected housing needs, to discuss barriers to providing that housing, and to propose actions to address housing needs and barriers. The Public Health and Safety Element of the General Plan combines two state-required elements: the Safety Element and the Environmental Justice Element. The intent of the Public Health and Safety Element is to prioritize actions that address the greatest health risks to the City and its residents over the next 20 years. It guides how the City is designed, regulated, and built to ensure that people can access healthy food and places to play, that the air is clean, and that hazards will not impact important buildings and services. The Public Health and Safety Element also identifies and prioritizes the needs of disadvantaged communities (DACs) to address compounding health concerns.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA), a statewide environmental law described in California Public Resources Code, Sections 21000–21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an environmental impact report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

The City's Community Development Department directed and supervised the preparation of this Initial Study (IS)/Negative Declaration (ND). Although prepared with assistance from the consulting firm Dudek, the content contained within and the conclusions drawn by this IS/ND reflect the independent judgment of the City.

1.3 Initial Study Checklist

Dudek, under the City's guidance, prepared the project's Environmental Checklist (i.e., IS) per CEQA Guidelines Sections 15063–15065. The CEQA Guidelines include a suggested checklist to indicate whether a project would have an adverse impact on the environment. The checklist is found in Section 3 of this document. Following the

Environmental Checklist, Sections 3.1 through 3.21 include an explanation and discussion of each significance determination made in the checklist for the project.

For this IS/ND, the following four possible responses to each individual environmental issue area are included in the checklist:

1. Potentially Significant Impact
2. Less-than-Significant Impact with Mitigation Incorporated
3. Less-than-Significant Impact
4. No Impact

The checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the project. In doing so, the City will determine the extent of additional environmental review, if any, for the project.

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2 Project Description

The project proposes an amendment to the City of South El Monte's (City's) General Plan. The City's General Plan serves as the policy framework for the long-range planning of physical development in the community. The City's General Plan, which was adopted in 2000, consists of the following elements: 1) Land Use, 2) Economic Development, 3) Circulation, 4) Housing, 5) Public Safety, and 6) Resources. Under the proposed project, the General Plan would be amended with updates to the Housing Element and a new Public Health and Safety Element, as detailed below.

2.1 Housing Element Update

Background

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

The proposed 2021-2029 Housing Element represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The proposed Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Housing Element include the following components:

- An evaluation of the efficacy of the previous Housing Element's progress in plan implementation and appropriateness of the goals, policies, and programs.
- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of Fair Housing to identify disproportionate housing needs.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, objectives, and programs.

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The Housing Element builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the following issues related to environmental justice, flood hazards and flood management, fire hazards, sea level rises, and other climate change-related issues.

This 2021-2029 Housing Element update is coordinated with updates to these other elements of the General Plan to ensure consistency in policy frameworks, and efficient and comprehensive outreach efforts.

Regional Housing Needs Assessment (RHNA)

The California Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for the Los Angeles County (as well as Ventura, Riverside, Orange, San Bernardino, and Imperial Counties) and allocates to the six counties and 191 cities and the unincorporated county areas their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City has been assigned a RHNA of 577 units for the 2021–2029 Housing Element, broken down as follows: 131 very-low income units, 64 low income units, 70 moderate income units, and 312 above-moderate income units. To accommodate the 577 units, the City prepared an Adequate Sites Analysis and Inventory which identifies vacant sites that could be developed with dwelling units, underutilized sites that could be redeveloped to include more dwelling units, development that is currently underway, which counts towards the City's housing need; details the expected number of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that could be developed within the planning period. The Adequate Sites Analysis also breaks down the methodology by which realistic development capacity was determined and summarizes the approach utilized for the identification of sites selected for rezoning. Based on the results of the Adequate Sites Analysis, the City has an adequate supply of land to accommodate the City's housing allocation of 195 lower-income units and 312 above-moderate income units. However, to guarantee that the City can accommodate the allocation of 70 moderate-income units and to guarantee that the City has sufficient capacity throughout the planning period, the City has identified policies and programs to rezone portions of land within Manufacturing zones.

RHNA Approach

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The development of the sites inventory started with the vacant and non-vacant sites that were identified by the City based on staff knowledge of existing conditions and development interests expressed by property owners and developers. Then a series of GIS analyses were conducted to identify additional vacant and non-vacant sites in the City within the land use categories that can accommodate housing (i.e., Agriculture, Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use) using data from SCAG and County Assessor's Office and criteria that demonstrate feasibility for redevelopment.

Vacant Sites

The City consists of approximately 1,800 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Parcel data revealed that nine total parcels in South El Monte are vacant. However, upon closer inspection, the majority of these sites are not available for any type of development. One of the sites is an irregularly shaped parcel wedged between the Rubio Wash and Rosemead Boulevard overpass near Garvey Avenue. Another site is currently the Municipal Athletic Federation Sports Field with a flow easement

that prevents overnight uses. A group of parcels classified as vacant by the assessor data was occupied by existing uses that were unlikely to redevelop during the planning period. The two remaining vacant parcels were found to be vacant and suitable for residential development. These two parcels are adjacent and can be consolidated into one site. Based on the availability vacant and developable land, approximately 16 lower-income units could be accommodated.

Underutilized Sites

The Adequate Sites Analysis then identified underutilized sites that could be redeveloped to include additional housing. Since the City is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in the City exist primarily on sites within the City's Commercial-Residential (C-R) Zone and Multiple Residential (R-3) Zone where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies. The methodology for identifying and prioritizing underutilized sites was based on the following factors:

- Building Age - Buildings built prior to 1975 (most sites identified are more than 50 years old)
- Under Valued - An assessed improvement to land value ratio less than 1
- Site Size - Parcel greater than 0.5 acres or less than 10 acres, or smaller parcels with the potential for lot consolidation resulting in a site greater than 0.5 acres

Because of the recent higher-density multi-family development occurring within the City's C-R zone, 10 sites within the C-R zone have been identified as being underutilized and having the potential to redevelop residential uses or more-intensive residential uses at densities appropriate to accommodate the regional housing need (by income) within the planning period. The sites consist of multiple contiguous parcels, all of which are along the Garvey Avenue mixed-use corridor. Although a large portion of the City is zoned for manufacturing, a majority of Garvey Avenue is adjacent to existing residential uses, which would promote furthering fair housing by identifying sites that could integrate with the existing community. Therefore, the sites would have the same access to resources, amenities, and opportunities as the existing residents. Based on the results included in the Adequate Sites Analysis, a maximum of 853 units could be constructed on up to 8.15 acres of underutilized land in C-R zones; however, the more realistic capacity would be 163 units.

Within the R-3 zone, using the 80% of maximum density assumption, the underutilized site's realistic capacities in the R-3 zone were calculated at 13 dwelling units per acre. Based off these density assumptions and their existing residential uses, they were identified as moderate-income units. However, only net-new units were ultimately accounted for toward accommodating the City's moderate-income RHNA. Based on the results included in the Adequate Sites Analysis, a maximum of 64 units could be constructed on up to 4.1 acres of underutilized land in R-3 zones; however, the more realistic capacity would be 53 units.

Accessory Dwelling Units and Junior Accessory Dwelling Units

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of accessory dwelling units (ADUs) and junior

accessory dwelling units (JADUs) to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018.
- Community need and demand for ADUs and JADUs.
- Resources and incentives available to encourage their development.
- The availability of ADUs and JADUs for occupancy.
- The anticipated affordability of ADUs and JADUs.

The Adequate Sites Analysis used the trends in ADU construction since January 2018 to estimate new production, which average 7 ADUs per year. However, this only accounts for the effect of new laws without local incentives, such as the ADU program identified as part of the Housing Element. Based on the local incentives and ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 8 units each year during the planning period (2021–2029), for a total of 64 units.

Current Development

Several development projects in the pipeline are seeking entitlements or actively pursuing construction, or have prospective development expected to be built within the planning period. As of June 2021, there were an estimated 367 housing units in the pipeline that are counted toward meeting the 6th Cycle RHNA. There are 22 units in the pipeline that will provide affordable housing for lower-income households. These lower-income units are expected to be built in three mixed-income housing projects. The remaining 345 units in the pipeline are expected to be above-moderate income units.

- The Horizons Townhomes project consists of 77 townhome units, including 12 low-income units, on 3.54 acres with a density of approximately 22 dwelling units per acre.
- The 2727 Rosemead Boulevard project, currently under CEQA review (Resolution No. 20-115), would consist of 73 units, including 4 lower-income units and 69 market-rate units at a density of approximately 40 dwelling units per acre.
- The 2610-2634 Chico Avenue/2607-2637 Humbert Avenue project would include 72 residential units with 8 lower-income units and 64 above-moderate-income units. The project will be located on 4.3 acres with a density of approximately 17 dwelling units per acre.
- The 3035 North Adelia Avenue project is proposed on two parcels located in the Commercial-Residential (C-R) zone totaling 0.28 acres with a density of approximately 21 dwelling units per acre for a total of 6 above-moderate income units.
- The 2540 Rosemead Boulevard project is expected to be developed into 207 units, with an assumed 5% of units (10 units) affordable to lower-income households, equating to an overall density of approximately 15 dwelling units per acre.

Based on the inventory of available sites, underutilized sites, the potential for ADUs and JADUs, and development projects in the pipeline, Table 1 presents the total RHNA compared to credits and capacity identified through the preparation of the Housing Element Update.

Table 1. Total RHNA Compared to Credits and Capacity Identified

Category	Total Units	Lower Income Units	Moderate and Above Moderate-Income Units
RHNA	577	195	382
Development to be Completed and Credited Toward RHNA	367	22	345
Potential ADUs and JADUs	64	43	21
Vacant Site Capacity	16	16	0
Underutilized Capacity	193	115	78
TOTALS	640	196	444
Remaining RHNA	+63	+1	+62

Source: City of South El Monte 2021-2029 Housing Element

As shown in Table 1 the City can adequately accommodate enough low-income and moderate-income housing units needed to meet the RHNA goals. However, even though the City has the ability to accommodate its RHNA for all income levels during the planning period, the City has identified underutilized sites within an area to be rezoned, based on the same criteria and methodology assumptions that were used to identify underutilized sites in the C-R and R-3 zones. The identified sites will provide a buffer, as required to accommodate the RHNA throughout the planning period. The sites identified will provide a generous buffer, exceeding the recommended buffer from HCD, especially for capacity to accommodate the lower-income RHNA. The area identified for the rezone provides an opportunity for 167 units based on the C-R zone’s realistic capacity assumptions and the acreage of the potential sites. No development is planned at this time within these areas targeted for rezoning; as such, this CEQA analysis does not contemplate or evaluate future development of these sites at this time.

Housing Plan

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. The goals, objectives, policies, and implementing programs of the Housing Plan emphasize: methods of encouraging and assisting in the development of new housing for all income levels; providing and maintaining adequate capacity to meet the housing need; removing government constraints to development, where feasible and legally possible; conserving and improving existing housing; providing increased opportunities for home ownership; reducing impediments to fair housing choice; and monitoring and preserving units at risk of converting from affordable to market rate. The Housing Plan also includes numerous policies to better guide decisions and achieve desired outcomes related to the development, improvement, preservation, and maintenance of housing.

The following is a summary of the key programs that would be included in the City’s proposed Housing Element Update. Many of these are a continuation of programs from the previous 2014–2021 Housing Element.

Program 1: Adequate Sites

The City can accommodate their lower- (including very-low and low-income) moderate- and above-moderate income RHNA through existing sites zoned at appropriate densities. However, to guarantee the City has sufficient capacity to accommodate their lower- and moderate-income RHNA throughout the planning period, the City will rezone approximately 3 acres of sites from Manufacturing (M) to Commercial Residential (C-R) allowing exclusively residential uses and a minimum of 20 dwelling units per acre to provide a generous buffer for additional lower- and

moderate-income sites. To facilitate the development of multifamily housing affordable to lower-income (including extremely low-income households) and moderate-income households, the City will complete the zone amendment and rezone by October 15, 2025.

Program 2: Implementation of Mixed Use (C-R) Zone

The City permits mixed-use development in the C-R (Commercial Residential) zone district. The C-R zone designation allows stand-alone infill residential development as well as traditional mixed-use development where commercial uses and residential uses are located in the same structure. The concept encourages transition of underutilized commercial and industrial properties that are a direct result of the “over-zoning” that resulted in extensive amounts of strip development. The City will continue to monitor the C-R development standards to ensure that it effectively promotes mixed-use and residential developments and a variety of housing types, including housing for lower-income households and special needs populations. The development standards for density (maximum 35 to 100 units per acre), parking, height (at least 3-4 stories), and lot coverage requirements will facilitate the maximum allowable densities.

The City will welcome and consider developer recommendations to revise the development standards of the C-R Zone to encourage the maximum allowable densities along with a variety of housing types.

The City will identify additional areas of the City to apply the Mixed-Use/C-R designation and zone and will pursue rezoning, where appropriate. This potential rezoning will expand opportunities for residential and mixed-use development and is not part of an adequate sites program as specified in Program #1 but will instead ensure that adequate capacity remains.

Program 3: Zoning Ordinance Amendments to Remove Constraints

The City will undertake focused updates of the zoning ordinance to conform to State law and to remove governmental and non-governmental constraints on the development of housing, specifically the lack of housing affordable to lower-income (including extremely low-income) households. The following actions will be undertaken:

- Zoning Code revisions to ensure compliance with the most recent updates to the State’s density bonus law, including the provision of a bonus for student affordable housing, senior housing, and permitting up to an 80% bonus for 100% affordable developments.
- Zoning Code revisions to clarify the permitting and siting of group care facilities for 7 or more persons consistent with State law and fair housing requirements.
- Internal staff permitting procedural revisions to establish a streamlining process for qualifying Senate Bill 35 housing developments consistent with State law.
- An evaluation of residential parking standards for multi-family residential uses in all zones where multi-family uses are permitted. The City will make any necessary Zoning Code revisions to ensure that parking standards for multi-family housing do not pose a constraint to the development of housing.
- Zoning Code revisions to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development.

Program 4: Zoning Updates and General Plan Consistency Program

The City will continue to identify opportunities to remove constraints to development through continued updates to the Zoning Code, where appropriate, and will consider a comprehensive update to the General Plan, in particular the land use element. Based on the ongoing updates, City staff will evaluate consistency between the Zoning Code

updates and the General Plan. The evaluation will assess necessary updates to the General Plan, with an additional focus on consistency between the Land Use designations and zoning designations for each parcel in the city. The City will make the necessary updates to the General Plan based on their consistency analysis. This will ensure the programs and policies of the General Plan meet the vision of the City and ensure consistency between the City's zoning ordinance and the General Plan to ultimately facilitate housing production.

Program 5: Accessory Dwelling Unit Program

A primary objective of this program is to promote the development of housing units for lower-income persons or households. The City will amend their Zoning Code to permit the development of Junior (JADU) and Accessory Dwelling Units (ADU) consistent with State law and to remove minimum parcel size requirements to convey that ADUs are permitted on legal parcels.

Additionally, as a method to incentive and promote the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households, the City will develop a process to incentivize the production of JADUs and ADUs affordable to lower-income households. Once developed, City staff will take a proactive role in advancing this policy to existing property owners through information outreach during the development process. The City will further identify opportunities to facilitate the production of ADUs and JADUs.

Program 6: Housing Choice Voucher Program

An important element of the City's strategy in providing housing opportunities for extremely low-income and low-income households is the Housing Choice Voucher Program, a federally funded rental program that assists very low-income families, elderly, and disabled households. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City has approximately 20 households who currently participate in this program.

Program 7: Support for Those Experiencing Homelessness

Under this program, the City will proactively implement the actions and programs of their Plan to Prevent and Combat Homelessness to move forward to address the needs of its residents experiencing homelessness for affordable housing and support services. The City will continue to participate in a countywide sales tax that raises money for homeless services. Further, the City will continue to create shelter options in the city, increase outreach and engagement activities to better understand the barriers and needs to address homelessness, and continue seeking additional funding sources for new affordable and supportive housing options.

Program 8: Lot Consolidation Program

In the absence of redevelopment, the City has limited options to assemble individual privately-owned properties for new larger developments. As a result, the City is required to rely solely on the private market to accomplish a consolidation of lots. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels. As part of this program the City will:

- Develop and maintain a digital inventory of sites identified as appropriate to accommodate housing to provide developers with guidance on the availability of sites.

- Identify development opportunities, explore and establish concessions and incentives beyond density bonus law as part of the zoning code update, and allocate financial resources to facilitate lot consolidation.
- Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and a marketing brochure or technical material that provides information on available development incentives.

Program 9: Countywide Affordable Rental Housing Development Program

This program is administered by the Los Angeles County Community Development Commission (CDC). This program provides financial assistance to developments located in cities participating in the Urban County Program, which includes South El Monte. Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities. Technical assistance and funding for pre-development activities may also be provided for nonprofit housing developers participating in specific projects. Housing development projects are required to have a minimum of 20% of units set aside for households earning at or less than 50% of the median area income; however, the CDC's policy is to provide the maximum number of affordable units suited to the development and area. The CDC's housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible, with a recommended one-to-four leveraging ratio. In addition, federal low-income housing tax credits will be applied whenever appropriate. The CDC attempts to utilize all available public/private housing development resources.

The City will advertise the availability of this additional source of funds to support in the development of rental housing. Program availability will be advertised at the public counter, on the City's website, and through the City's newsletter.

Further, the City will increase coordination and collaboration with the CDC to promote South El Monte as a City that supports affordable housing development and as an ideal candidate for the allocation of funding for affordable housing.

Program 10: Countywide Affordable Home Ownership Program

This program provides funding to low-income households looking to purchase a home through down payment and closing costs assistance. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs, which further assist lower-income households in attaining homeownership. The City will advertise program availability at the public counter, on the City's website, and through the City's newsletter.

Program 11: First-Time Homebuyer Programs

To increase access to mortgage funding for lower-income households and facilitate first-time homeownership opportunities in the City for decent, affordable housing, the City will identify and actively seek potential funding sources to develop a program to assist first time homebuyers in the City, such as through loans and homebuyer education services.

In addition, the Mortgage Credit Certificate (MCC) County Program is a way for the City to further leverage home ownership assistance for lower-income households. The MCC Program offers income-qualified first-time

homebuyers a federal income tax credit. The federal credit can reduce potential federal income tax liability, creating additional net spendable income for qualified first-time homebuyers to possibly use toward their monthly mortgage payment. A maximum purchase price is established for homes purchased with the MCC (the vast majority of homes in South El Monte fall well within this price ceiling).

The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. By paying a onetime fee and hosting an annual lender training session, South El Monte continues to be a participating City with the County in implementation of the MCC program. The City will continue participation in the County's program through hosting ongoing annual lender training sessions and will continue to prepare program flyers and include information on City's website.

Program 12: Energy Efficiency Program

The City encourages a range of initiatives designed to improve the local environment. Key elements include energy conservation measures, recycling, water conservation, and the use of alternative transit. The key elements of this program include the following:

- The City shall permit and encourage the installation of photovoltaic/solar and solar water heating systems on new residential construction consistent with local and state regulations.
- The City will provide brochures and handouts promoting energy conservation from local utility providers at or near the planning counter. In addition, the City's website will continue to be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.
- The City shall continue to support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- The City will consider reducing processing fees for those building improvements that involve the installation of solar panels.

Program 13: Water Conservation Program

The San Gabriel Valley Water Company is the local water purveyor that serves the City. The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development and in the following ways:

- The City will continue to provide informational resources on water conservation through landscaping and xeriscaping in both handouts and on the City's website.
- The City website was recently updated to indicate ways residents may reduce water consumption. This website will be maintained throughout the planning period and updated as appropriate.
- The local water purveyors publish a variety of brochures and information guides to help residents conserve water. The guide and brochures will continue to be distributed at City Hall.

Program 14: Fair/Equal Housing Program

This City program is designed to promote equal housing opportunities in South El Monte. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing. The City offers fair housing information and referrals at the public counter in City Hall and is currently working on providing this information as well as providing links to additional fair housing resources on the City website.

Additionally, steps the City will take to affirmatively further fair housing during the planning period include:

- The City permits SROs in the C-R (Commercial Residential) zone district. To further support the creation of new affordable housing opportunities through the conversion of existing motel properties to Single Room Occupancy (SRO) lodging, the City will amend the Zoning Code to permit SROs in the C (Commercial) zone.
- Promote and ensure compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification.
- Continue to support and participate in the Regional Analysis of Impediments to Fair Housing Choice in coordination with the Community Development Commission of the County of Los Angeles and the Housing Authority of the County of Los Angeles.

Program 15: Resources for Persons with Disabilities

The City will continue to encourage equal access to housing and services to meet the needs of persons with disabilities. The City has an administrative process for the modification of development standards in cases of demonstrable hardships. The City will provide information about the process on the City's website and public counters as well as information on local and regional resources for persons with developmental disabilities. The City will coordinate with the San Gabriel/Pomona Regional Center to advertise resources and programs available to residents.

Additionally, the City will promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

Program 16: Developer Coordination and Information Program

The City will actively work with the development community to identify ways that lower-income housing may be provided. The City will educate developers as to how density bonus regulations could be used to facilitate the development of affordable housing, including those for extremely low income, very low income, and low-income households. Another outreach effort will inform the development community and property owners as to development opportunities for Single Room Occupancy developments and second units.

Additionally, the City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports. The City will develop and post on their website a checklist that developers may use to determine what materials are needed to accompany a development proposal application.

Further, the City will ensure the development community is aware of replacement unit requirements, relocation assistance requirements, and Fair Housing requirements to prevent displacement and discrimination by enforcement of relevant regulations.

Program 17: Housing Education Campaign

The City will work with the public, developers, relevant agencies, and organizations to foster citywide discussions on housing supply, affordability, and Fair Housing. The City will develop a webpage that details information related to the City's housing supply, housing need, where opportunities exist, links to Fair Housing resources, as well as other relevant information. This information can help residents understand where challenges and solutions exist and can demonstrate to potential developers that the City welcomes new housing development. Further, the City will embrace technological solutions to community engagement to capture a wide audience in planning efforts.

Program 18: Homebuyer Assistance Programs

Where funding is available, the City offers rehabilitation assistance to lower- and moderate-income households. The City has been operating as a housing program administrator of CalHome funds since 2010 and has used these CalHome grants to support the rehabilitation of 56 units in South El Monte. The City will continue to actively seek funding for Homeowner Assistance Programs and to allocate awarded funding accordingly.

Specifically, the City will provide eligible and qualified borrowers with 30-year, deferred-payment loans through an Owner-Occupied Rehabilitation (OOR) program. The program will aim to preserve the quality and value of the City's housing stock by assisting extremely low-, very low-, and lower-income homeowners with a loan for home improvement in order to rehabilitate their home. Funding awarded for this program will be dedicated to the rehabilitation of housing for lower-income households (including extremely low- and very low- income households) and is anticipated to serve a total of 20 units. Funding for the program will be contingent upon funding awarded to the City by CalHome in the amount of \$1,000,000.

Program 19: Code Enforcement Program

The City's Code Enforcement Division is tasked with promoting property maintenance for the elimination of blighted conditions and ensuring compliance with all City Zoning Code requirements. The City will coordinate Code Enforcement efforts with rehabilitation assistance, where funding is available, to connect lower and moderate-income households with assistance to address code compliance issues and to bring homes into compliance. Further, the City will connect residents with information on energy conservation strategies and techniques that can be taken during rehabilitation.

Program 20: Replacement Housing Program

The City will mandate replacement requirements consistent with State law for sites identified in the Sites Inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low income households. When the legislation sunsets, the City will reevaluate the appropriateness of this program.

Program 21: Zoning Revisions for Special Needs Housing

The City will amend the zoning code to permit a variety of housing types consistent with State law., which includes the following:

- Zoning Code Amendment to calculate Emergency Shelter parking requirements based on the demonstrated need to accommodate staff.

- Zoning Code Amendment to ensure compliance with all applicable requirements related to employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act.
- Zoning Code Amendment to allow supportive housing by-right in residential zones that permit multifamily uses and mixed uses zones that allow residential uses.

Program 22: Low Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

Program 23: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations.

Program 24: No Net Loss

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements. If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory (Appendix) for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA.

Program 25: Annual Progress Reports

The City will continue to report annually on the City's progress toward its 8-year RHNA housing production targets and toward the implementation of the programs identified in the Housing Element. Further, the City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands annually through the Housing Element Annual Progress Reports.

Program 26: Mobile Home Park Resident Protection Program

The City will enforce mobile home park replacement and relocation requirements in accordance with Government Code (65863.7).

The proposed Housing Element Update is available at:

<https://www.cityofsouthelmonte.org/172/Community-Development>

2.2 Public Health and Safety Element

A Public Safety Element was part of the City of South El Monte General Plan 2000. The new Public Health and Safety Element combines two state-required Elements: Safety and Environmental Justice. The Safety Element is a required

Element and must be addressed by every city and County in California. Environmental Justice is a required Element for cities with disadvantaged communities (DACs), including South El Monte.

The Public Health and Safety Element outlines risk and equity concerns the City faces from natural and public health hazards. With regard to public health hazards, the Public Health and Safety Element looks at five specific public health hazards: 1) access to healthy living, 2) pollution exposure, 3) physical activity, 4) public facilities, and 5) safe and sanitary homes. With regard to natural health hazards, the Public Health and Safety Element looks at hazards associated with air quality; hazardous materials; extreme heat; flooding and extreme storms; geologic hazards including landslides and slope instability, earthquakes and liquefaction; and wildfires. The Public Health and Safety Element addresses emergency preparedness and emergency response and ultimately establishes goals, policies and actions designed to minimize natural and public health hazards within the City.

The following goals and policies are included within the new Public Health and Safety Element Update:

Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards

Policy 1.1: Adopt Policies and Standards for the Built Environment that Reduce Urban Heat Island.

Policy 1.2: Enforce Development Standards to Reduce Geologic Risk

Policy 1.3: Minimize flooding risks through appropriate siting and protection of structures and occupants.

Policy 1.4: Implement programs and standards to mitigate wildfire risk and secondary impacts.

Policy 1.5: When feasible, identify and pursue funding opportunities to develop and implement local mitigation activities

Goal 2: Promote a community safe from human-caused hazards

Policy 2.1: Reduce Localized Air Pollution Exposure Near Major Roads.

Policy 2.2: Promote a Healthy Urban Forest

Policy 2.3: Limit the potential hazards from the transportation and disposal of hazardous waste.

Policy 2.4: Support remediation and pollution prevention efforts that arise from industrial, roadway, and household sources.

Goal 3: Build social cohesion and increase preparedness and public health through community collaboration

Policy 3.1: Increase the number of residents with preparedness resources and training

Policy 3.2: Create Culturally Appropriate Hazard Preparation and Education

Policy 3.3: Grow partnerships between the public, private, and nonprofit sectors to provide critical services to vulnerable residents in times of crisis

Policy 3.4: Support equitable and inclusive opportunities to build capacity and leadership skills for residents and organizations through continued civic engagement

Policy 3.5: Promote continued public awareness of emergency procedures for South El Monte residents, the business population, City staff, and public officials

Policy 3.6: Continue efforts to increase transparency of City processes and make forms accessible to all residents

Goal 4: Strengthen regional systems and fortify critical infrastructure

Policy 4.1: Integrate resilience and sustainability principles into city capital planning

Policy 4.2: Maintain and repair community's infrastructure to minimize the potential for system failure because of a disaster

Policy 4.3: Advance seismic safety, prioritizing the most vulnerable buildings, infrastructure, and systems

Policy 4.4: Discourage the location of critical facilities within areas of the City susceptible to periodic flooding problems

Goal 5: Maintain adequate response capabilities

Policy 5.1: Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs and enhancing public education on a citywide scale

Goal 6: Design emergency response to serve a range of community needs

Policy 6.1: Support systems and services that are linguistically inclusive and culturally competent

Policy 6.2: Include Provisions for Special Needs Populations and Communities with Low Rates of Automobile Ownership in Evacuation Plans

Policy 6.3: Ensure that the City's Emergency Plan includes procedures to provide assistance to residents unable to leave their homes in the event of an order to evacuate

Goal 7: Provide public facilities that promote health and hazard preparedness

Policy 7.1: Improve the health and well-being for all ages through improvements in mobility

Policy 7.2: Increase access to open space

Policy 7.3: Create Resilience Centers Throughout South El Monte

Policy 7.4: Ensure safe and maintained walking and biking routes to public facilities

Policy 7.5: Ensure public spaces feel safe to use during the day and night for everyday play, family gatherings, and community events

Policy 7.6: Provide and improve parks and recreation centers that serve all ages and abilities

Goal 8: Ensure safe, equitable, and efficient recovery

Policy 8.1 Expand workforce preparedness training opportunities and programs to quickly restore essential city services after a major shock

Goal 9: Ensure access to healthy food

Policy 9.1: Promote Urban Agriculture

Policy 9.2: Support to promotion of healthy food and food assistance programs

Goal 10: Provide safe and affordable housing for all residents

Policy 10.1: Invest in healthy and safe housing to improve public health and increase equity

Policy 10.2: Promote improvements and rehabilitation of unsafe housing, while actively preventing displacement

The proposed Public Health and Safety Element Update is available at:

<https://www.cityofsouthelmonte.org/172/Community-Development>

3 Initial Study Checklist

1. Project title:

City of South El Monte General Plan Amendment: Housing Element and Public Health and Safety Element Updates

2. Lead agency name and address:

City of South El Monte Community Development Department
1415 Santa Anita Avenue
South El Monte, CA 91733

3. Contact person and phone number:

Ian McAleese
City of South El Monte Community Development Department
626-579-6540 ext #3201; Email: imcaleese@soelmonte.org

4. Project location:

Citywide

5. Project applicant's name and address:

City of South El Monte Community Development Department
1415 Santa Anita Avenue
South El Monte, CA 91733

6. General plan designation:

Not Applicable for Adoption of Housing and Public Health and Safety Element Updates

7. Zoning:

Not Applicable for Adoption of Housing and Public Health and Safety Element Updates

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

Proposed General Plan Amendment (GPA) to amend the City of South El Monte General Plan with updates to the Housing Element for the planning period of 2021 through 2029 and adoption of a new Public Health and Safety Element

9. Surrounding land uses and setting (Briefly describe the project’s surroundings):

The City of South El Monte is located in the San Gabriel Valley area of Los Angeles County and is located approximately 20 miles east of downtown Los Angeles. South El Monte is bounded by the cities of Rosemead and El Monte on the north, Monterey Park on the west, Whittier Narrows Recreation Area to the south, and La Puente to the east. The City’s total land area is approximately 1,824 acres, which is equivalent to 2.85 square miles. Existing land uses in South El Monte include residential, commercial, industrial, public facilities, and community uses.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Approval from California Department of Housing and Community Development (HCD).

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes; the City sent letters to tribes on May 27, 2021. No tribes have requested consultation pursuant to Public Resources Code Section 21080.3.1.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <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"/> Energy |
| <input type="checkbox"/> Geology and Soils | <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 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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - d. The significance criteria or threshold, if any, used to evaluate each question; and
 - e. The mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–d: No Impact.

The Housing Element update is a policy document, and adoption of this Element alone would not produce environmental impacts. The Housing Element Update consists of an updated housing program for which, no actual development or rezoning is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Implementation of the programs contained in the document would accommodate development required to meet the City’s 2021-2029 RHNA allocation, which specifies a need for the construction of 577 housing units. To accommodate this RHNA allocation, City staff reviewed the inventory of vacant and underutilized sites and identified sites that can accommodate the current RHNA allocation for the 2021-2029 Housing Element Update. Within the identified sites, the 577 units would be accommodated, with a majority of these units being accommodated on high-density residential or mixed-use infill sites given the already built-out nature of the City. Because the City lacks a substantial amount of vacant land, any residential projects completed during this period are expected to be located on infill sites within existing urbanized areas. This type of development is more likely to improve rather than degrade the aesthetics of a neighborhood. Furthermore, any such development would be expected to conform to existing General Plan policies, municipal code, and zoning code development standards. As such, the adoption of the General Plan Amendment and the Housing Element update would not degrade the visual character or quality, scenic

resources, or generate light and glare impacts. Additionally, per the Resources Element of the City’s General Plan, no scenic highways are located within the City. No aesthetic impacts would occur from the adoption of this policy document.

The new Public Health and Safety Element includes updated goals policy information related to natural and public health and hazards information. These goal and policy updates are procedural and will not result in physical changes to the environment such that aesthetics or visual character would change. In fact, implementation of some of the policies included within the Public Health and Safety Element could in fact enhance aesthetics in the City. These include the following:

Policy 2.2: Promote a Healthy Urban Forest

Policy 4.1: Integrate resilience and sustainability principles into city capital planning

Policy 4.2: Maintain and repair community’s infrastructure to minimize the potential for system failure because of a disaster

Policy 7.2: Increase access to open space

Policy 7.4: Ensure safe and maintained walking and biking routes to public facilities

Policy 7.6: Provide and improve parks and recreation centers that serve all ages and abilities

Policy 9.1: Promote Urban Agriculture

As such, no aesthetic impacts would occur from the adoption of this policy document.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
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"/>

Explanation of Checklist Judgements:

a–e: No Impact.

Per the City of South El Monte Resources Element of the General Plan, no forest, agricultural, soil or mineral resources are located in the City.

The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts, because no actual development or rezoning is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2021). There would thus be no impacts to important farmland from implementation of the Housing Element Update. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or land or timber property zoned as Timberland Production. Furthermore, because the City lacks a substantial amount of vacant land, any residential projects completed to meet the RHNA allocation are expected to be located on infill sites within urbanized areas not currently used for agricultural purposes nor zoned to allow future agricultural operations.

The new Public Health and Safety Element includes updated goals and policy information related to natural and public health and hazards information. The Public Health and Safety Element Update does not propose any policies or actions that would result in negative impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map. However, the Public Health and Safety Element does include a policy encouraging the promotion of urban agriculture, which would result in beneficial impacts to the community. As such, based on the above, updates to the Housing Element and Public Health and Safety Element would have no impacts upon agricultural and forestry resources.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. 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"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less Than Significant Impact. d: No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City lies within the South Coast Air Basin (SCAB), and the South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the SCAB and is responsible for measuring the air quality of the region. The SCAB is designated as a nonattainment area for federal and state O₃ standards and federal and state PM_{2.5} standards. The SCAB is designated as a nonattainment area for state PM₁₀ standards; however, it is designated as an attainment area for federal PM₁₀ standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state NO₂ standards, and federal and state SO₂ standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard

The Housing Element Update would not conflict with or obstruct implementation of the State Implementation Plan by the SCAQMD because the growth anticipated in the Housing Element Update (RHNA allocation) is consistent with SCAG’s growth projections that were also factored into the Regional Air Quality Strategy. The Housing Element Update would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Additionally, the Housing Element Update would not expose sensitive receptors to substantial pollutant concentrations, specifically because, with the adoption of the Public health and Safety Element, as discussed below, goals and policies are included therein to protect residents from exposure to pollutant concentrations. Lastly, because the Housing Element Update does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), its adoption would have no impact from odors.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update incorporates the following goals and policies specifically related to air quality and its effects on City residents:

Goal 2: Promote a community safe from human-caused hazards

Policy 2.1: Reduce Localized Air Pollution Exposure Near Major Roads.

Policy 2.2: Promote a Healthy Urban Forest

Policy 2.4: Support remediation and pollution prevention efforts that arise from industrial, roadway, and household sources.

Goal 7: Provide public facilities that promote health and hazard preparedness

Policy 7.1: Improve the health and well-being for all ages through improvements in mobility

Policy 7.2: Increase access to open space

Policy 7.4: Ensure safe and maintained walking and biking routes to public facilities

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on air quality, and with implementation of the goals and policies in the Public Health and Safety Element, as identified above, could improve air quality and its effects on City residents.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–f: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development to meet the RHNA allocation is expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites. Additionally, per the City’s Resources Element of the General Plan, no rare or endangered species of plants, fish or wildlife have been found in the City. In the event that trees would be affected, proper compensation requiring the replacement of removed trees would be implement, on a project-by-project basis.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Policies are included within the plan that would actually protect and enhance biological resources in the City; these include the following:

Goal 2: Promote a community safe from human-caused hazards

Policy 2.2: Promote a Healthy Urban Forest

Goal 7: Provide public facilities that promote health and hazard preparedness

Policy 7.2: Increase access to open space

Policy 7.6: Provide and improve parks and recreation centers that serve all ages and abilities

Policy 9.1: Promote Urban Agriculture

Therefore, while adoption of the Public Health and Safety Element would not, in itself, produce environmental impacts, adoption would result in the implementation of goals and policies designed to minimize impacts to biological resources.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §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) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Additionally, per the Resources Element of the City’s General Plan, no historic or archaeologically significant sites have been located in the City.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts.

The Housing Element and Public Health and Safety Element Updates would not change or alter policies to protect and/or review cultural resources. Therefore, impacts are less than significant.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

However, future development would be required to adhere to all state and/or local plans for renewable energy or energy efficiency.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element does not propose any policies or actions that would result in impacts to energy.

Based on the above, the Housing Element and Public Health and Safety Element Updates would result in less than significant impacts associated with energy.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 direct or indirect 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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"/>

Explanation of Checklist Judgements:

a–f: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

a: As the City lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. While no Alquist-Priolo earthquake fault zones are located within the City, active faults are located within close proximity of the City. Per the 2000 Public Safety Element of the City's General Plan, the Whittier Heights Fault passes close to South El Monte City Hall, the Greater El Monte Community Hospital, and the fire station. Additionally, subsurface soil conditions, coupled with shallow groundwater, could cause soils to "liquify" during an earthquake. Given the close proximity of the Whittier Heights Fault and other nearby faults, a strong earthquake on any of these faults could produce severe ground shaking in the City. Despite the potential of the nearby faults to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Housing Element Update would be consistent with the other elements of the General Plan, including the Public Health and Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Additionally, the following goals and policies are included in the Public Health and Safety Element to address disaster preparedness and recovery:

Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards

Policy 1.2: Enforce Development Standards to Reduce Geologic Risk

Goal 3: Build social cohesion and increase preparedness and public health through community collaboration

Policy 3.1: Increase the number of residents with preparedness resources and training

Policy 3.2: Create Culturally Appropriate Hazard Preparation and Education

Policy 3.3: Grow partnerships between the public, private, and nonprofit sectors to provide critical services to vulnerable residents in times of crisis

Policy 3.5: Promote continued public awareness of emergency procedures for South El Monte residents, the business population, City staff, and public officials

Goal 4: Strengthen regional systems and fortify critical infrastructure

Policy 4.1: Integrate resilience and sustainability principles into city capital planning

Policy 4.2: Maintain and repair community's infrastructure to minimize the potential for system failure because of a disaster

Policy 4.3: Advance seismic safety, prioritizing the most vulnerable buildings, infrastructure, and systems

Goal 5: Maintain adequate response capabilities

Policy 5.1: Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs and enhancing public education on a citywide scale

Goal 6: Design emergency response to serve a range of community needs

Policy 6.1: Support systems and services that are linguistically inclusive and culturally competent

Policy 6.2: Include Provisions for Special Needs Populations and Communities with Low Rates of Automobile Ownership in Evacuation Plans

Policy 6.3: Ensure that the City's Emergency Plan includes procedures to provide assistance to residents unable to leave their homes in the event of an order to evacuate

Goal 8: Ensure safe, equitable, and efficient recovery

Policy 8.1 Expand workforce preparedness training opportunities and programs to quickly restore essential city services after a major shock

Compliance with these building standards, and implementation of the above goals and policies, would minimize impacts associated with seismic hazards, and impacts would be less than significant.

b–e: As discussed above, liquefaction is a potential issue of concern in the City. The City has in place geologic review procedures to address these hazards. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new development is required to be consistent with these regulations. As such, compliance with these regulations, as well as with implementation of the above goals and policies from the Public Health and Safety Element, would minimize impacts associated with seismic hazards, and impacts would be less than significant.

f: Depending on the location, future development in the City has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Resources Element of the existing General Plan does not identify any known paleontological resources, and all new development must be consistent with state policies regarding treatment of unearthened resources. The Housing Element Update would not change or alter these policies.

The Public Health and Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element as proposed includes updated goals and policies that support the reduction of impacts related to natural hazards, including those associated with geologic conditions (e.g. ground shaking, liquefaction, lateral spreading, etc.). Specifically, these include the following:

Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards

Policy 1.2: Enforce Development Standards to Reduce Geologic Risk

Goal 3: Build social cohesion and increase preparedness and public health through community collaboration

Policy 3.1: Increase the number of residents with preparedness resources and training

Policy 3.2: Create Culturally Appropriate Hazard Preparation and Education

Policy 3.3: Grow partnerships between the public, private, and nonprofit sectors to provide critical services to vulnerable residents in times of crisis

Policy 3.5: Promote continued public awareness of emergency procedures for South El Monte residents, the business population, City staff, and public officials

Goal 4: Strengthen regional systems and fortify critical infrastructure

Policy 4.1: Integrate resilience and sustainability principles into city capital planning

Policy 4.2: Maintain and repair community's infrastructure to minimize the potential for system failure because of a disaster

Policy 4.3: Advance seismic safety, prioritizing the most vulnerable buildings, infrastructure, and systems

Goal 5: Maintain adequate response capabilities

Policy 5.1: Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs and enhancing public education on a citywide scale

Goal 6: Design emergency response to serve a range of community needs

Policy 6.1: Support systems and services that are linguistically inclusive and culturally competent

Policy 6.2: Include Provisions for Special Needs Populations and Communities with Low Rates of Automobile Ownership in Evacuation Plans

Policy 6.3: Ensure that the City's Emergency Plan includes procedures to provide assistance to residents unable to leave their homes in the event of an order to evacuate

Goal 8: Ensure safe, equitable, and efficient recovery

Policy 8.1 Expand workforce preparedness training opportunities and programs to quickly restore essential city services after a major shock

As such, adoption of the newly updated Public Health and Safety Element actually includes new and updated information as well as response actions for potential geologic hazards designed to improve emergency preparedness, response, and recovery.

Based on the above, the Housing Element and Public Health and Safety Element Updates would result in less than significant impacts associated with geology and soils.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. 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"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation and other activities, has caused the concentrations of heat-trapping greenhouse gases (GHGs) to increase significantly in the earth’s atmosphere (U.S. Environmental Protection Agency 2021). The increase in GHGs results in global warming, as more heat is trapped in the atmosphere. Given the already built-out nature of the City and lack of substantial vacant land, future residential projects that may be developed to meet the RHNA requirement are expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of new vehicle trips typically associated with residential projects and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. Based on the above, the Housing Element Update would result in less than significant impacts associated with GHG emissions. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element proposes the following updated goals and policies that would result in potential overall improvements to the City associated with GHG emissions:

Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards

Policy 1.1: Adopt Policies and Standards for the Built Environment that Reduce Urban Heat Island.

Goal 2: Promote a community safe from human-caused hazards

Policy 2.1: Reduce Localized Air Pollution Exposure Near Major Roads.

Policy 2.2: Promote a Healthy Urban Forest

Policy 2.4: Support remediation and pollution prevention efforts that arise from industrial, roadway, and household sources.

Goal 7: Provide public facilities that promote health and hazard preparedness

Policy 7.1: Improve the health and well-being for all ages through improvements in mobility

Policy 7.2: Increase access to open space

Policy 7.3: Create Resilience Centers Throughout South El Monte

Policy 7.4: Ensure safe and maintained walking and biking routes to public facilities

Policy 7.6: Provide and improve parks and recreation centers that serve all ages and abilities

Goal 9: Ensure access to healthy food

Policy 9.1: Promote Urban Agriculture

Based on the above, the Housing Element Update and Public Health and Safety Element Update would have a less than significant impact on GHG emissions.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 that 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c and e–g: No Impact. d: Less Than Significant Impact.

a–c: The Housing Element and Public Health and Safety Element Updates are policy documents, and therefore, adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Implementation of the updated Housing Element and Public Health and Safety Element would also not result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials. The Public Health and Safety Element actually includes goals and policies specifically designed to reduce impacts from hazards to City residents and the environment. As such, no negative impacts would occur.

d: The Housing Element and Public Health and Safety Element Updates are policy documents and adoption will not, in itself, result in negative environmental impacts. However, implementation of the programs contained in the document will accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

All sites of future residential projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted if and as necessary, in conformance with CEQA. As such, the Housing Element and Public Health and Safety Element Updates would result in less than significant impacts.

e-g: The Housing Element and Public Health and Safety Element Updates would be consistent with General Plan policy. Within the Public Health and Safety Element Update are details related to the City's emergency response plan to prepare for, and respond to, natural hazards including extreme heat, flooding, geologic hazards such as earthquakes, exposure to hazardous materials, and wildfires. Future development would be consistent with the City's emergency response plans related to risk from natural- and human-caused hazards. Goals and policies included in the Public Health and Safety Element specifically related to hazards include the following;

Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards

Policy 1.4: Implement programs and standards to mitigate wildfire risk and secondary impacts.

Policy 1.5: When feasible, identify and pursue funding opportunities to develop and implement local mitigation activities

Goal 2: Promote a community safe from human-caused hazards

Policy 2.1: Reduce Localized Air Pollution Exposure Near Major Roads.

Policy 2.2: Promote a Healthy Urban Forest

Policy 2.3: Limit the potential hazards from the transportation and disposal of hazardous waste.

Policy 2.4: Support remediation and pollution prevention efforts that arise from industrial, roadway, and household sources.

Based on the above, the Housing Element and the Public Health and Safety Element Updates would result in no negative impact on hazards or hazardous materials.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a, c–d: Less than Significant Impact. b and e: No Impact.

The Housing Element and Public Health and Safety Element Updates are policy documents, consisting of a housing program and updates to the Public Health and Safety Element to address new requirements in Environmental Justice and Safety Elements specifically related to environmental justice issues for socially disadvantaged

residents, air pollution and extreme heat; no actual development or rezoning is proposed as part of the update. Therefore, adoption of these updates would not, in itself, produce negative environmental impacts. However, implementation of the programs contained in the documents would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development that would qualify to meet the RHNA requirement are expected to be located on infill sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a: Per the City of South El Monte Sewer System Management Plan, dated May 2015, wastewater collection and treatment is managed by the City's Public Works Department. City sewers discharge to a network of trunk sewers owned and operated by Los Angeles County Sanitation Districts. All demolition, relocation and/or construction phases of future housing development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The Housing Element Update would not generate a significant impact on water quality over current projections for population and housing units.

b: Per the Resources Element of the City's General Plan, water service in the City is provided by the San Gabriel Valley Water Company. Additionally, a portion of the water used within the City is reclaimed water from the Whittier Narrows Reclamation Plant. The Resources Element of the City's General Plan includes goals focused on protecting and preserving the water supply and water quality within the groundwater basin. Adoption of the General Plan Amendment for the Housing Element and Public Health and Safety Element Updates would not affect the City's ability to implement the water goals outlined within the Resources Element of the General Plan as no physical development is current proposed. Therefore, implementation of the Housing Element and Public Health and Safety Element update would not deplete groundwater supplies.

c-d: City regulations prohibit new development that would create runoff volumes or velocities that may cause the City's existing drainage system to exceed its design capacity. In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area. The Public Health and Safety Element also includes the following goals and policies specifically related to minimizing flood hazard risks:

Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards

Policy 1.3: Minimize flooding risks through appropriate siting and protection of structures and occupants.

Goal 4: Strengthen regional systems and fortify critical infrastructure

Policy 4.1: Integrate resilience and sustainability principles into city capital planning

Policy 4.4: Discourage the location of critical facilities within areas of the City susceptible to periodic flooding problems

Based on the above, the Housing Element and Public Health and Safety Element Updates would result in no impact or a less than significant impact on or from hydrology and water quality.

e: As stated above, the San Gabriel Valley Water Company provides potable water to residences and businesses within the City. The Housing Element and Public Health and Safety Element Updates would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan associated with the San Gabriel Valley Water Company.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Public Health and Safety Element Update does not propose any policies or actions that would result in negative impacts related to hydrology and water quality, and instead, as outlined above, includes goals and policies specifically designed to minimize risks from flood hazards.

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on hydrology and water quality.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a: No Impact. b: Less than Significant.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs

contained in the document would encourage residential development required to meet the City’s RHNA allocation, such residential projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. The proposed update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update does not propose any policies or actions that would result in physically dividing an existing community. Additionally, the Public Health and Safety Element Update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. The intended purpose of the Public Health and Safety Element is to guide land use decisions in such a way and natural- and human-caused hazards are avoided to maximum extent feasible.

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on land use and planning.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. 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"/>

Explanation of Checklist Judgements:

a–b: No Impact.

As stated in the Resources Element of the City’s General Plan, there are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development facilitated by the Housing Element Update. There would be no impact to mineral resources associated with adoption of the Housing Element and Public Health and Safety Element Updates as these would be merely adoptions of policies and not in themselves result in direct changes to the environment.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact. c: No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The majority of such development is expected to be located on infill sites. Adherence to the City’s Noise Ordinance would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas. No active airports are located within the City; as such, the City is not exposed to excessive aircraft noise.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural- and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update does not propose any policies or actions that would result in negative impacts related to noise.

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on noise.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future development would occur on vacant or underutilized sites. With the implementation of programs in the Housing Element Update to increase housing capacity, there would be adequate land available to accommodate the City’s RHNA allocation. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the Housing Element Update would result in a less than significant impact associated with population and housing.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update does not propose any policies or actions that would result in impacts related to population and housing.

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on population and housing.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a(i-v): Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. As a highly urbanized community, all of the residentially designated land in the City is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update does not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.

The Housing Element and Public Health and Safety Element Updates, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities 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 public services listed above. These general plan updates would not change or impact standards, policies, programs and regulations in place that ensure adequate provision of public services. Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on public services.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a-b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Housing Element Update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. Based on the above, the Housing Element Update would result in a less than significant impact on recreation.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update proposes the policies that would result in beneficial impacts related to recreation.

Goal 7: Provide public facilities that promote health and hazard preparedness

Policy 7.1: Improve the health and well-being for all ages through improvements in mobility

Policy 7.2: Increase access to open space

Policy 7.3: Create Resilience Centers Throughout South El Monte

Policy 7.4: Ensure safe and maintained walking and biking routes to public facilities

Policy 7.5: Ensure public spaces feel safe to use during the day and night for everyday play, family gatherings, and community events

Policy 7.6: Provide and improve parks and recreation centers that serve all ages and abilities

Based on the above, the Housing Element would have a less than significant impact on recreation, and implementation of the Public Health and Safety Element would have a beneficial impact related to recreation services in the City.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–d: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is

not one of the discretionary actions being undertaken at this time. The development anticipated by the Housing Element would occur primarily on urban infill sites and consist primarily of multi-family and mixed-use development. Therefore, future development associated with implementation of the Housing Element Update would be expected to generate fewer vehicle miles traveled and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed using the vehicle miles traveled (VMT) methodology, consistent with state guidelines. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The Housing Element Update would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in a less than significant impact on transportation/traffic.

The Public Health and Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The following policy is included within the Public Health and Safety Element that would increase transportation and mobility to City residents:

Policy 7.4: Ensure safe and maintained walking and biking routes to public facilities

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on transportation, and implementation of Policy 7.4 from the Public Health and Safety Element would result in a beneficial transportation impact.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The Housing Element Update would not change or alter policies to protect tribal cultural resources.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update would not change or alter policies to protect tribal cultural resources.

The City completed the tribal consultation process, consistent with the requirements of Senate Bill 18 and Assembly Bill 52. Based on the outcome of the consultation process and on the above, the Housing Element and Public Health and Safety Element Updates would result in less than significant impacts to tribal cultural resources.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c and e: No Impact; d: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is

not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites already served by well-established utilities service systems, the need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations, would be less than significant.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update does not propose any policies or actions that would result in impacts related to utilities and service systems.

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on utilities and service systems.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–d: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites identified outside of the High Fire Hazard Severity Zone the impacts associated with wildfire would be less than significant.

The Public Health and Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Public Health and Safety Element Update proposes updated goals, policies and actions that support the reduction of impacts related to wildfire as well as response to hazardous conditions, including fires. Specifically, the following goals and policies are related to preparation for, response to, and recovery from wildfires:

- Goal 1: Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards
 - Policy 1.4: Implement programs and standards to mitigate wildfire risk and secondary impacts.
 - Policy 1.5: When feasible, identify and pursue funding opportunities to develop and implement local mitigation activities

- Goal 3: Build social cohesion and increase preparedness and public health through community collaboration
 - Policy 3.1: Increase the number of residents with preparedness resources and training
 - Policy 3.2: Create Culturally Appropriate Hazard Preparation and Education
 - Policy 3.3: Grow partnerships between the public, private, and nonprofit sectors to provide critical services to vulnerable residents in times of crisis
 - Policy 3.5: Promote continued public awareness of emergency procedures for South El Monte residents, the business population, City staff, and public officials

- Goal 4: Strengthen regional systems and fortify critical infrastructure
 - Policy 4.1: Integrate resilience and sustainability principles into city capital planning
 - Policy 4.2: Maintain and repair community’s infrastructure to minimize the potential for system failure because of a disaster

- Goal 5: Maintain adequate response capabilities

Policy 5.1: Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs and enhancing public education on a citywide scale

Goal 6: Design emergency response to serve a range of community needs

Policy 6.1: Support systems and services that are linguistically inclusive and culturally competent

Policy 6.2: Include Provisions for Special Needs Populations and Communities with Low Rates of Automobile Ownership in Evacuation Plans

Policy 6.3: Ensure that the City’s Emergency Plan includes procedures to provide assistance to residents unable to leave their homes in the event of an order to evacuate

Goal 8: Ensure safe, equitable, and efficient recovery

Policy 8.1 Expand workforce preparedness training opportunities and programs to quickly restore essential city services after a major shock

Based on the above, the Housing Element and Public Health and Safety Element Updates would have a less than significant impact on wildfire.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less Than Significant Impact.

As discussed throughout the above portions of the Initial Study/Negative Declaration, the Housing Element and Public Health and Safety Element Updates are policy documents and adoption of these Element Updates alone would not produce environmental impacts. Although implementation of the programs contained in the Housing Element Update would accommodate development required to meet the City’s RHNA allocation, the Housing Element does not identify, describe, promote, entitle, or permit any particular residential development project. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The Public Health and Safety Element Update is also a policy document that does not identify, describe, promote, entitle, or permit any particular development projects. Instead, however, the Public Health and Safety Element sets forth goals, policies, and actions designed to prevent, prepare for, respond to, and recover from natural- and human-caused disasters.

The Housing Element and Public Health and Safety Element Updates do not change the allowed densities or type of development that may occur within the City. The act of adopting the Housing Element and Public Health and Safety Element Updates does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings. As discussed in Sections 3.1 through 3.20 of this Initial Study/Negative Declaration, impacts associated with the adoption of these Element Updates would either result in no negative impacts, or less than significant impacts.

4 References

4.1 References Cited

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