

*California Environmental Quality Act*  
INITIAL STUDY/NEGATIVE DECLARATION (IS/ND)

## 2021 – 2029 Housing Element Update

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## SECTION A. INTRODUCTION AND PURPOSE OF THE IS/ND

### I. Format and Content of the IS/ND

The content and format of this Initial Study/Negative Declaration (IS/ND) is designed to meet the requirements of the California Environmental Quality Act (CEQA). This report is organized as follows:

- Section A, *Introduction and Purpose of the IS/ND*, identifies the purpose and scope of the IS/ND.
- Section B, *Project Description*, describes the location, general environmental setting, project background, project components, and the characteristics of the proposed project's construction and operational phases.
- Section C, *Environmental Checklist Form*, provides a checklist of environmental factors that would be potentially affected by this project and a description of the possible threshold responses.
- Section D, *Evaluation of Environmental Impacts*, presents the environmental setting and impact analysis for each resource topic.
- Section E, *References*, identifies all printed references and individuals cited in this IS/ND.
- Section F, *List of Preparers*, identifies all individuals involved in preparing this IS/ND.

### II. Purpose of the IS/ND

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the lead agency with information to use as the basis for deciding whether to prepare an environmental impact report (EIR) or a negative declaration; (3) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared; (4) facilitate environmental assessment early in the design of the project; (5) document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

#### CEQA Objectives

CEQA seeks to accomplish the following five major objectives using the procedures indicated below:

- **Disclose Environmental Impacts:** The CEQA process is primarily designed to identify and disclose to decision makers and the public the significant environmental impacts of a

proposed project prior to its consideration and approval. This is accomplished by the preparation of the following types of CEQA documents:

- Initial Studies
- Negative Declarations
- Environmental Impact Reports
- Prevent or Reduce Environmental Damage: If potential adverse environmental impacts are identified, the CEQA process next attempts to identify ways to prevent or reduce these impacts by requiring consideration of feasible project alternatives or the adoption of mitigation measures for project impacts that cannot be avoided along with appropriate mitigation monitoring.
- Disclose Agency Decisions: The CEQA process provides for the full disclosure to the public of the reasons for agency (lead, responsible, trustee) approval of projects with significant environmental impacts using the following methods:
  - Findings
  - Statement of Overriding Consideration
- Promote Interagency Coordination: Lead, responsible, and trustee agencies assist each other in more thoroughly understanding the potential environmental impacts associated with a proposed project by incorporating one or more of the following into their CEQA processes:
  - Early consultation
  - Scoping meetings
  - Notice of Preparation (NOP)
  - State Clearinghouse review
- Encourage Public Participation: The CEQA process encourages and provides opportunities for public participation in the overall project planning process in one or more of the following CEQA processes:
  - Scoping meetings
  - Receipt of public notice
  - Response to comments
  - Legal enforcement procedures
  - Citizen access to the courts

### **CEQA Requirements for NDs**

Section 15063(d) of the CEQA Guidelines (Sections 15000–15387 of the California Code of Regulations [CCR]) identifies the following specific disclosure requirements for inclusion in an Initial Study:

- A description of the project including the location of the project;
- An identification of the environmental setting;
- An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries . . . ;
- A discussion of ways to mitigate significant effects identified, if any;
- An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls;
- The name of the person or persons who prepared or participated in the Initial Study.

### **III. Planning Context**

#### **Governing Body**

The City of Lakewood (City) is the lead agency under CEQA for the proposed project. The City has reviewed the proposed project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project will have a significant effect on the environment. This IS/ND reflects the lead agency’s independent judgement and analysis.

#### **General Plan**

The *City of Lakewood General Plan* (General Plan) is the current general plan in place, adopted on November 12, 1996. The General Plan aligns with state planning priorities as stated in California Government Code section 65041 and with the General Plan Guidelines (GPG), though sometimes in slightly different language than used in the GPG. The City’s General Plan is comprised of seven state-mandated elements and three optional elements. These “elements” include a summary of existing conditions and current trends, the planning process, and goals, policies, and actions for many different topic areas that will affect the physical and economic development of the city over the next 20 years. Because the Housing Element is required by state law to be updated more frequently than the General Plan, it is published as a separate document (most recently published in 2013).

### **IV. Initial Study Findings**

Section C of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed project pursuant to CEQA requirements. The Environmental Checklist/Initial Study determined that implementation of the proposed project would result in no impacts or less than significant environmental effects under the issue areas of Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The Environmental Checklist/Initial Study determined that the proposed project would result in less than significant effects with mitigation incorporated to the following issue areas: none.

The Environmental Checklist/Initial Study determined that there is no substantial evidence, in light of the whole record before the lead agency (City of Lakewood), that the project may have a significant effect on the environment.

## **V. Public Review and Processing of the IS/ND**

The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the IS/ND documentation for consideration by the City.

## **SECTION B. PROJECT DESCRIPTION**

### **I. Project Summary**

State law (California Government Code Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period 2021 through 2029 (6th cycle). The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2013-2021 Housing Element (5th Cycle), in order to comply with state housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

The 6th Cycle Housing Element (referred to as the “proposed project” and “HEU”) retains many of the goals, policies, and relevant implementation programs previously included as part of the 5th Cycle Housing Element, which was adopted by the City in 2013. In general, the 6th Cycle Housing Element identifies and establishes the City’s goals, objectives, policies, and programs with respect to meeting the housing needs of existing and future residents in Lakewood. The proposed project establishes housing policies that will guide City decision-making and proposes programs to achieve the City’s housing goals over the next eight years. An evaluation of the progress the City has made towards achieving the policies and programs of the previous Housing Element is provided. The proposed project also provides updated demographic information as well as a description of housing opportunities and constraints unique to the City.

The updates to the Housing Element are generally limited to the Housing Needs Assessment, which contains updated statistics and analyses based on data from the 2010 US Census and the American Community Survey and a revised sites inventory to meet the City’s RHNA. All other updates are limited to background information updates and policy updates in accordance with state law and provide for internal consistency. The proposed project will necessitate future amendments to other elements of the General Plan (i.e., the Land Use Element). However,

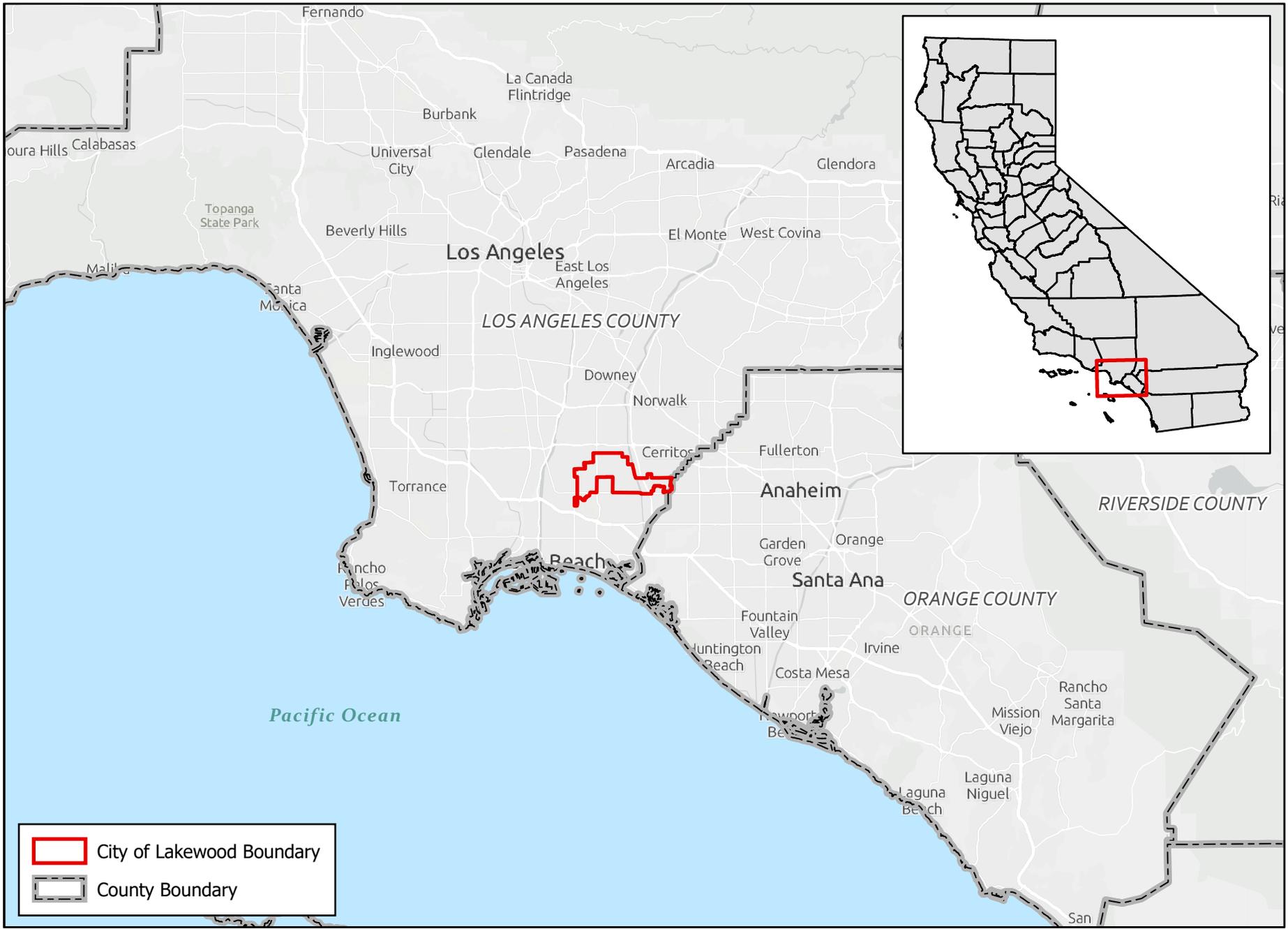
amendments to the Land Use Element and others are not included as part of the scope of this project and future amendments will be reviewed by City Staff to verify consistency with the Housing Element and determine further environmental review requirements.

During this planning period, the City is expected to accommodate the RHNA of 3,922 dwelling units, however included in the capacity is a 15 percent buffer to ensure no net loss of housing in the event housing inventory sites do not develop to their full capacity (up to 4,510 units). Approximately 33 percent of these units should accommodate very low-income households and 16 percent should accommodate low-income households. The policies and programs identified in the Housing Element are focused on meeting this future housing need allocation.

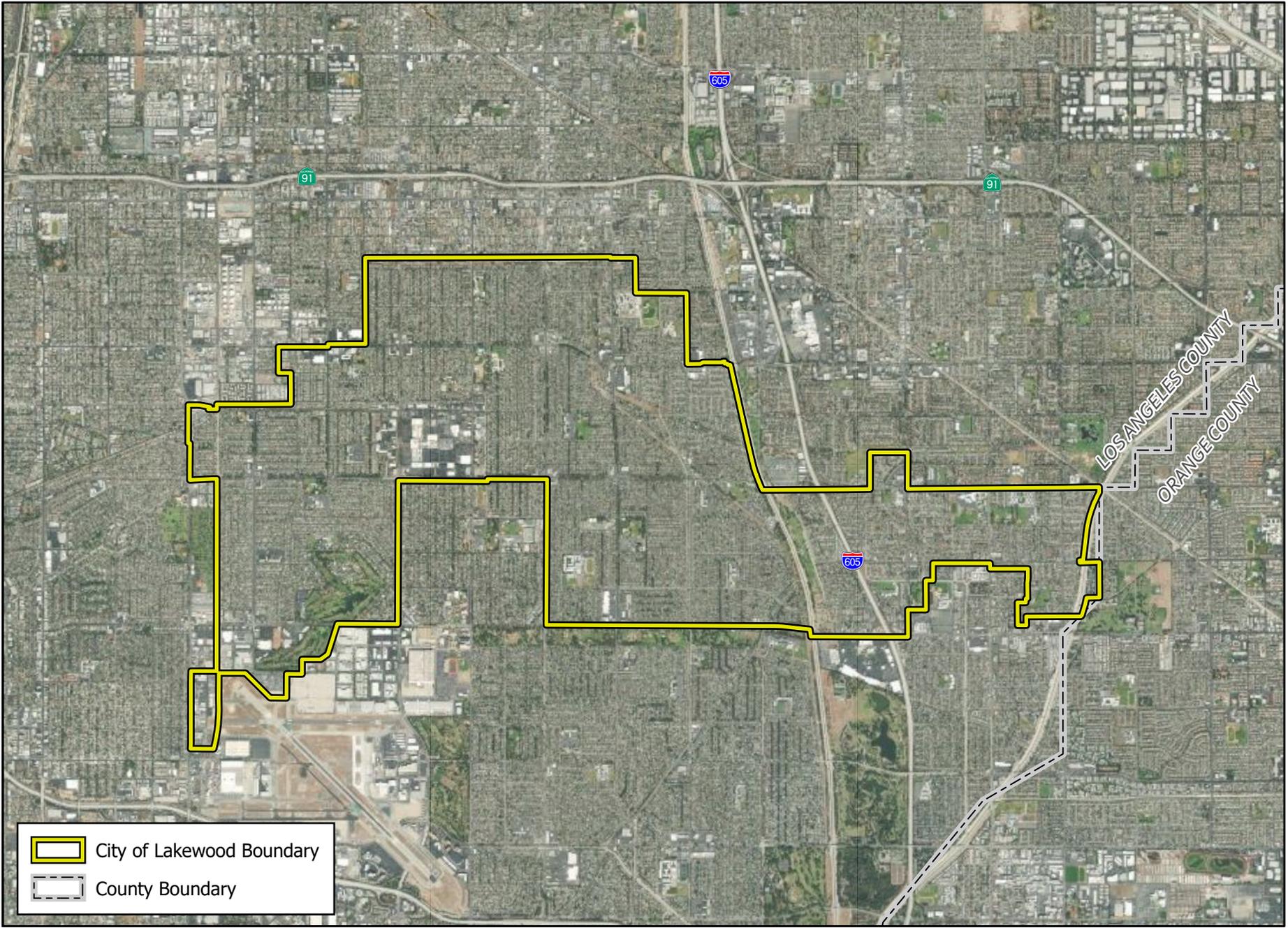
## **II. Project Location**

The City of Lakewood is located in the southeastern portion of Los Angeles County. The City is bounded by the City of Bellflower on the north; the City of Cerritos on the northeast; the City of Cypress and the City of La Palma on the east; the City of Hawaiian Gardens on the southeast; and the City of Long Beach on the south and west. The HEU would be implemented City-wide. Refer to ***Exhibit 1, Regional Location***. The jurisdictional boundary of the project includes the entirety of the jurisdictional limits of the City of Lakewood as shown in ***Exhibit 2, Jurisdictional Boundary***.

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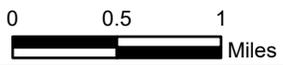
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LAKWOOD HOUSING ELEMENT  
PUBLIC REVIEW DRAFT CEQA

# Jurisdictional Boundary

Exhibit 2



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## SECTION C. ENVIRONMENTAL CHECKLIST FORM

1. Project Title: 2021 – 2029 Housing Element 6<sup>th</sup> Cycle Update
2. Lead Agency Name and Address: City of Lakewood  
Community Development Department  
5050 Clark Avenue  
Lakewood, CA 90712
3. Contact Person and Phone Number: Paul Kuykendall,  
AICP, Senior Planner  
562.866.9771, ext. 2344
4. Project Location: The HEU would apply City-wide; refer to Exhibit 1, Regional Vicinity and Exhibit 2, Jurisdictional Boundary.
5. Project Sponsor's Name and Address: City of Lakewood  
Community Development Department  
5050 Clark Avenue  
Lakewood, CA 90712
6. General Plan Designation: Varies
7. Zoning: Varies
8. Description of Project:  
  
Refer to Section B, Project Description.
9. Surrounding Land Uses and Setting:  
  
Varies
10. Other Public Agencies Whose Approval is Required:  
  
None applicable.

11. Have California Native American tribes traditionally and culturally affiliated with the project 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.?<sup>1</sup>

Yes. The City of Lakewood notified tribes and conducted consultation with tribes that elected to participate. Summary of consultation and the resulting determination of potential impacts to tribal cultural resources are included in Section D, XVIII, *Tribal Cultural Resources*.

## I. 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/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the project. To each question, there are four possible responses:

- **No Impact.** The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.

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<sup>1</sup> NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

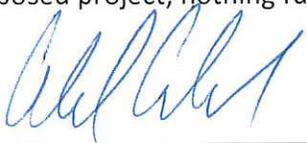
- **Less Than Significant Impact With Mitigation Incorporated.** The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.

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



Signature  
Abel Avalos  
Director of Community Development

12-1-2021

Date

## SECTION D. EVALUATION OF ENVIRONMENTAL IMPACTS

### I. Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS:</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
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"/>

#### Discussion

- a) *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?*
- b) *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *Except as provided in Public Resources Code Section 21099, would the project, 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?*
- d) *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Determination:** No Impact.

Implementation of the programs contained in the HEU document would accommodate future residential development required to meet the City’s RHNA allocation. However, the HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, including impacts relative to aesthetics. No actual development is proposed as part of the HEU.

Therefore, the proposed HEU would not result in any physical changes to the environment that might have the potential to impact scenic vistas, state scenic highways, the existing visual character or quality or public views within the city or its surroundings, nor would it create a new source of light or glare in the area. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential aesthetic impacts of those projects under CEQA, and mitigation measures would be adopted, as required. Relative to state scenic highways, according to the California Department of Transportation (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within or adjacent to the City of Lakewood. State Route 1 (SR-1) is an eligible highway, located several miles south of the City (Caltrans 2021).

In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with development regulations, including but not limited to, as building setback lines, lot coverage, maximum height, bulk, number of stories, size and use of lots, yards, courts, and open space. No impact would occur.

## II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>AGRICULTURE AND FORESTRY RESOURCES:</b>  <i>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 Dept. 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:</i></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"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- a) *Would the project 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?*
- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c) *Would the project 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))?*
- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e) *Would the project 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?*

**Determination: No Impact.**

According to the California Department of Conservation (DOC) Important Farmland Finder website, within the City of Lakewood, there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance shown on the maps prepared pursuant to the Farmland Mapping and

Monitoring Program of the California Resources Agency (DOC 2021). Furthermore, there is no forest land and no timberland within, or adjacent to, the City.

Additionally, the proposed HEU is a policy document and would not result in any physical changes to the environment. 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. Therefore, the project would not result in the conversion or loss of any farmland, forest land, or timberland, nor would it conflict with a Williamson Act contract. No impact would occur.

### III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY:</b> <i>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:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

#### Discussion

- a) ***Would the project conflict with or obstruct implementation of the applicable air quality plan?***
- b) ***Would the project result in an increase in the frequency or severity of existing air quality violations?***
- c) ***Would the project 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?***
- c) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

***d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)***

**Determination: No Impact.**

The City is located within the South Coast Air Basin (SCAB). 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 SCAQMD is in non-attainment for the federal standards for ozone and PM<sub>2.5</sub> (particulate matter up to 2.5 microns in size) and the state standards for ozone, PM<sub>10</sub> (particulate matter up to 10 microns in size), and PM<sub>2.5</sub>. The Los Angeles County portion of the SCAB is also designated non-attainment for lead. The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

The SCAQMD administers the Air Quality Management Plan (AQMP) for the SCAB, which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2016 AQMP, adopted by the SCAQMD Governing Board on March 3, 2017.

According to SCAQMD, a project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP (SCAQMD 2003). The 2016 AQMP relies on local general plans and SCAG forecasts of regional population, housing, and employment growth in the development of the AQMP for the SCAB. As such, projects that are consistent with the growth anticipated by local plans would not conflict with the AQMP. If a project is less dense than anticipated by the local plans, the project would likewise be consistent with the AQMP.

The purpose of the HEU is to comply with state housing element law requiring the City to show it has adequate land designated to accommodate the existing and projected housing needs reflected in the City's RHNA, which is based on the regional population forecasts. The RHNA does not encourage or promote growth, but rather requires communities to address the projected growth and provide its fair share of the regional housing needs to accommodate the forecasted growth.

As discussed throughout this IS/ND, the proposed HEU would not result in any physical changes to the environment. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts of those projects under the CEQA, and mitigation measures would be adopted, as required. Therefore, the proposed HEU does not have the potential to result in air quality impacts including conflicting with the AQMP, increasing existing air quality violations, resulting in cumulatively considerable net increases of criteria pollutants, exposing sensitive receptors to substantial pollutant concentrations, or resulting in odors adversely affecting a substantial number of people. No impact would occur.

#### IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES:</b>				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species***

***in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?***
- c) Would the project 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?***
- d) Would the project 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?***
- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***
- f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

**Determination: No Impact.**

According to the HEU, the City is fully built-out with virtually no vacant land available for development. As such, the potential for impacts to existing biological resources as a result of the HEU is relatively low. In addition, the proposed HEU is a policy document and would not result in any physical changes to the environment including biological resources. Nonetheless, implementation of the programs contained in the HEU document would accommodate residential development required to meet the City's RHNA allocation. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts to biological resources of those projects in accordance with CEQA, and mitigation measures would be adopted, as required. Therefore, the project would not have a substantial adverse effect on special status species, riparian habitat or sensitive natural communities, wetlands, or migratory wildlife corridors, nor would the project conflict with local policies, ordinances, or adopted plans protecting biological resources. No impact would occur.

## V. Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES:</b>				
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a) ***Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?***
- b) ***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?***
- c) ***Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

### Determination: No Impact.

Depending on the location, any future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis including the preparation of site-specific cultural resource assessments, to evaluate the potential impacts to cultural resources of those projects in accordance with federal and state laws. In addition, future projects would be analyzed for compliance with local policies protecting historical, paleontological, and archaeological resources, including General Plan policies, and with the provisions of the Lakewood Municipal Code.

No residential development is currently proposed in conjunction with the HEU. In addition, the HEU would not change or alter policies to protect cultural resources within the City. Therefore, no impact would occur.

## VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>ENERGY:</b>				
<i>Would the project:</i>				
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"/>

### Discussion

- a) ***Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***
- b) ***Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

### Determination: No Impact.

While energy resources would be consumed during construction of future residential development consistent with the HEU, potential impacts regarding energy resources relative to future residential projects that would be constructed under the programs associated with the HEU would be assessed at the time specific development projects are proposed. Project-specific energy usage would be quantified at the time of development and mitigation measures would then be adopted as required, in conformance with CEQA.

In addition, future housing projects implemented under the HEU would be subject to federal, state, and local regulatory requirements related to energy efficiency and compliance with goals, policies, and measures contained in the City’s General Plan intended to mitigate potential impacts to energy resources. Future projects would also be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with regulations relative to energy usage. No impact would occur.

## VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS:</b>				
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?**
- a)iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?**
- a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?**
- b) Would the project result in substantial soil erosion or the loss of topsoil?**
- c) Would the project 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?**
- d) Would the project 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?**
- e) Would the project 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?**
- f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Determination: No Impact.**

### Seismic Hazards

The Southern California region has many active and potentially active faults. However, Lakewood is not located within an Alquist-Priolo Special Study zone, and there are no known active faults in the City. According to the City’s most recent *Hazard Mitigation Plan (HMP)* dated April 2018, the closest active fault is the Newport-Inglewood Fault Zone, located about three miles southwest of

the City. In addition, the Los Alamitos Fault extends into Lakewood in the vicinity of Bellflower Boulevard and Carson Street. The Los Alamitos Fault is potentially active, but geologic evidence suggests that it has not been active for at least 10,000 years. There have been several significant earthquakes near Lakewood, but none with an epicenter in the City (City of Lakewood 2018).

### Paleontological Sensitivity

According to the City's HMP, the City is located in an area that is geologically recent. The surface consists of deposits of unconsolidated silt, gravel, and sand of fluvial and marine origin. Under this is a thick sequence of Quaternary and Tertiary sedimentary rocks deposited on a basement of metamorphic and crystalline rocks of pre-Tertiary age. These formations are of water-bearing character. The soils of the Lakewood area are mostly alluvial in nature and were deposited by the San Gabriel River and its tributaries during the most recent geologic past. Composition is generally clay and silt loams of various classifications (City of Lakewood 2018).

The proposed project is a policy document and would not directly enable construction or development activities. Any future development in the City would be subject to state, regional, and local requirements related to the prevention of erosion of on-site soils, as well as discharge of other construction related pollutants, through the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs). Additionally, future projects would be evaluated by the City for their compliance with goals, policies, and measures contained in the City's General Plan Safety Element intended to protect lives and property, and would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with regulations relative to geology and soils. Any potential environmental impacts identified from future development would be addressed through project-specific geotechnical investigations and mitigation measures identified at the time a specific development project for is considered by the City.

In addition, future housing projects implemented under the approved project would be required to prepare a paleontological resources assessment as determined appropriate by the City. In the event that paleontological resources are discovered during future development projects, applicants would be required to comply with regulatory standards enumerated under in PRC Section 5097.574, which sets the protocol for proper handling.

Therefore, potential impacts related to seismic and geological hazards and the inadvertent discovery of unknown paleontological resources would be assessed at the time specific residential projects are proposed, and no impact would occur.

### VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS:</b>				
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***
- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

**Determination: No Impact.**

The City of Lakewood has not yet adopted specific GHG emission thresholds. However, CEQA leaves the determination of the significance of GHG emissions up to the lead agency and authorizes the lead agency to consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence (CEQA Guidelines Sections 15064.4(a) and 15064.7(c)). Accordingly, for the purposes of GHG emissions analysis, the City follows guidance developed by the SCAQMD, which provides thresholds for both stationary sources as well as for land use development projects.

The potential impacts related to GHG emissions and climate change associated with future residential projects associated with the HEU would be assessed at the time that specific residential development projects are proposed. Future housing projects would be required to quantify construction and operational GHG emissions anticipated to occur with each development and to implement mitigation measures as necessary. As such, since no actual development is proposed as part of the proposed HEU and its adoption would not, in itself, produce environmental impacts, including impacts relative to GHG emissions, no impact would occur.

**IX. Hazards and Hazardous Materials**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS:</b>				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

## Discussion

- a) ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***
- b) ***Would the project 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?***
- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***
- d) ***Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***
- 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?***
- f) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***
- g) ***Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

**Determination: No Impact.**

### Hazardous Materials

Although construction of future residential development consistent with the HEU may result in potential impacts associated with hazards and hazardous materials, future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts of those projects under the CEQA, and mitigation measures would be adopted, as required. At the time of individual development proposals, the sites of proposed future residential projects would 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.

Future housing project sites would be assessed for proximity to existing and proposed schools. The City contains a number of school facilities; however, potential hazardous material-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known.

### Airport Hazards

Future project sites would be assessed at the time of development for airport hazards including site location relative to the Clear Zone and Approach Safety Zone of the nearest public airport (Long Beach Airport located immediately adjacent to the City's southwestern border), as identified in the *Los Angeles County Airport Land Use Plan* (December 1991).

#### Wildfire Hazards

Future projects would be assessed for risks associated with wildland fires (refer to Section 3.19, *Wildfire*) and for potential conflicts with applicable emergency response plans, although as discussed in the City's HMP, the risk of wildland/urban interface fires in Lakewood is nonexistent due to its highly urbanized nature (City of Lakewood 2018). In addition, sites would be assessed for potential conflicts with applicable emergency response plans and the provisions of the City's HMP, and future projects would be required to conform to all City of Lakewood, Los Angeles County Fire Department (LACFD), and Los Angeles County Sheriff's Department (LACSD) access standards to allow adequate emergency access. No impact would occur.

The potential impacts related to hazards and hazardous materials associated with the HEU would be assessed at the time that specific residential development projects are proposed. Future housing projects would be required to identify and mitigate anticipated hazardous materials and airport hazards expected for each site-specific development proposal. Further, the City is not considered at-risk to wildland fires. As such, since no actual development is proposed as part of the proposed HEU and its adoption would not, in itself, produce environmental impacts, including impacts relative to hazards and hazardous materials, no impact would occur.

## X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY:</b>				
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

## Discussion

- a) ***Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***
- b) ***Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***
- c)i) ***Would the project 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 result in substantial erosion or siltation on- or off-site?***
- c)ii) ***Would the project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?***
- c)iii) ***Would the project 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 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?***
- c)iv) ***Would the project 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 impede or redirect flood flows?***
- d) ***Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?***
- e) ***Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

**Determination: No Impact.**

### Hydrology/Water Quality

The City lies within the jurisdiction of the Region 4 – Los Angeles Regional Water Quality Control Board (RWQCB) of the State Water Resources Control Board (SWRCB). Region 4 covers approximately 4,500 square miles in the southwestern portion of California and includes the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties. A complex drainage system has been constructed to alleviate flooding in Los Angeles County. The major components of the flood control system are the Los Angeles River, the San Gabriel River, Rio Hondo, Ballona Creek, and Dominguez Channel, plus the vast network of storm drains, channels, and debris basins have been constructed by the U.S. Army Corps of Engineers, local agencies, and private developers. The Los Angeles County Flood

Control District is responsible for maintaining the majority of this flood control system (City of Lakewood 2018).

The HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, including impacts relative to hydrology and water quality. No actual development is proposed as part of the HEU. The City has procedures and regulations in place to ensure that impacts associated with hydrology and water quality as a result of the development of future housing would be less than significant. Development that would be implemented under the HEU would be required to adhere to all applicable City regulations including the Lakewood Municipal Code (Article 5, Section 5800, *Stormwater and Runoff Pollution Control*, which mandates adoption of the Los Angeles County Stormwater and Runoff Pollution Control Ordinance contained in Chapter 12.80 of Title 12, *Environmental Protection*; and Article 8, Section 8000, *Building Regulations*), as well as the provisions of the City's *Sewer System Management Plan (SSMP)* (2014). These regulations require projects to incorporate construction and post-construction BMPs to ensure storm water runoff is controlled in a manner that would minimize water quality degradation, ensure that drainage patterns were not altered, and substantial erosion would not occur.

Conformance with City regulations would also ensure that future projects would not result in increased rates or amounts of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Project-specific effects would be assessed at the time future development projects are proposed with adoption of mitigation measures as required, as part of the CEQA compliance process. In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with water quality standards. No impact would occur.

### Flood Hazards

According to the City's HMP, flood risk for the City is generally low because the entire city is included in FEMA Flood Zone X, which includes areas protected from the 100-year flood by levees and other flood control structures, and areas where the 100-year flood depth is less than one foot (City of Lakewood 2018). However, large portions of the city could be flooded in flood events much larger than the 100-year flood and/or by dam failures upstream. Future housing projects implemented under the HEU would be assessed for flood risks and for compliance with the Lakewood Municipal Code (Article 8, Section 8030, *Floodplain Management Regulations*), with adoption of mitigation measures as required. No impact would occur.

**XI. Land Use and Planning**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE AND PLANNING:</b> <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- a) *Would the project physically divide an established community?***
- b) *Would the project 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?***

**Determination: No Impact.**

Implementation of the programs contained in the HEU would accommodate development required to meet the City’s RHNA allocation. The proposed HEU would not conflict with any applicable land use plans, policies, or regulations and seeks to bring the Lakewood Municipal Code into compliance with state law and to conform to the policies of the Department of Housing and Community Development.

In addition, the City is fully built-out with virtually no vacant land available for development. As such, future housing projects developed in the City would not be likely to physically divide an established community, as projects would be required to comply with provisions and regulations in the Lakewood Municipal Code Article 8, Section 8000, *Building Regulations* and Article 9, *Planning – Zoning*. In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with land use and zoning regulations. As such, potential land use impacts, including potential physical division of established communities and conflicts with land use plans, policies, or regulations, would be evaluated at the time specific development projects implemented under the HEU are proposed and no impact would occur.

## XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES:</b>				
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a) ***Would the project 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?***
- b) ***Would the project 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?***

**Determination: No Impact.**

The City of Lakewood Comprehensive General Plan Conservation Element does not designate any portion of the City as a locally important mineral resource recovery site, nor have any mineral resources of statewide or regional importance been identified in the City (City of Lakewood 1996). Most of Lakewood is classified as MRZ-1, an area where adequate information indicates that no significant mineral deposits are present, or where little likelihood exists for their presence. No impact would occur.

### XIII. Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>NOISE:</b> <i>Would the project result in:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

#### Discussion

- a) *Would the project result in 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?***
- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?***
- 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?***

**Determination: No Impact.**

Projects developed under the HEU would be reviewed on a case-by-case basis to ensure that persons are not exposed to construction-related or operational noise levels in excess of City standards, or the generation of excessive groundborne vibrations or groundborne noise levels. The City of Lakewood Comprehensive General Plan Noise Element contains goals and implementation programs to help mitigate noise impacts on the community. Most of these goals pertain to efforts to reduce noise impacts from railroad rights-of-way as well as noise generated by the Long Beach Airport. Additionally, the Lakewood Municipal Code includes regulations

relative to noise impacts that would be applicable to future housing projects implemented under the HEU. Specifically, construction of future housing projects would be required to comply with Lakewood Municipal Code Section 8019, *Permitted Hours of Construction*, which establishes hours of construction: 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays.

Future housing projects implemented under the HEU would also be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with operational noise levels. In addition, future project sites would also be assessed at the time of development for airport hazards including site location relative to the Clear Zone and Approach Safety Zone of the nearest public airport (Long Beach Airport located immediately adjacent to the City’s southwestern border), as identified in the *Los Angeles County Airport Land Use Plan* (December 1991). No development is currently proposed as part of this HEU, and no impact would occur.

#### XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING:</b>				
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion

- a) *Would the project 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)?***
- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

**Determination: No Impact.**

According to the HEU, as of 2019, the American Community Survey estimates that the City of Lakewood has a population of 80,292, which is an increase of 244 persons, or 0.3 percent, from the 2010 U.S. Census figure of 80,048 (City of Lakewood 2021).

The SCAG Regional Transportation Plan (RTP) model projects the City's population increasing to 84,500 by the year 2045. Since the City had a similarly sized population in the past, which was adequately housed in fewer dwelling units, the existing housing stock is available to accommodate the expected population growth. According to the U.S. Census, there were an estimated 24,208 dwelling units in 1970, which grew to 26,697 in 2019. In addition to those 2,489 new dwelling units, the City continues to experience considerable investment by homeowners who are upgrading their homes with the addition of bedrooms and additional living spaces such as accessory dwelling units (ADUs). With recent updates to the state ADU laws, there is potential for the current housing stock to accommodate a higher population than the current population. It is anticipated that with the adoption of the City's Housing Element and implementation of its programs, including updates to the current land uses and density designations, the City will be able to accommodate the projected population through the construction of additional housing units as population growth generates a need for additional housing (City of Lakewood 2021).

The HEU utilizes the 2021-2029 RHNA to plan for and accommodate expected population growth. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Under the HEU, the City is expected to accommodate the RHNA of 3,922 dwelling units plus a 15 percent buffer to ensure no net loss of housing in the event housing inventory sites do not develop to their full capacity (up to 4,510 units). As such, the proposed HEU would not induce significant population growth. Rather, the HEU would implement programs required by the state to provide additional affordable housing opportunities. Additionally, the forecast population growth associated with buildout of the HEU would occur incrementally through 2029, allowing for development of necessary services and infrastructure commensurate with the proposed growth.

Additionally, since Lakewood is fully built-out, significant increases to current population levels are not expected as a result of the proposed HEU, nor would the HEU require the displacement of any existing people or housing as a result. No impact would occur.

## XV. Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>PUBLIC SERVICES:</b>				
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:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a)i) 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 fire protection?**
- a)ii) 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 police protection?**
- a)iii) 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 schools?**
- a)iv) 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 parks?***

***a)v) 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 other public facilities?***

**Determination: No Impact.**

Fire protection services for the City are provided by the Los Angeles County Fire Department (LACFD), and police protection services are provided by the Los Angeles County Sheriff's Department (LACSD). Future residential development that would be constructed under the HEU would be expected to increase the demand for these public services.

As a highly urbanized community, most of the land with a residential land use designation within the City is served by streets, storm drains, public sewer and water lines, and other infrastructure and utilities. New or improved infrastructure may be needed to serve the future housing sites when they are developed; however, potential impacts related to public services for future residential projects would be assessed at the time specific development projects are proposed.

In addition, the payment of developer impact fees (DIF) would be required based on the City's developer fee schedule in place at the time of development to offset potential impacts on public services including fire and police protection, schools, parks, and other public facilities. Relative to schools, the payment of developer impact fees (DIF) would be required in accordance with Senate Bill 50, which requires payment of mandatory impact fees to offset any impact to school services or facilities. The provisions of Senate Bill 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local laws (Government Code Section 65996). With regard to the student generation that would occur with future residential development under the HEU, future residential developers would be required to submit DIF payments either the Long Beach Unified School District (LBUSD), the ABC Unified School District (ABCUSD), the Bellflower Unified School District (BUSD), or the Paramount United School District (PUSD), as the City falls within these four district boundaries.

Future housing projects would be assessed at the time specific development projects are proposed and project-specific mitigation measures would then be adopted as required, in conformance with CEQA. Since the proposed HEU itself would not result in any development or physical changes to the environment that might have the potential to impact fire and police protection services, schools, parks, or other public facilities, no impact would occur.

**XVI. Recreation**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION:</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- 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?***
- 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?***

**Determination: No Impact.**

New residential development that would be facilitated by the HEU may result in the increased use of existing recreational facilities or the need for construction or expansion of recreational facilities to meet the needs of new residents. There are several existing parks and recreational facilities within the City, and the availability, maintenance, and management of parks and recreation facilities are covered by the City’s Recreation and Community Services Department.

Similar to public facilities and services, future residential development that would occur under the HEU would be required to submit DIF payments to the City to offset impacts to parks and recreational facilities. The proposed HEU is a policy document and its adoption would not result in any development or physical changes to the environment that might have the potential to impact parks and recreational facilities. No impact would occur.

## XVII. Transportation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION:</b>				
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a) *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?***
- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***
- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***
- d) *Would the project result in inadequate emergency access?***

### Determination: No Impact.

The revised project proposes updates to the City’s Housing Element that are primarily limited to background information updates and policy updates in accordance with state law. The project does not propose rezoning; rather, it identifies future candidate sites that would be rezoned within three years of Housing Element adoption. Future rezoning activities necessary to fulfill the City’s RHNA would be subject to City review and approval, and would be analyzed in accordance with CEQA requirements.

New residential development associated with the proposed HEU would typically be expected to result in additional vehicular trips and the increased use of streets for all modes of transportation. In order to avoid conflicts with circulation system programs, plans, ordinances, and policies including transit, roadway, bicycle and pedestrian facilities, the future residential development anticipated by the proposed HEU would be required to be consistent with the City’s General Plan Circulation Element and the most current development standards in place at the time of

development. In addition, project-specific traffic impact analyses that includes an assessment of Vehicle Miles Traveled (VMT), geometric roadway design features, and construction and operational emergency access, would be required for each residential development, in accordance with CEQA, as well as submittal of a street DIF payment to offset potential traffic and transportation impacts.

In addition, as mentioned previously, construction of future development projects would be required to conform to all City of Lakewood, LACFD, and LACSD access standards to allow adequate emergency access during construction.

Since no development is currently proposed as part of this HEU, no impact would occur.

### XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRIBAL CULTURAL RESOURCE:</b>				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion

**a)i) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of***

***the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?***

- a)ii) 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 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.***

**Determination: No Impact.**

The City, as the Lead Agency pursuant to CEQA and as required by AB 52, has consulted with the local Native American Tribes in the project area. Tribes that are located regionally include the following: Gabrieleno Band of Mission Indians - Kizh Nation; Gabrieleno/Tongva San Gabriel Band of Mission Indians; Gabrielino /Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Juaneno Band of Mission Indians Acjachemen Nation – Belardes; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. Consultation with these Tribes was initiated by the City on September 8, 2021. As of the date of this document, no responses were received from any of the Tribes.

As discussed under Section D.V, *Cultural Resources*, of this IS/ND, future development in the City has the potential to cause a substantial adverse change in the significance of a cultural resource. However, future residential development implemented under the HEU would be required to conduct government-to-government consultation under the requirements of Public Resources Code Section 21080.3.1(b), following the protocol pursuant to Assembly Bill 52 and Senate Bill 18 regarding notification and consultation with Native American Tribes. The potential impacts to tribal cultural resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as required, in conformance with CEQA. However, the HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, including impacts relative to tribal cultural resources. No impact would occur.

## XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITIES AND SERVICE SYSTEMS:</b>				
<i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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"/>

### Discussion

- a) ***Would the project 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?***
- b) ***Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***
- c) ***Would the project 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?***

- d) *Would the project 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?***
- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

**Determination: No Impact.**

Lakewood is served by two water service providers: the Golden State Water Company and the City (Lakewood Water Resources Department). The Consolidated Sewer Maintenance District (CSMD) of the Los Angeles County Sewer Maintenance Districts (SMD) provides operation and maintenance services for the City's sewer facilities. Electricity is provided by Southern California Edison, natural gas is provided by Southern California Gas, and telecommunications services are provided by Frontier Communications.

Solid waste services for the City are provided through a private solid waste hauling contractor. The City's solid waste is transported to the Savage Canyon Landfill (Solid Waste Information System [SWIS] Number 19-AH-0001) located at 13913 Penn Street in the City of Whittier, approximately 16 miles to the northeast. According to the CalRecycle website, the Savage Canyon Landfill has a maximum permitted capacity of 19,337,450 cubic yards (cy) with a remaining capacity of 9,510,833 cy. The estimated cease operation date for this landfill is December 2055 (CalRecycle 2021).

New residential development that would be facilitated by the HEU would be expected to increase the burden on existing utilities and service systems involving water, wastewater treatment storm water drainage, electricity, natural gas, telecommunications, and solid waste disposal. Future development anticipated by the HEU would occur primarily on sites already served by well-established utilities service systems, and there would not be a significant need for the expansion of existing systems or the construction of new systems. However, future development would be required to ensure that adequate water supplies and wastewater capacity would be available to serve the project's projected demand in addition to the provider's existing commitments. Future projects would also be required to demonstrate that proposed developments would not 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, and would comply with federal, state, and local management and reduction statutes and regulation related to solid waste.

Since the potential impacts related to utilities for future residential projects would be assessed at the time specific development projects are proposed, and no development is proposed as part of this HEU, no impact would occur.

**XX. Wildfire**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE:</b>				
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- a) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?***
- b) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, 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?***
- c) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?*

- d) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?***

**Determination: No Impact.**

According to the City’s HMP, the risk of wildland/urban interface fires in Lakewood is nonexistent due to its highly urbanized nature (City of Lakewood 2018). The City is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. No impact would occur.

**XXI. Mandatory Findings of Significance**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- 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?***
- 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)?***
- c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

### **Determination: No Impact.**

As discussed in the above sections of this IS/ND, the HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, because no actual development is proposed as part of the HEU.

As discussed under Section D.IV, *Biological Resources*, of this IS/ND, future housing projects that would be implemented under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts to biological resources, including cumulatively considerable biological resource impacts, of those projects in accordance with CEQA, and mitigation measures would be adopted, as required.

As discussed under Section D.V, *Cultural Resources*, of this IS/ND, future development in the City has the potential to cause a substantial adverse change in the significance of a cultural resource. However, future residential development implemented under the HEU would be required to conduct project-specific cultural resource assessments at the time specific development projects are proposed, including an analysis of cumulatively considerable cultural resource impacts, and to implement mitigation measures, as required. In addition, as discussed under Section D.XVIII, *Tribal Cultural Resources*, future residential development implemented under the HEU would be required to conduct government-to-government consultation under the requirements of Public Resources Code Section 21080.3.1(b), following the protocol pursuant to AB 52 regarding notification and consultation with Native American Tribes.

In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with all City regulations.

Therefore, the proposed project would not 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. The proposed project would not have impacts that are individually limited, but cumulatively considerable, nor would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No impact would occur.

## SECTION E. REFERENCES

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## **SECTION F. LIST OF PREPARERS**

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